



The Corporation of the Town of Fort Erie By-law 77-2024

Being a By-law to Designate 3555 Yacht Harbour Road as Being of Cultural Heritage Value or Interest

Whereas Section 29(1) of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended, authorizes the council of a municipality to pass a by-law to designate a property within the municipality to be of cultural heritage value or interest; and

Whereas notice of intention to designate as required under Section 29(1) of the aforesaid Act was served on the owner, Heather Hicks, of the property legally described as Part Lot 22, Broken Front Concession, Lake Erie, designated as Part 1 on 59R13402, in the Town of Fort Erie, and municipally known as 3555 Yacht Harbour Road; and

Whereas at the Regular Council meeting held on April 22, 2024, the Municipal Council of the Town of Fort Erie approved the Museum and Cultural Heritage Advisory Committee's recommendation through report number PDS-21-2024 to designate 3555 Yacht Harbour Road under the *Ontario Heritage Act*; and

Whereas notice of intention to designate the property known as 3555 Yacht Harbour Road, as required under Section 29(3) of the *Ontario Heritage Act*, was served on the owner and the Ontario Heritage Trust, and was published in the Fort Erie Observer, a newspaper having general circulation in the Town of Fort Erie, on May 23 2024; and

Whereas it is deemed desirable to designate 3555 Yacht Harbour Road as having Cultural Heritage Value or Interest, under the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended;

Now therefore the Municipal Council of The Corporation of the Town of Fort Erie enacts as follows:

- 1. That** the property legally described as Part Lot 22, Broken Front Concession, Lake Erie, designated as Part 1 on 59R13402, in the Town of Fort Erie, and municipally known as 3555 Yacht Harbour Road is hereby designated as having cultural heritage value or interest for architectural, historical, and contextual attributes and reasons under the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended, for the reasons set out in the Statement of Significance attached as "Schedule A" and forming part of this by-law.
- 2. That** the Clerk of the Town is authorized to affect any minor modifications, corrections or omissions, solely of an administrative, numerical, grammatical, semantical or descriptive nature to this by-law or its schedules after the passage of this by-law.

Read a first, second and third time and finally passed this 22nd day of July 2024.

Mayor

Clerk

8.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

3555 Yacht Harbour Road is located close to the north shore of Lake Erie. It consists of a two-and-a-half storey stone Georgian residence with a side gable roof, constructed between 1810 and 1812.

Statement of Cultural Heritage Value or Interest

3555 Yacht Harbour Road is a representative example of a residence built in the Georgian architecture style. The two-storey-and-half building follows a box-shaped plan with a side gable roof, symmetrical five bay façade, formal recessed entryway with fanlight transom, which are all typical features of the Georgian architectural style. The solid construction, minimal ornamentation, plain frieze, rectangular window openings with six-over-six and two-over-two windows and paired stone chimneys in gable ends are also indicative of the Georgian architectural style.

3555 Yacht Harbour Road is an early example of a large Georgian two-and-a-half storey stone building. Construction began in 1810 and was completed in 1812 making it one of the oldest buildings in Fort Erie.

3555 Yacht Harbour Road is directly associated with the Haun family, a United Empire Loyalist family that was one of Bertie Township's earliest settlers. The stone house was built for Mathais Haun (Junior), the son of Matthais Haun (Senior), a United Empire Loyalist from Pennsylvania who immigrated to Upper Canada in 1787. Mathais Haun Junior received the patent in 1798, and the stone house was constructed between 1810 and 1812. Mathais Haun was a large land holder in the area and played an important role in the early municipal administration of the township, and serving as a tax assessor (1810), a tax collector (1821), and town warden (1825). Haun's son Isaac Haun also played an important role in the municipal development and was Bertie Township's first Reeve.

3555 Yacht Harbour Road is historically and functionally linked to its surroundings. The subject property has a strong historical connection, the War of 1812, which was a pivotal event in the development of Canada. The building's strategic location on a ridge above Lake Erie with a commanding view to the United States, as well as its size and sturdy stone construction were attractive and tactical features which resulted in the British commandeered the house for use as barracks for three years during the War of 1812.

3555 Yacht Harbour Road is functionally linked to its surroundings, specifically its location on a small cove on the waterfront. The house was built at a time the township was largely without surveyed roads in the late 18th, early 19th centuries making water travel an essential form of transportation.

Cultural Heritage Attributes

3555 Yacht Harbour Road is a representative example of the Georgian architectural style. The property contains the following heritage attributes that reflects this value:

- Two-and-a-half storey Georgian Building with one storey addition on east elevation
 - Side gable roof with paired stone chimneys in gable ends
 - Symmetrical 5-bay facade
 - Centered entrance with fanlight transom
 - Stone masonry construction

- Rectangular window openings with jack arch made of stone voussoirs
- Six-over-six and two-over-two wood windows across all elevations
- Queen-Anne style multi-paned windows on west elevation
- Five-bay rear (south) elevation
- Shed-roof veranda spanning first storey along rear elevation supported by four stone pillars

3555 Yacht Harbour Road has historical significance to the Town of Fort Erie as an early home associated with the Haun family, the War of 1812, and the 1866 Fenian Raids. The property contains the following heritage attributes that reflects this value:

- Two-and-a-half storey Georgian Building with one storey addition on east
- Prominent position along Lake Erie edge within a cove

3555 Yacht Harbour Road has contextual value because it is physically and historically linked to its surroundings. The property contains the following heritage attributes that reflect this value:

- Two-and-a-half storey Georgian Building with one storey addition on east
- Prominent position along Lake Erie edge within a cove

9.0 MAP OF HERITAGE ATTRIBUTES

The following figures display the heritage attributes as outlined above (see Section 7.0).




Map 3: Map of Heritage Attributes of 3555 Yacht Harbour Road



Archival photos provided by FEHM

- Six-over-six wooden sash windows across all elevations
- Two-over-two wooden sash windows across all elevations
- Multi-paned windows on west elevation
- Five-bay rear (south) elevation
- Shed roof veranda spanning first storey along rear elevation supported by four stone pillars



ARCHAEOLOGY | HERITAGE | OUTREACH | EDUCATION

Heritage Attributes (2 of 2)
3555 Yacht Harbour Road
Town of Fort Erie

Map 4: Map of Heritage Attributes of 3555 Yacht Harbour Road

10.0 CONCLUSIONS

O. Reg. 9/06 of the *OHA* requires that to be designated, a property must meet at least two of the criteria. 3555 Yacht Harbour Road meets four of the criteria for determining CHVI as outlined in *O. Reg. 9/06*, therefore it is worthy of designation under *O. Reg. 9/06* of the *OHA*.

The *Provincial Policy Statement* notes that CHVI is bestowed upon cultural heritage resources by communities (MMAH 2020). Accordingly, the system by which heritage is governed in this province places an emphasis on the decision-making of local municipalities in determining CHVI. It is hoped that the information presented in this report will be useful in those deliberations.

Schedule “A” to By-law Number 77-2024

STATEMENT OF SIGNIFICANCE

3555 YACHT HARBOUR ROAD

(THE HAUN LAWSON HOUSE)

Description of the Property

The Haun Lawson House, is municipally located at 3555 Yacht Harbour Road, and is legally described as Part Lot 22, Broken Front Concession, Lake Erie, designated as Part 1 on 59R13402, in the Town of Fort Erie.

The property is located close to the north shore of Lake Erie and consists of a two and-a-half storey stone Georgian residence with a side gable roof, constructed between 1810 and 1812.

Statement of Cultural Heritage Value or Interest

3555 Yacht Harbour Road is a representative example of a residence built in the Georgian architectural style. The two-storey-and-a-half building follows a box-shaped plan with a side gable roof, symmetrical five-bay façade, and a formal recessed entryway with fanlight transom, which are all typical features of the Georgian architectural style. The solid construction, minimal ornamentation, plain frieze, rectangular window openings with six over six and two over two windows, and paired stone chimneys in gable ends are also indicative of the Georgian architectural style.

3555 Yacht Harbour Road is an early example of a large Georgian two-and-a-half-storey stone building. Construction began in 1810 and was completed in 1812, making it one of the oldest buildings in Fort Erie.

3555 Yacht Harbour Road is directly associated with the Haun family, a United Empire Loyalist family that was one of Bertie Township’s earliest settlers. The stone house was built for Mathais Haun (junior), the son of Mathais Haun (senior), a United Empire Loyalist from Pennsylvania who immigrated to Upper Canada in 1787. Mathais Haun Junior received the patent in 1798, and the stone house was constructed between 1810 and 1812. Mathais Haun was a large landholder in the area and played an important role in the early municipal administration of the township, serving as a tax assessor (1810), a tax collector (1821), and a town warden (1825). Haun’s son, Isaac Haun, also played an important role in the municipal development and was Bertie Township’s first Reeve.

3555 Yacht Harbour Road is historically and functionally linked to its surroundings. The subject property has a strong historical connection to the War of 1812, which was a pivotal event in the development of Canada. The building’s strategic location on a ridge above Lake Erie with a commanding view of the United States, as well as its size and

sturdy stone construction, were attractive and tactical features that resulted in the British commandeering the house for use as barracks for three years during the War of 1812.

3555 Yacht Harbour Road is functionally linked to its surroundings, specifically its location on a small cove on the waterfront. The house was built at a time when the township was largely without surveyed roads in the late 18th and early 19th centuries, making water travel an essential form of transportation.

Description of Heritage Attributes

Key elements that contribute to the heritage value of 3555 Yacht Harbour Road include:

- Prominent position along Lake Erie edge within a cove
- Two-and-a-half-storey Georgian building with a one-storey addition on the east elevation
 - Side gable roof with paired stone chimneys in gable ends
 - Symmetrical five-bay façade
 - Centered entrance with fanlight transom
 - Stone masonry construction
 - Rectangular window openings with jack arch made of stone voussoirs
 - Six-over-six and two-over-two wood windows across all elevations
 - Queen-Anne style multi-paned windows on west elevation
 - Five-bay rear (south) elevation
 - Shed-roof veranda spanning first-storey along the rear elevation supported by four stone pillars