

**THE CORPORATION  
OF THE  
TOWN OF NIAGARA-ON-THE-LAKE**

**BY-LAW NO. 2024-59**

(1413 Lakeshore Road, Roll No. 262702000912100)

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALY AS, **ROSELAWN, 1413 LAKESHORE ROAD (PLAN M11 LOT 190)**, IN THE TOWN OF NIAGARA-ON-THE-LAKE, IN THE PROVINCE OF ONTARIO, AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST.

**WHEREAS** Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

**WHEREAS** the Council of the Corporation of the Town of Niagara-on-the-Lake has caused to be served on the owner of the lands and premises known as the **ROSELAWN, 1413 LAKESHORE ROAD**, in the Town of Niagara-on-the-Lake in the Province of Ontario and upon the Ontario Heritage Trust, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality; and

**WHEREAS** the reasons for designation are set out in Schedule 'B' hereto; and

**WHEREAS** no notice of objection to the proposed designation has been served on the clerk of the municipality;

**NOW THEREFORE** the Council of the Corporation of the Town of Niagara-on-the-Lake enacts as follows:

1. There is designated as being of cultural heritage value or interest the real property known as **ROSELAWN, 1413 LAKESHORE ROAD** in the Town of Niagara-on-the-Lake in the Province of Ontario, more particularly described in Schedule 'A' hereto.
2. The municipal solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule 'A' hereto.
3. The Clerk is hereby authorized to cause copy of this By-law to be served on the owners of the aforesaid property and on the Ontario Heritage Trust and to cause notice of the passing of this By-law to be published in a newspaper having general circulation.

**READ A FIRST, SECOND AND THIRD TIME AND PASSED ON THIS 24TH DAY OF SEPTEMBER 2024.**

  
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LORD MAYOR GARY ZALEPA

  
\_\_\_\_\_  
TOWN CLERK GRANT BIVOL

**SCHEDULE 'A'**

Legal Address: PLAN M11 LOT 190

PIN: 463910007

Civic Address: 1413 Lakeshore Road

## **SCHEDULE 'B'**

### **ROSELAWN, 1413 LAKESHORE ROAD**

#### **Description of Property**

The subject property is located on 1413 Lakeshore Road. Roselawn is located on Lakeshore Road that runs through the north end of the Town and connects the rural areas in that portion of the Town with Old Town. The two-storey structure is located with a large setback from Lakeshore Road. The access to the house is through a narrow gravel driveway from Lakeshore Road. The driveway is lined with mature trees.

#### **Statement of Cultural Heritage Value or Interest**

The property has cultural heritage value or interest for its design and physical values, its historical and associative values and its contextual values.

1413 Lakeshore Road is a representative example of Georgian style of architecture in the Town with some Italianate influences. It is similar in form and style to various other Georgian historic structures in the Town. The subject property is a two-storey brick structure with a square plan. The façade of the residence is symmetrical with three bays. The side elevations are also symmetrical with two bays. The red brick construction is laid in Flemish bond with rubble stone foundation. The hipped roof of the residence features overhanging eaves, moulded soffit and frieze with wooden brackets. The subject property comprises of rectangular openings with radiating voussoirs on side elevations with moulded trim details within the opening. The main entryway on the facade is slightly recessed into the elevation.

Roselawn has historical association with the early Loyalist settlers in the Niagara Region, namely the Ball family. The land, on which the subject property stands today, was granted to Jacob Ball senior in 1797. He was a lieutenant in the Butler's Rangers. The land stayed within the family and eventually in 1850 Roselawn was constructed by the grandson of Jacob Ball, Charles Adolphus Francis Ball. The Ball family have been an essential part of the history of the Niagara Region. The subject property has historical association with Thomas Baker Rivett. Thomas Rivett was an immigrant from Ireland. He started a fruit growing business in Niagara and was also involved in various other agricultural related businesses. He was the founder and secretary treasurer of a fruit basket factory based at the Dock area. The subject property also has historical association with the Mennonite immigrant, Peter Wall. Peter Wall was a successful fruit farmer in the Niagara Region. He founded the Niagara Canning Company limited. The enterprise allowed the farmers to be shareholders in a company that provided an outlet for their produce. Both Thomas Rivett and Peter Wall have been significant in the growth of agriculture and agriculture related business in the Niagara Region.

Roselawn has the potential to yield information that contributes to the understanding of the Ball family and the life of the early United Empire Loyalists who settled in the Niagara Region. The land around the house appears to be undisturbed and may also reveal archaeological artifacts that provide an insight to all the various personalities who have resided in the house.

1413 Lakeshore Road has contextual value because it is important in defining the historic character of the area. In the late 1700s and the early 1800s, when land was originally granted by the Crown, the property parcels usually comprised of large areas of agricultural lands with a built structure. Although the subject property was subdivided with the passage of time, it still retains the essence of large lots with a historic structure, surrounding farmland and mature trees. Roselawn is also historically linked to its surrounding through the various mature black walnut trees located in the study area. These trees appear to have been planted as part of Thomas Rivett's business of growing and selling black walnut trees to the Town's Parks and Shade Trees Committee. These trees are still

present on the subject lands and contribute to the rich history of the subject property.

**Description of Key Heritage Attributes**

Key exterior attributes that embody the heritage value of the estate at 1413 Lakeshore Road include its:

- Two storey Georgian style residence with Italianate influences
- Original square plan
- Three bay symmetrical façade and two bay symmetrical side elevations
- Red brick construction in Flemish bond
- Rubble stone foundation
- Hip roof
- Overhanging eaves, moulded soffit and frieze with wooden brackets
- Rectangular openings with moulded trim details
- Radiating brick voussoirs on side elevations
- Recessed entryway
- Association with Ball family, Thomas Rivett and Peter Wall
- Large setback from Lakeshore Road
- Location on Lakeshore Road
- Mature Black Walnut trees