



Town of Niagara-on-the-Lake

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SUBJECT: 1413 Lakeshore Road – Heritage Designation Report (File No. HER-11-2024)

1. EXECUTIVE SUMMARY

1413 Lakeshore Road (the “subject property”), known as Roselawn is a listed property on the Niagara-on-the-Lake Municipal Heritage Register of Properties of Cultural Heritage Value or Interest (the “Heritage Register”). The subject property contains strong architectural, historical and contextual merit for designation and was shortlisted by Town staff for a heritage designation study.

Research and analysis of the subject property indicates that the subject property meets several of the *Ontario Heritage Act* (the “OHA”) criteria for designation (as set out in Ontario Regulation or O. Reg. 9/06. The subject property primarily contains heritage value in relation to its architectural style and setting. The residence has architectural or design value as it is a representative example of the Georgian style in Niagara-on-the-Lake, the residence has historical/associative value because of its association with the Ball family. Roselawn also contains contextual value because it is important in defining and maintaining the historic character of the area. Based on this evaluation, it is recommended for designation under Part IV, section 29 of the OHA.

2. PURPOSE

The purpose of this report is to provide a Designation Report, which is required for any property that is considered for heritage designation under the OHA. The subject property was identified within the Town’s work plan for priority designations in response to Bill 23 amendments to remove properties from local Heritage Registers after January 1, 2025.

3. BACKGROUND

3.1 Method

This report examines the design of the property, its history and context with the purpose of evaluating it against the criteria set out by O. Reg. 9/06 (as amended by 569/22).

3.1.1 Field Survey

A field survey was conducted from the public right-of-way in order to gain a better understanding of the property and the context. The field survey was conducted on February 28 and April 9, 2024 by Sumra Zia, Heritage Planner II.

3.1.2 Research

Background research and information was obtained from the archives of Niagara-on-the-Lake, the draft Heritage Character Statement prepared by the Town in 2008, historical research conducted by the Town in 2007, Online Wikitree resource on Jacob Ball, Brock University Maps, Data and GIS Collection, Shannon Kyles website 'Ontario Architecture', Mark Fram, 'Well Preserved' and research by local historians.

3.1.3 Consultation

Town staff initiated this report, in consultation with the Municipal Heritage Committee, to address the deadline for all the listed properties on the Municipal Heritage Register. Properties listed on the Register as of January 1, 2023 must be designated or removed from the Register within two years (January 1, 2025). The properties that are removed from the register cannot be relisted for a period of five years.

3.2 Property Information

Civic Address: 1413 Lakeshore Road, Niagara-on-the-Lake, ON

Legal Description: PLAN M11 LOT 190, Town of Niagara-on-the-Lake, Niagara Township, ON



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Map 1: Subject Property in the Town of Niagara-on-the-Lake



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Map 2: Subject Property on Lakeshore Road

3.3 Background Information

3.3.1 Architecture or Design

The Georgian Style was brought to Upper Canada by United Empire Loyalists, the citizens who decided to remain loyal to the crown in the war between England and the United States (1755 - 1778). By 1780, a significant number of people were emigrating to Canada from Great Britain, and these people brought with them the Georgian style, among others. Georgian architecture in Britain and in Canada is a variation on the Palladian style, which was known for balanced façades, muted ornament, and minimal detailing. Simplicity, symmetry, and solidity were the elements to be strived for (Kyle 2016).

The house on 1413 Lakeshore Road is known as Roselawn. The property is located on the south side of Lakeshore Road between Four Mile Creek Road and Niven Road. The two-storey red brick house was constructed in 1850.

The architectural description of 1413 Lakeshore Road is as follows:

- The subject property at 1413 Lakeshore Road is a single detached residence with a square plan.
- The interior of the residence is arranged according to the center hall plan.
- The subject property has an addition on the south elevation.
- The residence is a two-storey structure with a three bay, symmetrical façade (north elevation).
 - The east and west elevation (side elevations) of the subject property are also symmetrical and consist of two bays.
- The subject property is constructed of red brick laid in Flemish bond with a rubble stone foundation.
- The roof of the subject property is a hipped roof with overhanging eaves. The eaves feature a moulded soffit and frieze with wooden brackets.
- Single concrete chimneys are located at each corner of the subject property. The chimneys appear to have been parged over time.
- The subject property features rectangular openings on all elevations.
 - The openings on the façade comprise of a plain lintel and sill.
 - The openings on the side elevations comprise of radiating brick voussoirs.
 - The windows on the subject property are six over six double hung windows. The windows also feature a moulded trim detail within the opening.
 - Shutters are also located on all the windows of the subject property.
- The main entryway of the subject property is slightly recessed and is located on the facade.
 - The entryway features panel details on recessed panes.
 - The entryway also contains plain side lights and a flat transom with multiple lights.
 - The main door is a paneled door with an elliptical top panel.
- The subject property has an addition on the rear (south elevation). The addition

is clad in cedar shingles.

When examined against the typical characteristics of the Georgian style as outlined by Mark Fram in “Well-Preserved: The Ontario Heritage Manual of Principles and Practice for Architectural Conservation” (1988), Shannon Kyles’ Ontario Architecture Website (2016), Mikel’s “Ontario House Styles” (2004), John Blumenson’s “Ontario Architecture” (1990) 1413 Lakeshore Road meets most of the characteristics of the Georgian style, and therefore, can be considered representative of the style.(**Table 1**).

Table 1: Characteristics of Georgian Residential Buildings

Characteristics	1413 Lakeshore Road
Box-like	Yes
Symmetrical façade	Yes
Two-storeys	Yes
Centre-hall plan	Yes
Five or three bay façades	Yes
Gable roof	No
Simple cornice details with overhanging eaves	Yes
Small paned, double hung windows	Yes
Flat top or shallow arched fanlights at entrance	Yes

Apart from the above stated architectural resources, 1413 Lakeshore Road is also representative of the Georgian style of architecture found in the Town of Niagara-on-the-Lake. **Table 2** provides a comparative analysis of Georgian residences within the Town (Kyle 2016):

Table 2: Georgian Style of Architecture as found in Niagara-on-the-Lake

Address	Name	Status	Image
118 Johnson Street	Twining House	Listed	
164 Johnson Street	Ball-Davidson House	Listed	



**Image 1: North Elevation (Façade) of Roselawn
(Image taken on: April 9, 2024)**



**Image 2: Northeast Corner of Roselawn
(Image taken on: April 9, 2024)**



**Image 3: East Elevation of Roselawn
(Image taken on: April 9, 2024)**



**Image 4: Southeast Corner of Roselawn
(Image taken on: April 9, 2024)**



**Image 5: South Elevation (Rear) of Roselawn
(Image taken on: April 9, 2024)**



**Image 6: Southwest Corner of Roselawn
(Image taken on: April 9, 2024)**



**Image 7: West Elevation of Roselawn
(Image taken on: April 9, 2024)**



**Image 8: Northwest Corner of Roselawn
(Image taken on: April 9, 2024)**

3.3.2 History

Roselawn, also previously known as the Rivett Estate is a residence on 1413 Lakeshore Road. The current house was built for the Ball family and stands on 4.6 acres of land.

Below is a brief history of the residence and its residents:

- In 1797, 862 acres of land was granted by the Crown to the Loyalist Jacob Ball senior. The Ball family is among one of the early settlers family in the Niagara Region.
 - Jacob Ball was originally from the United States of America and was a United Empire Loyalist. He joined Butler's Rangers in 1778 as a lieutenant.
 - He filed losses claim after the war and as a result was granted the land in the Niagara Township.
 - In 1795, Jacob was made the Justice of Peace in the district of Niagara.
 - He also helped in the establishment of Niagara Library.
- From the late 18th century to the 1930's, the northeast corner of the granted lands was demarcated by the location of an oak tree on the bank of Four Mile Pond.
- The property was owned by the grandson of Jacob Ball, Charles Adolphus Francis Ball from 1847 to 1867. He appears to be the Ball family member who was responsible for the construction of the subject property and also named it Roselawn.
- After the death of Charles, the land was divided among his sons and his father.
- In 1871, the Ball family sold the property to Alpheus Snider who was a farmer from Ancaster Township.
- In 1883, the property changed hands again when Alpheus sold the property to Henry Gardner who shortly sold it to Adela Howe in 1886.
- Adela was a widow who farmed the lands with her sons. Their venture did not bear any profits and the property was sold to Thomas Harvey Griffis in 1906.
- In 1910, Thomas Baker Rivett acquired the property.
 - Thomas Rivett was an immigrant from Ireland and went to the University of Guelph.
 - Thomas Rivett acquired multiple parcels of land in the Niagara Township that were viable for the fruit growing business.
 - Thomas Rivett was also involved in other agriculture related businesses. He grew and sold black walnut trees to the Town's Parks and Shade Trees Committee and was the founder and secretary treasurer of a fruit basket making factory based at the Dock area.
 - He was also involved in local politics and played an important role in elections.
- In 1938, the property was acquired by Peter Wall family.
 - Peter Wall was a Mennonite immigrant who had a successful fruit farm in Vineland and was looking for opportunities in the Niagara Township.
 - He intended to subdivide larger properties and sell them at reasonable prices to fellow immigrants.

- He acquired almost 400 acres of land from the Commissioner of Agricultural Loans, the estate of Thomas Rivett and the former Niagara Land and Fruit Company.
- In 1938, Peter Wall and his family moved into the two-storey brick house.
- Peter Wall is commended for the construction of Wall Road.
- He also founded the Niagara Canning Company limited. The enterprise allowed the farmers to be shareholders in a company that provided an outlet for their produce.
- Thomas Rivett and Peter Wall have been significant in the growth of agriculture and agriculture related business in the Niagara Region.

3.3.2.1 Analysis of Maps

Map 3 - Map 6 provide an illustration of how the subject property has developed over time. Map 3 shows a survey from 1789 by Augustus Jones. The map shows the extents of the lands that were granted to Jacob Ball. The map also shows the Four Mile Pond and Creek towards the north of the subject property. The following Map 4 and Map 5 from 1815 and 1840 are similar and show the developing road connections around the subject property, especially Lakeshore Road. Map 6 from 1910, also shows the Four Mile Creek Road towards the west of the subject property.



**Figure 1: Historic Image of Roselawn – Date Unknown
(Source: Property Owner)**



**Figure 2: Historic Image of Roselawn – Date Unknown
(Source: Property Owner)**



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Map 3: Lot Granted to Jacob Ball – 1789
 (Source: Brock University Maps, Data and GIS Collection – Author: Augustus Jones)



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Map 4: 1413 Lakeshore Road – 1815
 (Source: Niagara-on-the-Lake Museum – Author: W. A. Wesfield)



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Map 5: 1413 Lakeshore Road – 1840
(Source: Brock University Maps, Data and GIS Collection – Author: Benjamin Spicer Stehelin)



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Map 6: 1413 Lakeshore Road – 1910
(Source: Brock University Maps, Data and GIS Collection)

3.3.3 Context

- 1413 Lakeshore Road is located in the rural area of Niagara-on-the-Lake.
 - The rural area comprises of wineries, orchards, agricultural lands, residential buildings and some local businesses.
- The residential structure is set in a picturesque landscape, covered with mature trees.
 - Some of the trees located in the study area include mature black walnut trees. These trees could have been planted in the study area by Thomas Rivett as part of his business to sell black walnut trees.
 - The study area still boasts the natural undulating topography around the subject property.
- 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.
 - Lakeshore Road has significance as being one of the primary routes of transportation in the Town.
 - The configuration of the road can be traced back to as far as the early 1800s.
 - The road would have also played a major role in the growth of agricultural industry in the area during the tenure of Thomas Rivett and Peter Wall.
- The two-storey structure in the study area is located with a large setback from Lakeshore Road.
 - The north elevation (façade) of the subject property faces the Lakeshore Road, though the structure is not visible from the road due to the dense foliage.
- 1413 Lakeshore Road has an addition on south elevation that protrudes out from the rest of the structure at the rear. The structure is clad in cedar shingles and appears to be an addition made in the early 1900s.
- The access to the house is through a narrow gravel driveway from Lakeshore Road. The driveway is lined with mature trees.
- The Lakeshore Road streetscape can be described as:
 - The structures are comprised of single and two storey residences and wineries with large lawns and open spaces.
 - Moderate to large setbacks from the road with landscaped lawns.
 - Mature trees lining both sides of the streets with orchards located along the road.
 - A mix of clapboard and brick construction.
 - Single lane road for high-speed traffic.



**Image 9: View of Lakeshore Road looking West
(Image taken on: February 28, 2024)**



**Image 10: View of Lakeshore Road looking East
(Image taken on: February 28, 2024)**



**Image 11: View of Adjacent Property at 1425 Lakeshore Road
(Image taken on: February 28, 2024)**



**Image 12: View of Driveway Leading to Subject Property
(Image taken on: February 28, 2024)**



**Image 13: View of Subject Property from Lakeshore Road
(Image taken on: February 28, 2024)**



**Image 14: View of Mature Trees Surrounding Roselawn
(Image taken on: April 9, 2024)**



**Image 15: View of the Backyard of the Subject Property
(Image taken on: April 9, 2024)**

4. EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST (CHVI)

The following section provides an evaluation of the significance of 1413 Lakeshore Road based on the O. Reg 9/06 criteria (as amended by 569/22).

Table 3: Evaluation of CHVI of 1413 Lakeshore Road

Description	✓	Value
The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material or construction method	✓	1413 Lakeshore Road is a representative example of Georgian style of architecture in the Town. 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 a 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 feature 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.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value		1413 Lakeshore Road does not display a high degree of craftsmanship or artistic value. The construction methods used were common for the time period.
The property has design value or physical value because it displays a high degree of technical or scientific achievement		1413 Lakeshore Road does not display a high degree of technical or scientific achievement.
The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	✓	Roselawn is 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.

Description	✓	Value
		<p>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.</p> <p>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.</p> <p>Both Thomas Rivett and Peter Wall have been significant in the growth of agriculture and agriculture related business in the Niagara Region.</p>
<p>The property has historical value or associative value because it yields or has the potential to yield information that contributes to the understanding of a community or culture</p>	✓	<p>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.</p>
<p>The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community</p>		<p>Roselawn does not reflect the work or ideas of an architect or a builder. Although the house is a representative example of a Georgian style residence but research has not yielded any connections to a personality significant to a community.</p>
<p>The property has contextual value because it is important in defining, maintaining, or supporting the character of an area</p>	✓	<p>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</p>

Description	✓	Value
		with the passage of time, it still retains the essence of large lots with a historic structure, surrounding farmland and mature trees.
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings	✓	Roselawn is 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.
The property has contextual value because it is a landmark		1413 Lakeshore Road is not considered a landmark as it is barely visible from the road.

5. STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

This section provides the statement of CHVI for 1413 Lakeshore Road which is located in the Old Town urban area.

Statement of CHVI

1413 Lakeshore Road is a representative example of Georgian style of architecture in the Town. 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 feature 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 is 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.

5.1 HERITAGE ATTRIBUTES

Key exterior attributes include:

- Two storey Georgian style residence
- 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
- Location on Lakeshore Road
- Mature Black Walnut trees

6. CONCLUSION

O. Reg. 9/06 as amended by 569/22 of the OHA requires that to be designated, a property must meet at least two of the criteria. 1413 Lakeshore Road meets five of the criteria for determining CHVI as outlined in *O. Reg. 9/06*, therefore it is worthy of designation under *O. Reg. 9/06* of the Ontario Heritage Act.