

THE CORPORATION OF THE TOWN OF LINCOLN

BY-LAW NO. 2025-52

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN
MUNICIPALLY AS 2944 TWENTY-FIRST STREET, IN THE
TOWN OF LINCOLN, AS BEING OF CULTURAL
HERITAGE VALUE OR INTEREST PURSUANT TO THE
ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER. O. 18.

WHEREAS:

1. Section 29 of the Ontario Heritage Act, R.S.O, 1990, Chapter O.18, as amended, authorizes the Council of the municipality to enact by-laws to designate a property, including all buildings and structures, thereon, to be of cultural heritage value or interest; and
2. In order for a municipality to designate a property under Section 29, Part IV of the Ontario Heritage Act, it must be demonstrated that a property meets two or more of the criteria as prescribed under Ontario Regulation 9/06; and
3. 2944 Twenty-First Street was evaluated against said criteria, and it was determined that the property has cultural heritage value or interest; and
4. The Town of Lincoln Committee of the Whole approved Report PD-18-25: Notice of Intention to Designate – 2944 21st Street, Jordan, on September 9, 2025; and
5. The Council of the Corporation of the Town of Lincoln has caused to be served on the owner of the lands and premises known as 2944 Twenty-First Street, in the Town of Lincoln, in the Province of Ontario, and upon the Ontario Heritage Trust, notice of intention to so designate the aforesaid property and has caused such notice of intention to be published in the St. Catharines Standard and Grimsby/Lincoln News, newspapers having general circulation within the municipality in their publication of September 25, 2025; and
6. No notice of objection to the proposed designation was served to the Clerk of the Town of Lincoln; and
7. The reasons for the designation being the Statement of Cultural Heritage Value or Interest as set out in Appendix “B” hereto.

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWN
OF LINCOLN ENACTS AS FOLLOWS:

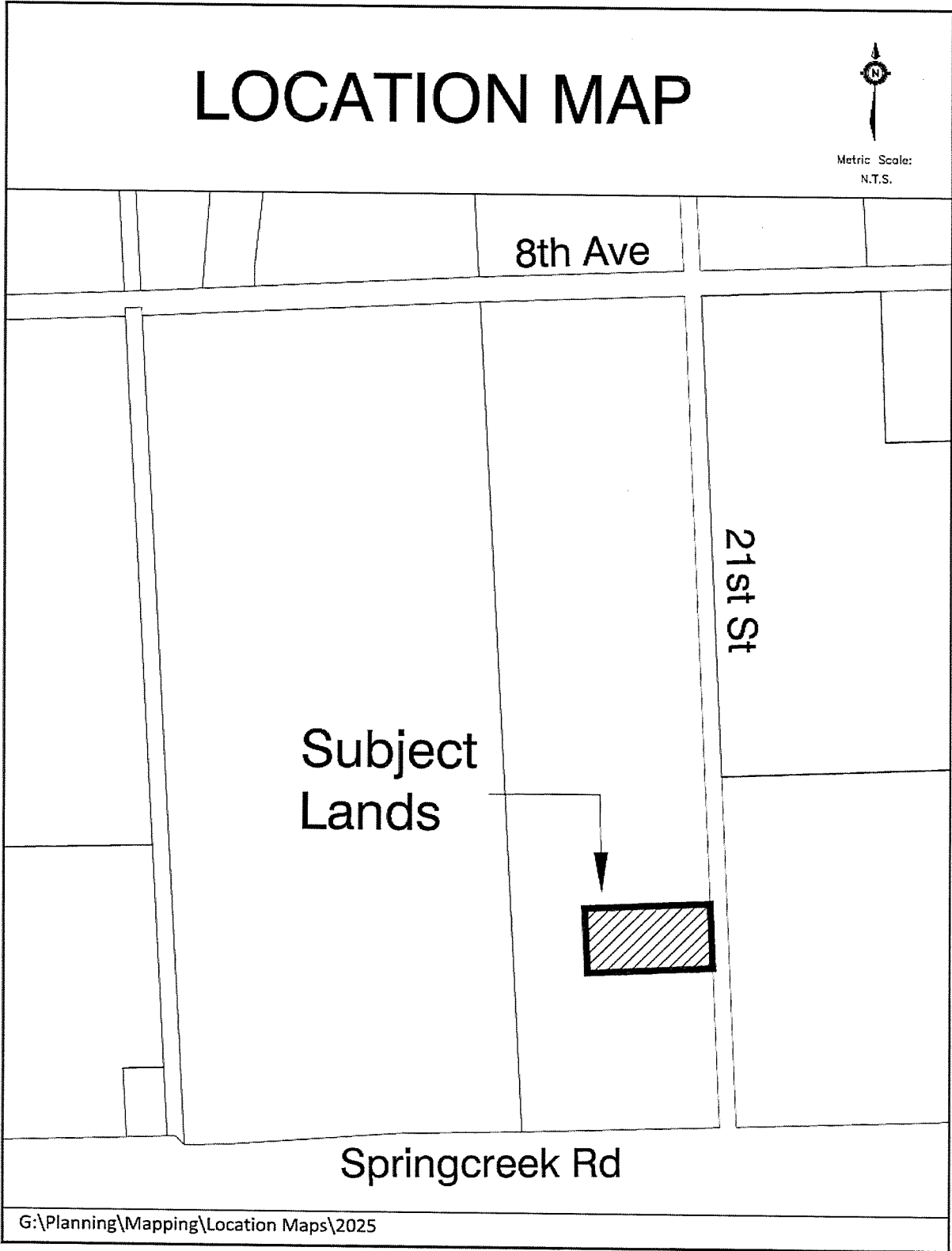
1. To designate under the authority of Section 29, Part IV of the Ontario Heritage Act, as being of cultural heritage value or interest, the property known as 2944 Twenty-First Street, in the Town of Lincoln, in the Province of Ontario, more particularly described in Appendix “A” hereto.
2. That a copy of the Designating By-law shall be registered against the property affected in the proper land registry office.
3. The Town Clerk is hereby authorized to cause a copy of this By-law to be served on the owner of the lands described in Appendix “A” hereto and on the Ontario Heritage Trust and to cause notice of the passing of this By-law to be published in a newspaper with general circulation within the municipality.
4. That the Town of Lincoln reserves the right to install a designated property plaque(s) or interpretative panel.

5. This By-law shall come into force and take effect on the date of its final passing.

PASSED AND ENACTED on the 27th day of October 2025.


DEPUTY MAYOR: J.D. PACHEREVA
CLERK: JULIE KIRKELOS

2944 Twenty-First Street, Lot 21, Concession 8, Louth Township, Registered Plan 30R1313, Part 2, Jordan, in the Town of Lincoln.



Description of Property

2944 Twenty-First Street, also known as the Henry Fry House, is a 2-storey residential building located on the south side of Eighth Avenue, west of Twenty-First Street, east of Victoria Avenue, north of Spring Creek Road in Jordan, Town of Lincoln, Regional Municipality of Niagara.

Historical Value

The building has historical and associative value because it was built for Henry Fry who was among the first immigrants of Pennsylvania-Germans from Bucks County seeking religious tolerance after the American Revolution. Henry Fry was the first son of Jacob Fry, a renowned cabinetmaker whose house was moved to the Jordan Historical Museum. He was the older brother to Samuel Fry known as “the Weaver” whose coverlets and Fraktur artworks are in public collections including at the Royal Ontario Museum. Henry and his children were members of the regionally defining group known as the Mennonites of the Twenty and inter-married with many other prominent local families such as the Higs, Honsbergers, Wismers, Overholts, Housers, and Hipplees. These families were (and still are) instrumental in the development of Vineland and Jordan’s civic, agricultural, and artistic economies.

The property demonstrates the work and ideas and philosophies of the Mennonites of the Twenty as an early, unique, and influential group in the Niagara Region. It has also been suggested by academics that Issac Culp, a respected builder led the construction of the home as well as other examples of the archetype of Mennonite-Georgian houses.

Architectural Value

The building has design value or physical value because it demonstrates a highly localized archetype of Mennonite-Georgian houses built by the Mennonites of the Twenty that is not known to be found elsewhere in the Region or Province. This archetype is defined by asymmetrical Georgian facade, gable adjoining dawdy house, informal Pennsylvania-German rear facade defined by its covered porches, three-room interior layout, large basement for food storage, and introverted orientation to the land.

The building displays a high degree of artistic merit in that it was built by and for a community of people renowned as designers and artists. The design and construction of this house are not common for its period. The lack of ornamentation and the continuity of traditional features is a carefully designed statement of rejection to the public world in favour of steadfast simplicity and religious devotion through labour. Cultural heritage attributes that support this are listed in the description below.

Contextual Value

The building has contextual value because it is important in defining and maintaining the character of the area as a rare surviving Mennonite farmhouse in the Vineland-Jordan area. The area is now known for its easy access to the QEW and its ability to grow tender fruit. It is easy to forget that fruit production was the successful experimental industry of the Mennonites of the Twenty established over a hundred and fifty years ago. Mennonite family fruit farms and related industries have been defining the area's economy for almost a century. Cultural heritage attributes that support this are the Mennonite-Georgian dwelling, surviving fruit trees, surviving archeological evidence of agricultural outbuildings, and proportions of the dwelling dedicated to food processing and storage.

The property has contextual value because it is physically, functionally, visually and historically linked to its surroundings as it is thought to have been built using materials processed at Ball’s Falls. The house is partially defined by its unusual introverted orientation away from roads, a decision linked to the reclusive and protective nature of the Mennonite culture. Likewise, the historic location of the outbuildings were first on the approach to the house on both driveways, demonstrating a proud and practical view of agriculture.

Description of Heritage Attributes

Heritage attributes include the following:

Exterior Elements

- Exterior features including size and location of windows and door throughout, clapboard siding and associated trim throughout
- Asymmetrical Georgian (west) facade including chamfered post portico and all its features, the painted date plate
- Pennsylvania-German rear (east) facade including umbrages with its plaster, wainscotting and columns
- Dawdy house including west entrance with its flush panels and triangular pediment, east umbrage with its plaster, wainscotting, and columns, remains of open brick hearth and associated mantle including chimney cupboards
- Introverted orientation of the house on its lands including its private street presence to the east, agricultural views from the Georgian facade to the west, and its diversity of naturally occurring landscape types including native Carolinian trees (Kentucky Coffee, Tulip, Swamp White Oak, Bur Oak, Sycamore, American Elm, Catalpa, Black Walnut, Honey Locust, Shagbark Hickory, and Bitternut Hickory), waterways and spring fed wells, grasslands and understory species, as well as prosperous agricultural soils and orchards.

Interior Elements

- Three-room interior layout, general layout of rooms, with the exception of the addition of reversible walls
- Interior features including wide plank floors, wainscotting, baseboards, window and door trim, built in wall cupboard on north stube wall, paneled doors with cast iron hardware, all closeted stairs and associated materials
- Large and proficient basement designed for food storage including the brick floor and integrity of the stone foundation walls and wood beams throughout.