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The City of  
Niagara Falls  
Canada



**Planning & Development Department**

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**Doug Darbyson**  
Director

APR 26 1999

April 21, 1999

Richard Moorhouse  
Ontario Heritage Foundation  
10 Adelaide Street East  
Toronto, ON M5C 1J3

Dear Mr. Moorhouse:

**Re: Heritage Designation  
Carnegie Library, 5017 Victoria Avenue and  
Morden House, 6145 Corwin Avenue  
Niagara Falls, Ontario**

On behalf of Niagara Falls City Council, please be advised the Carnegie Library and the Morden House have been designated as having historical and architectural significance under the Ontario Heritage Act. Copies of by-laws 99-72 and 99-73 are attached for your records. Copies of the by-laws have been registered on title at the Niagara South Land Registry Office.

Yours truly,

Alex Herlovitch  
Deputy Director of Planning & Development  
Ext. 4231

AH:tc  
Attach.

FILE: S:\HISTORY\INV\HRP.50\OHF\_Desltr.wpd & HRP.04

29/5/99

**CITY OF NIAGARA FALLS**

**By-law No. 99-73.**

A by-law to designate the property at 6145 Corwin Avenue, known as the Morden House, to be of historic and architectural value and interest.

WHEREAS the Ontario Heritage Act, R.S.O. 1990, S. 29 authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, within the municipality to be of historic or architectural value or interest;

AND WHEREAS The Corporation of the City of Niagara Falls has caused to be served upon the owner of the property described in Schedule "A" hereto and upon the Ontario Heritage Foundation, notice of intention to designate the property and has caused such notice of intention to designate to be published in a newspaper having general circulation in the municipality on November 14, 1998;

AND WHEREAS the reasons for designation are set out as Schedule "B" hereto;

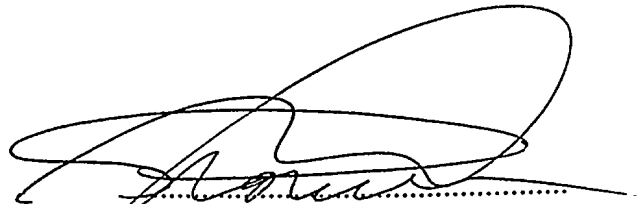
AND WHEREAS no notice of objection to the proposed designation has been served upon the Clerk of the municipality.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF NIAGARA FALLS ENACTS AS FOLLOWS:


1. The property, more particularly described in Schedule "A" hereto, known as the Morden House, is hereby designated to be of historic and architectural value and interest.
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the property and upon the Ontario Heritage Foundation, and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Niagara Falls.

Passed this 12th day of April, 1999.

  
 .....  
 E. C. WAGG, CITY CLERK

  
 .....  
 WAYNE THOMSON, MAYOR

First Reading                      April 12, 1999  
 Second Reading                  April 12, 1999  
 Third Reading                     April 12, 1999

I, the undersigned, Clerk of the Corporation of the City of Niagara Falls, hereby certify the foregoing to be a true and correct copy of.....  
 BY-LAW NO. 99-73  
 of the said City. Given under my hand and the seal of the said Corporation this 16TH day OF APRIL 19 99.  


**SCHEDULE "A" to By-law No. 99-73**

All and singular that certain parcel or tract of land and premises situate, lying and being in the former Township of Stamford, in the County of Welland, now in the City of Niagara Falls, in the Regional Municipality of Niagara and being composed of Part of Lot 175, Registered Plan No. 64, and Part of Township Lot 147, designated as Part 1 on Plan 59R-10095.

## SCHEDULE "B" to By-law No. 99- 73

### SUMMARY OF HERITAGE SIGNIFICANCE

#### **HISTORY:**

Egerton Ryerson Morden purchased 10 acres of land from James H. Pew and his wife on November 4, 1874. The deed was registered in April 1875 and he erected a house, facing Dorchester Road, a short time thereafter. Morden established the Niagara Falls Nurseries on the property. Morden had relocated to Welland County from Hastings County where his family was recorded as United Empire Loyalists from Pennsylvania. Morden was 40 years old when he purchased the lands and was recorded as a "Commercial Traveller". His reputation in Niagara Falls was of an expert horticulturalist and successful businessman. Niagara Falls Nurseries advertized extensively providing many varieties of small fruit plants and ornamental trees.

Egerton Morden was well respected for his horticultural expertise. He was a frequent guest lecturer and provided advice on fruit growing. He provided expert testimony at Niagara Falls Park Commission hearings into land compensation. He undoubtedly, wielded a great deal of influence over fruit production in the Niagara Peninsula. In 1895, he organized a local horticultural society. Morden was public spirited, active in municipal affairs and served as Deputy Reeve of Stamford Township and a member of Welland County Council.

Morden had six children with his wife, Margaret Jane. His eldest son, James, went on to become one of the area's most respected educators and historians. Egerton Morden transferred the property to his daughter, Elizabeth and son, Francis in 1911. He died in December 1911. The property was transferred to James Morden in 1912 and to Millicent MacKinnon in 1913. In 1918 the property was sold to Corrine Collins. The house stayed in the Collins family for more than seven decades.

When the Collins estate was sold in 1996, the lands were further subdivided for development. The Morden House was purchased by [REDACTED] and moved a few hundred feet east and rotated 180 degrees to face Corwin Avenue on a lot which was part of the original Morden land holding.

#### **ARCHITECTURE:**

The Morden House is a rare example of a board and batten residence in Niagara Falls. The house is a combination of Italianate and late nineteenth century styles arranged in the Picturesque manner, a movement which was popular in the late nineteenth century. The Picturesque movement was derived from ideals of an earlier time of bucolic gentility and romanticized image of aesthetic rural life. The Picturesque movement was initiated by P.F. Robinson in Britain in the 1820's and promoted in the North America through the writings of Andrew Jackson Downing and the work of Calvert Vaux and others. Their designs called for cottage homes to be designed in harmony with nature. Egerton Morden as a nurseryman and horticulturalist, would have been familiar with the work of these notable people.

The board and batten home fitted with the ideals of the Picturesque movement. Egerton had already been exposed to this building technique as John Howell Morden's house (his uncle) was a board and batten structure in Ameliasburgh, Prince Edward County, Ontario. In its original location, the Morden house sat close to the ground well back from Dorchester Road in a treed setting. A tree survey completed at the time the land was subdivided in 1996 records Austrian Pine, Chinese Elm, White Elm, Honey Locust and Sugar Maple Trees as existing on the property, all of which were tree species cultivated by Morden.

The plan of the house is ell shaped. According to Jon Jouppien, the house may have been built in 2 or 3 stages as evidenced by differing construction techniques from one part of the structure to the other. The asymmetrical arrangement is characteristic of the picturesque form. The front of the ell is arranged in a three sided bay. The window sash are predominantly 1 pane over 1, but in some locations are 4 panes over 4 exist, which may reflect the various stages of construction. A small window facing the street from the rear extension features a pent roof which adds to the picturesque qualities and serves to deflect rain away from the window since there is no eave on this side. Around the window openings the trim has ear mould details. The front door is a period replacement which removed a two door entrance which had been installed when the house had served as two separate apartments during the Collins' ownership.

Between the first and second floor windows, in the gable facing the street and the wall above the front door are decorative wood shingles. The wood shingles combine butt edge, sawtooth and chamfered patterns to create a decorative appearance.

At the corners of the front bay, under the eaves, are decorative brackets. The brackets have a sunburst pattern, applied roundels and acorn drops. Along the front edge is a row of projecting decoration in a sawtooth pattern

The board and batten finish having varying width boards. The battens have a chamfered edge. The skirt board was added as a recent concession in order to repair wood damage and rot and to form a transition between the new foundation and the house. The paint colours are based on documentary evidence carried out on the house.