

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

**BY-LAW NO. 4849-15**

(87 Ball Street, Roll No. 262701000120600)

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALY AS, CHAPMAN SALTBOX, 87 BALL STREET, 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 Chapman Saltbox, 87 Ball Street, 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;

**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 Chapman Saltbox, 87 Ball Street 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 Foundation 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 14TH DAY OF DECEMBER, 2015.**



**LORD MAYOR PAT DARTE**



**TOWN CLERK HOLLY DOWD**

## SCHEDULE 'A'

**PIN: 46406-0036 (LT)**

**Legal Description:**

Lot 2 Plan M15 as confirmed by Plan 30BA1360, Plan M15 is not a Plan of Subdivision within the meaning of the Planning Act; TOWN OF NIAGARA-ON-THE-LAKE.

## **SCHEDULE 'B'**

### **87 Ball St. c. 1832, Chapman Saltbox**

#### **Description of Property**

The Chapman Saltbox is a two-storey residence, which sits on the impressive Ball Street slope in Niagara-on-the-Lake's dock area.

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

87 Ball Street's cultural heritage value lies in its being a rare example of a saltbox cottage in the Town. The building has an impressive location midway down the sharp slope of the street. The dwelling was likely constructed around 1832. The clapboard dwelling has a fieldstone foundation, and a magnificent bay roof dormer, which extends out from the rear of the building. The original floorplan of the building is intact as well as original baseboards, trim and moulding. The building is an outstanding example of a saltbox cottage, with its simple exterior façade and trim.

After an Act of Parliament in 1831, the land at 87 Ball Street was owned by the Niagara Harbour and Dock Company. The land passed to the Bank of Upper Canada, and was eventually purchased by George Heaslip, a carpenter, in 1870.

Other owners of the property, if not residents, have included John Brewer, Emma Perrott, Margaret Masters, Elizabeth Ascher, A. E. Masters, E. O. DeWald, Margareta Thalman and Douglas George Gallagher, and Drew and Sindy Chapman.

#### **Description of Heritage Attributes**

Key exterior attributes that embody 87 Ball Street as a rare example of the saltbox cottage architectural profile include the:

- Impressive position on Ball Street
- Entire exterior of the building, including the wood clapboard siding (of which the West side is original)
- Fieldstone foundation
- Slightly off-set door
- Window sashes, of which some are original and others are an accurate restoration
- Wood shingle roof with saltbox slope
- Flush wood eaves and wood verges
- Bay roof dormer extending from the roof at the rear of the building

Key interior attributes that embody the heritage value of 87 Ball Street as a rare example of a Saltbox cottage include:

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- Original pine floorboards
- Original interior trims, moulding, baseboards, wainscoting
- Original 6 panel doors
- Hardware on doors and windows
- Curved staircase and railings with plain spindles and seahorse newel post
- Double hung wood windows and casings

N.B. The original windows have been replaced, but care has been taken to retain the 12-over-8 sashes on the main floor.