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Planning and Development Services

August 14, 2024

Sent Via Registered Mail

Sent Via Email: registrar@heritagetrust.on.ca

OHA Registrar
Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Re: NOTICE OF DESIGNATION – 3555 YACHT HARBOUR ROAD, FORT ERIE

Please be advised that the Council of the Corporation of the Town of Fort Erie, at its meeting on July 22, 2024, passed By-law 77-2024 which designates the property legally described as Part Lot 22, Broken Front Concession, Lake Erie, designated as Part 1, 59R13402, in the Town of Fort Erie, and municipally known as 3555 Yacht Harbour Road, 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 the by-law.

The Notice of Designation will be published in the Fort Erie Observer, a newspaper with general circulation in the Town of Fort Erie, on August 15, 2024.

Any person who objects to the by-law may appeal to the Ontario Land Tribunal by giving the Tribunal and the clerk of the municipality, within 30 days after the date of publication of the notice, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal.

A copy of the By-law is enclosed for your records and will be registered on the title to the property.

Yours very truly,

Kimberlyn Smith
Junior Community Planner
Town of Fort Erie
905-871-1600 Ext. 2508
kmsith@forterie.ca

Received

AUG 15 2024

Ontario Heritage Trust



PUBLIC NOTICE

In the matter of the *Ontario Heritage Act*,
R.S.O. 1990, Chapter O.18
And in the matter of the lands and premises known as

3555 Yacht Harbour Road
legally described as Part Lot 22, Broken Front Concession,
Lake Erie, designated as Part 1, 59R13402; in the Town of
Fort Erie

NOTICE OF DESIGNATION

TAKE NOTICE THAT the Council of the Corporation of the Town of Fort Erie, at its meeting on July 22, 2024 passed By-law 77-2024 which designates 3555 Yacht Harbour Road, 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 the by-law.

The Notice of Intention to Designate under Section 29 of the Ontario Heritage Act was published in the Fort Erie Observer, a newspaper having general circulation in the Town of Fort Erie, May 23, 2024.

If you wish to appeal the By-law to the Ontario Land Tribunal, you can obtain an appeal form from the OLT website at <https://olt.gov.on.ca/forms-submissions/>. Appeals may be filed with the Town Clerk, Peter Todd, in person, by mail, or by email at Ptodd@forterie.ca no later than September 14, 2024.

The Notice of Appeal must include reasons for the objection to the by-law accompanied by any applicable fee, payable by certified cheque or money order to the Minister of Finance. The Ontario Land Tribunal Fee Schedule is available at <https://olt.gov.on.ca/fee-chart/>.

A copy of By-law 77-2024 is available from the Clerk of the Town of Fort Erie.

Peter Todd, Manager, Legislative Services/Town Clerk
Town of Fort Erie
1 Municipal Centre Drive
Fort Erie, Ontario, L2A 2S6
(905) 871-1600 ext. 2211
Ptodd@forterie.ca

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AUG 15 2024

Ontario Heritage Trust



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

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Ontario Heritage Trust

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

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