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CITY OF PORT COLBORNE  
239 KING STREET, 835-2900  
POSTAL CODE L3K 4G8

*City of Niagara*

*Received Sept. 29/93*

September 24, 1993

Ontario Heritage Foundation  
10 Adelaide Street  
Toronto, Ontario  
M5C 1J3

Dear Sir/Madam:

**RE: NOTICE OF PASSING OF BY-LAW  
"ROSELAWN"  
296 FIELDEN AVENUE, PORT COLBORNE**

As per Section 29 of The Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, please be advised that the Council of the Corporation of the City of Port Colborne passed By-law # 2929/109/93 which designates "Roselawn" - 296 Fielden Avenue, Port Colborne as being of Architectural and Historical Value or interest to the City of Port Colborne.

As per Section 29(14)(a) of The Ontario Heritage Act (after council considers the report prepared by the Conservation Review Board), the following information is enclosed:

- 1) By-law # 2929/109/93 which designates the property as being of architectural and historical significance. The "Reasons for Designation" are attached to the By-law as Schedule "B".
- 2) A copy of Resolution # 332, amending the original Reasons for Designation for administration purposes.

A copy of the "Record of Designation" is also attached for your files.

Trusting the above noted is satisfactory.

Yours Truly,

Patricia Premi  
Deputy City Clerk

cc: C. Miller, City Planner  
K. Roberts, LACAC Secretary  
Attachments

PP/kr

CORPORATION OF THE CITY OF PORT COLBORNE

BY-LAW NO. 2929/109/93

A BY-LAW TO DESIGNATE THE PROPERTY  
KNOWN MUNICIPALLY AS 296 FIELDEN AVENUE,  
PORT COLBORNE, AS BEING OF ARCHITECTURAL  
AND HISTORICAL 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 architectural or historic value or interest; and

WHEREAS the Council of the City has caused to be served upon the owners of the lands and upon the Ontario Heritage Foundation Notice of Intention to so Designate the lands as may be more particularly described in this by-law, and has caused such Notice of Intention to be published in a newspaper having general circulation in the municipality once for each of three consecutive weeks;

AND WHEREAS the reasons for designation are set out in Schedule "B" hereto;

AND WHEREAS the Conservation Review Board held a Hearing at the Humberstone Community Centre, 76 Main Street, Port Colborne, Ontario on the 18th of November, 1992, to determine whether the lands or part or parts of them should be designated and subsequently reported findings of facts and recommendations to the Council of the City by Report dated April 27, 1993;

AND WHEREAS the Council has considered the Report of the Conservation Review Board;

THEREFORE the Council of the Corporation of the City of Port Colborne enacts as follows:

1. In this by-law and its preambles
  - (a) "City" means the Corporation of the City of Port Colborne;
  - (b) "Council" means the Council of the City;
  - (c) "Lands" means lands and premises described in Schedule "A" annexed to and made part of this by-law and also known as "Roselawn" and municipally described as 296 Fielden Avenue, Port Colborne and shall mean and include all buildings and structures thereon.
  - (d) "Designation" means designating lands, including all buildings and structures thereon to be of architectural and/or historic value or interest pursuant to relevant provisions in The Ontario Heritage Act, R.S.O. 1990, Chapter 0.18
2. The lands are designated as being of historic and architectural value and interest as specifically outlined in Schedule "D" annexed to and made part of this by-law and illustrated in Schedule "C" annexed to and made part of this by-law.
3. The Municipal Solicitor is hereby authorized to cause a copy of this by-law and a copy of the reasons for designation to be registered on the title of the lands at the Registry Office for the Registry Division of Niagara South at Welland.

CITY OF PORT COLBORNE

CERTIFIED TRUE AND

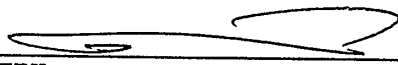
CORRECT COPY

*Dep. Patricia Kani*  
CITY CLERK

4. The Clerk of the City is hereby authorized to cause a copy of this by-law to be served upon the owner of the lands and upon the Ontario Heritage Foundation and to cause Notice of the passing of this by-law to be published in a newspaper having general circulation in the City once for each of three consecutive weeks.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS  
13th DAY OF Sept. , 1993 .

  
MAYOR

  
CLERK L. C. HWAIT

SCHEDULE "A" *BF* *106*

LEGAL DESCRIPTION

City of Port Colborne, Regional Municipality of Niagara, Block B on west side of Fielden Avenue, Plan No. 20 and Block A on west side of Fielden Avenue, Plan No. 20, Town of Port Colborne, now Plan 858, City of Port Colborne as in Instrument No. 14306A.

SCHEDULE "B"

STATEMENT OF REASONS FOR DESIGNATION

The only Second Empire house in the city, "Roselawn" displays many characteristics typical of the Second Empire style, including irregular massing, asymmetrical entrance, multiple bays, belcast mansard roof, ornately bracketed eaves and dormer with ornate trim.

Single, paired or tripled windows and storms of round headed or elliptical shape, many with their original glass are also typical. Built of buff brick, unusual for Port Colborne, "Roselawn" is dominated by a tall tower with convex mansard roof, iron cresting and a flag pole. Three oval, double hung "Port Colborne" windows in the tower are set in an unusual vertical position.

A sunroom and bathroom addition on the west side and a front entry at the south end of the east side were constructed circa 1920's, also of buff brick. Exterior brackets on the sunroom addition are similar to those of the original house and window styles are complementary. Notable features of the front entry addition are the elaborate door and doorcase on the east side with six lights of etched glass and the "rose" leaded glass window in the south wall.

The house's foundation is made from coursed rubble with a raised square ribbon mortar joint.

Interior features of particular interest include all the woodwork of the original house and circa 1920's additions; all decorative plaster work in the double parlour on the south side of the first floor of the original house; all bevelled, stained, etched and leaded glass in the original house and additions previously mentioned; the fireplace in the double parlour on the south side of the first floor of the original house; and the tile and fixtures of the bathroom on the second floor, north side of the sunroom addition.

The trees and gardens to the east and south of the original house were created for Mayor Charles E. Steele in the mid 1930's. Located here are several rare trees including a Cryptomeria, a Japanese species found rarely in Canada in southern British Columbia and the Niagara Peninsula and a Ginkgo Biloba. An iron fence erected by Charles Steele extends across the entire frontage of the property along Fielden Avenue. Winding through the yard is a driveway laid out by Lewis Carter. On the south side of the driveway stood a large white oak, 140 to 200 years old, the last remnant of the farm owned by Levi Cornwall.

Originally part of a Crown grant to Joseph Doan in 1809, the property was purchased by Levi Cornwall from John Steele in 1848 as part of a 74 acre farm. A methodist, Cornwall was a member of Humberstone's first municipal council in 1850 and one of the Building Commissioners who oversaw construction of Humberstone Township Hall in 1852. Several sources indicate that it was Cornwall who had the house constructed in about 1860. In 1861 he sold the property to Lewis Carter who added additional acreage and in 1879 changed the house to the Second Empire style to make Roselawn the centrepiece of an 84 acre farm at the time just outside the Village limits of Port Colborne. The house, known by then as Roselawn, was a landmark even in Carter's time and has remained one as the City grew up around it.

Lewis Green Carter was born in Brighton, Monroe County, New York in 1828 and came with his parents to Canada in 1834, settling in Port Colborne in 1838. His father Levi is thought to have opened a small grocery near the first canal lock that year but it is Lewis who is recorded in early histories as starting Port Colborne's first store, in a brick building he had built on West Street in 1850. L.G. Carter and Co.'s general merchandise and American Express Agency expanded rapidly and in 1870 began dealing exclusively in dry goods. Lewis Carter, in the company of his nephew DeWitt, who became Port Colborne's first mayor, made frequent trips to Europe to buy merchandise. Lewis Carter was a member of Humberstone Township Council in 1854, appointed Justice of the Peace in 1857 and Postmaster of the Village of Port Colborne in 1859; holding the latter two offices for over thirty years.

In 1866 Carter was among the organizers and was first chairman of a company formed in Port Colborne to begin drilling for oil. Instead of oil, gas was discovered, which by the 1880's proved to be just as beneficial economically. Roselawn may have been the first building in Port Colborne completely fitted for gas lights. A wealthy man and owner of numerous properties in Port Colborne and Humberstone, Lewis Carter became a public benefactor of prodigious generosity. In 1860, he paid for the site, construction and furnishing of the new Baptist Church and in 1886 laid pipe to have spring water brought into the centre of the village at his own expense. He was buried from Roselawn in January of 1897, and at the Baptist Church hundreds of mourners had to be turned away. Carter Street was named for Lewis Carter.

The property passed next to Lewis's nephew, Charles Sperry Carter, along with Donald McGillivray and Owen Fares. Charles, who owned a half share, and his wife occupied the house until 1902. He was a master mariner, certified for both sailing vessels and steamships. Along with his brothers DeWitt and Frank, he operated the tug business established on the Welland Canal by their father in 1838. Charles became co-owner with DeWitt in 1894.

In May of 1902 Roselawn was purchased by another of Lewis Carter's nephew's, the son of his sister Amanda, Charles Eugene Steele. The Steele family was descended from William Steele, a United Empire Loyalist who settled in the Port Colborne area in 1705. Charles Steele was born in Humberstone Township and in 1890 became Secretary Treasurer of both the Humberstone Summer Resort Company and the Mutual Natural Gas Company. In 1904, he formed Sterling Gas, which was operated in and around Roselawn until 1928, the operations being located in a barn behind the main house. It was Sterling Gas that supplied Port Colborne with gas for its first street lights. Charles Steele became president of the Natural Gas Association and remained honorary president until his death.

At the turn of the century Charles Steele was elected to Humberstone Township Council and became the township's reeve, then warden, representing District No. 3 on the Welland County Council. He was elected reeve of Port Colborne in 1914 and served on Port Colborne Council for several years during the 1920's and 1930's, and served as Mayor in 1927-28. During his term as Mayor he had the foresight to install the town's first sanitary sewer and paved streets. He was elected Warden of Welland County twice and was one of two Canadians appointed as director of the Peace Bridge.

Schedule "B" continued - Page 3

About 1927, Charles Steele added the sunroom on the west side of the house and changed the front entrance.

From 1952 to 1958, Roselawn was leased from Steele's heirs by the Canadian Government for "B" Company of the Lincoln and Welland Regiment. From 1958 to 1993, Roselawn had been the home of the Port Colborne Club, and had hosted many dignitaries including Premiers, Prime Ministers, Lieutenant Governors and Governors-General.



SK LCA

SCHEDULE "C"

ELEMENTS OF PROPERTY DESIGNATED BY THIS BY-LAW

"ROSELAWN" - 296 FIELDEN AVENUE, PORT COLBORNE

- 1) The following exterior elements of the building, at 296 Fielden Avenue, are designated by this by-law:
  - (a) The exterior of the pre 1900 building and the circa 1920's additions, including the asymmetrical entrance, multiple bays, belcast mansard roof, ornately bracketed eaves and dormer with ornate trim.
  - (b) Single, paired or tripled windows and storms of round headed or elliptical shape, many with their original glass. Also included are the three oval, vertical, double hung "Port Colborne" windows in the tower.
  - (c) The buff brick on the exterior of the building.
  - (d) The tall tower with its convex mansard roof, iron cresting and flag pole.
  - (e) The sunroom and bathroom addition on the west side and a front entry at the south end of the east side of the building which were constructed circa 1920's of the same buff brick as the pre 1900 building.
  - (f) Features of the front entry addition (circa 1920's) are the elaborate door and doorcase on the east side with six lights of etched glass and the "rose" leaded glass window in the south wall.
  - (g) The house's foundation made from coursed rubble with a raised square ribbon mortar joint.
- 2) The following interior features of the pre 1900 building and circa 1920's additions are designated in this by-law:
  - (a) All the pre 1930 woodwork.
  - (b) All decorative plaster work in the double parlour on the south side of the first floor of the pre 1900 building.
  - (c) All bevelled, stained, etched and leaded glass.
  - (d) The fireplace on the west wall of the double parlour.
  - (e) The tile and fixtures of the bathroom on the second floor on the north side of the sunroom addition.
- 3) The following lands are designated in this by-law:

The designation includes the lands within an area bounded by Fielden Avenue, Carter Street, Elgin Street, and the southerly and easterly face of the existing building and the following features within those lands existing at the time of designation and as defined in Schedule "D" (Survey lot plan dated August 9, 1993).

  - (a) The driveway, its location, and width from Fielden Avenue to a location approximately 12 metres from the easterly face of the existing building, but not its surface material. Surfacing may be altered by the owner or subsequent owners to reflect an earlier material such as gravel or stone dust.

(b) Major trees, shrubs and hedges, for as long as they are judged to be in a healthy condition by a qualified arborist approved by the City of Port Colborne Planning Department and LACAC. Especially noted are the Colorado Blue Spruce, Black Walnut, Silver Maple, Copper Beech, European Linden, Cryptomeria, Ginkgo Biloba, and Norway Maple trees and the Honeysuckle Hedge located therein. In the event that any of the existing designated trees, shrubs or hedges is removed for whatever reason, they shall be replaced by trees, shrubs or hedges of the same species and placed in the same location. This designation does not prevent planting of new trees and shrubs to return the circa 1935 landscape to its original documented form, without requiring City Council permission for an alteration to the designation, as long as there is sufficient documented evidence provided to the satisfaction of the City of Port Colborne LACAC.

(c) The wrought iron fence along Fielden Avenue.

(d) The identified boulders.

Not included in the designation are trees, shrubs and hedges that are not expressly outline in Schedule "D" and not part of the circa 1935 landscape, a portion of the driveway, and the chain link fences.

The designation does not prevent use of the designated lands for any purpose that is permitted by the City's zoning by-law, notwithstanding that the designated elements of the lands shall be retained and that the public views and vistas of the house shall be retained.

PLAN SHOWING INDIVIDUAL  
ELEMENTS OF THE GROUNDS  
DESIGNATED BY THIS BY-LAW

NOTE - PLAN AMENDED AUGUST 9, 1993 ACCORDING  
TO INSTRUCTIONS DATED AUGUST 5, 1993  
RECEIVED FROM THE CITY OF PORT COLBORNE  
AND SIGNED BY KIM ROBERTS, SECRETARY  
PORT COLBORNE LACAC

## NOTES

1. ELEVATIONS ARE REFERRED TO AN ADVANCED DATUM - BIRMINGHAM  
IS A HIAL IN A METER POLE LOCATED WEST AN ASPHALT  
DRIVWAY FROM SUBJECT LANE TO CENTER STREET  
ELEVATION - 844.00 FEET
2. UNDERGROUND SERVICES AND UTILITIES HAVE NOT BEEN TESTIFIED

• SCHISTOSOMA DECISIONIS TRON

• SCHISTOSOMA CRISPUM TRON

August 9, 1949  
 DATE

DONALD S. SHAWVER  
 ONTARIO LAMB COMMISSION

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RACH & COMPANY LTD., G.L.P.C., 1994

**RASCH & CHAMBERS LTD**

|                                     |  |                                   |
|-------------------------------------|--|-----------------------------------|
| 711 MAIN ST. EAST<br>DUNVILLE, ONT. | 91 CAITHNESS ST. W.<br>DALEDONIA, ONT. | 74 JARVIS ST.<br>PORT FRANK, ONT. |
|-------------------------------------|--|-----------------------------------|

# City of Port Colborne

DATE: SEPTEMBER 13TH, 1993

Moved by Alderman

Seconded by Alderman

That whereas, the City of Port Colborne approved the "Intention to Designate" 296 Fielden Avenue, Port Colborne, also known as "Roselawn" as being of Historical or Architectural value or interest to Port Colborne;

AND WHEREAS, the Conservation Review Board has held a hearing on the validity of designating "Roselawn" and has recommended that in the Board's opinion there is sufficient historical and architectural reasons to support the designation and further that the Board recommends that the designation process should proceed for the benefit of the people of Ontario;

AND WHEREAS, minor changes are now made to the "Reasons for Designation" to correct inaccuracies since the original "Reasons for Designation" were composed;

AND WHEREAS, the owners of the Property (Roselawn Centre of Port Colborne for Arts, Education and Business Incorporated) have consulted with the city regarding the minor changes to the "Reasons for Designation" and have sent a letter supporting the designation and approve of the following minor corrections to the "Reasons for Designation";

AND WHEREAS, as per Section 33 of The Ontario Heritage Act, the white oak (mentioned in the original "Reasons for Designation" was removed from the gardens as it was judged to be diseased and dying and approval for its removal was granted by Council of the City of Port Colborne as per the owner's request;

AND WHEREAS it was discovered during research and was given as evidence (and so noted in the Board's report) at the Conservation Review Board hearing, that the Second Empire Style was added to the house in 1879 not in 1860 as originally noted in the "Reasons for Designation";

AND WHEREAS, since the "Reasons for Designation" were originally brought to council, the Port Colborne Club has ceased to operate and shall now be so noted in the amended "Reasons for Designation";

NOW THEREFORE the corrected "Reasons for Designation" as included in the attached (reflecting minor administrative changes) are hereby adopted by Council of the City of Port Colborne and the corrected sentences or words are hereby noted in the designation by-law.

MAYOR

No. 334

CITY OF PORT COLBORNE

CERTIFIED TRUE AND

CORRECT COPY

CITY CLERK

## RECORD OF DESIGNATION

Name of Municipality: City of Port Colborne

Municipal Address of Property: 296 Fielden Avenue  
Port Colborne, Ontario

Owner of Property: Roselawn Centre of Port Colborne  
for Arts, Education and  
Business, Inc.

Address of Owner: 296 Fielden Avenue  
Port Colborne, Ont. L3K 4T6

Date Of Service of Notice  
of Intention to Designate: June 3, 1993

Date of Publication of  
Notice of Intention: June 3, 1992  
June 10, 1992  
June 17, 1992

Date of Designating By-law: September 13, 1993

### Reason for Designation:

The only Second Empire house in the city, "Roselawn" displays many characteristics typical of the Second Empire style, including irregular massing, asymmetrical entrance, multiple bays, belcast mansard roof, ornately bracketed eaves and dormer with ornate trim.

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