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February 13, 2026

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

RECEIVED
2026/02/13
(YYYY/MM/DD)
Ontario Heritage Trust

EMAIL

**RE: 1791 CONCESSION 2 ROAD, THE HOUSE OF ELSIE (PART TWP LOT 24
RP 30R6765 PART 1) Town of Niagara-on-the-Lake
Notice of Passing of By-law 2026-003
Ontario Heritage Act, Part IV**

Pursuant to the provisions of Section 29(6) (a) (ii) of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, please find enclosed a copy of:

By-law No. 2026-003, being a by-law to designate 1791 CONCESSION 2 ROAD, THE HOUSE OF ELSIE (PART TWP LOT 24 RP 30R6765 PART 1) Town of Niagara-on-the-Lake.

Sincerely yours,



Grant Bivol
Town Clerk

Enc.

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

BY-LAW NO. 2026-003

(1791 Concession 2 Road, Roll No. 020011072000000)

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALY AS, **THE HOUSE OF ELSIE, 1791 CONCESSION 2 ROAD (PART TWP LOT 24 RP 30R6765 PART 1)**, 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 HOUSE OF ELSIE, 1791 CONCESSION 2 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;

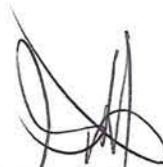
NOW THEREFORE the Council of the Corporation of the Town of Niagara-on-the-Lake enacts as follows:

1. There is designated as being of cultural heritage value or interest the real property known as **THE HOUSE OF ELSIE, 1791 CONCESSION 2 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 27TH DAY OF JANUARY, 2026.



LORD MAYOR GARY ZALEPA



TOWN CLERK GRANT BIVOL

SCHEDULE 'A'

Legal Address: PT TWP LOT 24 RP 30R6765 PART 1

PIN: 464090002

Civic Address: 1791 Concession 2 Road

SCHEDULE 'B'

THE HOUSE OF ELSIE, 1791 CONCESSION 2 ROAD

Description of Property

The subject property is located on 1791 Concession 2 Road. The subject land is located at the intersection of Concession 2 Road and East and West Line towards the east of Concession 2 Road. 1791 Concession 2 Road contains a residential structure, a shed and orchards towards the north of the subject property. The two-storey structure is located with a moderate setback from Concession 2 Road and a large setback from East and West Line. The access to the house is through a dirt and gravel driveway from Concession 2 Road.

Statement of Cultural Heritage Value or Interest

The property known as the House of Elsie has cultural heritage value or interest for its design and physical values, its historical and associative values and its contextual values.

The residential structure on 1791 Concession 2 Road is a representative example of a Neo-Classical farmhouse. Constructed in circa 1819, the subject property is two storeys in height with a symmetrical three-bay façade. The main entryway is in the centre of the façade, with windows located at either side of the entryway. The exterior walls are clad in red brick, laid in a Flemish bond pattern on the façade and in a common bond pattern on the remainder. The roof is a high-pitched hipped roof, containing overhanging eaves with plain soffits, fascia, and frieze. Two of the original four red brick chimneys remain, one located towards the west of centre on the north elevation and the other located towards the east of centre on the south elevation. The subject property contains vertical rectangular window openings on the first and second storeys. The windows are a six-over-six double hung configuration. The openings feature radiating flat arch brick voussoirs, as well as plain, flat wooden trim surrounds and sills. The central, prominent main entrance contains a semi-elliptical arched opening with a wood framed fanlight transom and three-quarter sidelights with wooden panels towards the bottom. The doorway contains a plain entablature and fluted wooden pilasters. The entrance opening features radiating semi-elliptical arched voussoir brickwork. The foundation is constructed of rubble stone.

1791 Concession 2 Road has associative value with the Ball family, records regarding their family land, business, and politics show a deep contribution to the community of Niagara-on-the-Lake. It is believed to have been constructed circa 1819. Moreover, the subject property has associative value with the Cooper family, one of the pioneer peach growers in the area. The family acquired in 1910 and developed the land into a fruit farm. The Cooper family has contributed to the agricultural growth of the rural areas of Niagara-on-the-Lake through their farmsteads.

1791 Concession 2 Road has contextual value because it is important in maintaining the historic character of the area. Both the Concession 2 Road and East and West Line streetscapes majorly consist of farmsteads, orchards and residential properties that are one to two storeys high with a large to moderate setback from the road. Most of the buildings are recent built structures or have been modified. The residence stands near various other historic buildings listed on the Municipal Heritage Register. The historic Neo-Classical style structure reiterates the historic character of the area and connects the context to its historical agricultural roots.

1791 Concession 2 Road has contextual value because it is historically linked to its surroundings as being part of the Cooper family fruit farm. The house structure was once a part of a larger farmstead. The land has since been subdivided but the farms still exist towards the south and east of the subject property.

Description of Heritage Attributes

Key exterior attributes that embody the heritage value of the property at 1791 Concession 2 Road include its:

- Two storey Neo-Classical farmhouse
- Original box-like structure
- Symmetrical three-bay façade
- Centred prominent entryway
- Hipped roof with overhanging eaves
- Plain fascia, soffit, and frieze
- Two red brick chimneys at either side of building
- Flemish bond red brick on the façade
- Common bond red brick on the west, north, and east elevations
- Vertical rectangular window openings throughout
- Double hung six-over-six windows
- Radiating flat arch brick voussoirs
- Plain, flat wooden trim surrounds and sills
- Semi-elliptical arched entryway opening
- Wood framed fanlight transom and three-quarter sidelights
- Entablature and fluted wooden pilasters
- Radiating semi-elliptical arched voussoir brickwork
- Rubble stone foundation
- Location along Concession 2 Road
- Setback from the road
- Historical connection to farmstead