

Niagara Historical Museum  
Sept. 2002 \$50 (half of cost)

141 Lakeshore Rd : Registry Office Data

Crown Grant 1797 Crown to Jacob Ball Senior- 862 acres in Niagara Twp north of E.W.line  
9080 Gift 1809(reg.1833) Jacob Ball Sr to John & Geo Ball 400 a. Part 862 a.  
950 Lease & release 1847('48) Geo Ball to Wm.M. & Geo P.M.Ball 5sh. C.A.F.Ball farm  
9775 Sale 1859 Wm.M.& Geo P.M.Ball to Chas A F Ball 325a 5sh. Part Ball tract  
9776 Sale 1859 C.A.F.Ball to Abram T.H.Ball 325a. Part Ball tract  
(9777 Sale 1859 Abram T.H.Ball to John W.Ball 156a. Part Ball tract- S part #9776)  
135 Sale 1867 Abram T.H.Ball to C.A.F.Ball 156a + \$4016 - N part #9776, excluding roads  
450 Sale 1871 C.A.F.Ball to Alpheus Snider 156a \$10000 land in #135  
451 Mtg 1871 A.Snider to C.A.F.Ball \$4000 land in 450 - discharged in 1876, #923  
(1613 Sale 1881 Snider to Joseph Smith 60a. \$2500 -part #450)  
1860 Sale 1883 Snider to Henry Gardner 94a. \$2000 part #450  
2152 Order 1886 Gardner to Adela Howe 94a. Re dower of Elizabeth Gardner  
2153 Sale 1886 Gardner to Adela Howe 94a. \$9000  
3173 Sale 1894 A.Howe to Arthur Howe & Charles Mee 94a. \$15000  
3174 Mtg. 1894 Arthur Howe & Charles Mee to Marion Mee 94a. \$14600  
3251 Mtg 1894('95) Howe & Mee to Marion Mee 94a. \$1793.33  
3448 Sale 1896 Chas Mee to Arthur Howe 94a. Subject to mortgage  
4501 Conv.1906 Executors of Marion Mee to T.H.Griffis 94a. \$7250  
5094 Conv.1910 T.H.Griffis to Thomas B.Rivett 94a. \$11500  
5095 Conv.1910 T.B.Rivett to Niagara Land & Fruit Co.Ltd. 92a. Surveyed as Block 1  
(6143 Agr. 1917 Margaret Stockwell to T.B.Rivett 61a. \$18000 See #1613)  
(9196 Conv.1937 Muriel Stevenson widow of T.B.Rivett to M.Stockwell land in #6143)  
(9198 Conv.1937 M.Stockwell to Peter Wall land in #9196,part Ball tract)  
9407 Conv.1938 Niagara Land & Fruit Co.Ltd to Valley Securities Co Ltd \$1 etc includes land  
in # 5095

Transactions involving land severed by Abram Ball in 1859 and by Snider in 1881 are included in brackets.

Date of registration of an indenture is added in bracket if significantly in a later year than date made.

## UNITED EMPIRE LOYALISTS (1776-1786)

2.

FORCED TO FLEE THEIR HOMES DURING AND AFTER THE  
REVOLUTIONARY WAR IN THE AMERICAN COLONIES, LARGE NUMBERS  
OF THOSE LOYAL TO THE BRITISH CROWN, MOVED TO FORT NIAGARA  
LT. COL. JOHN BUTLER LED THE MOVEMENT ACROSS THE RIVER.

### 141 Lakeshore Rd.: History and Owners

141 Lakeshore Rd., a fine two storey brick house built in the mid nineteenth century for a member of the Ball family, stands on 4.6 acres of land near the N.E. corner of the tract of 862 acres granted by the Crown in 1797 to Loyalist Jacob Ball senior, a former captain in the Butler's Rangers. (See A attached- plan showing Crown Grants) From the late eighteenth century to the 1930's the N.E. corner of this grant was defined by the location of an oak tree - or its stump- on the bank of the Four Mile Pond. ( See ,e.g., R.O.instruments # 450 & 9407 - copies attached)

### Ball Family owners 1797 - 1871

The main Ball family owner of the property was Jacob Ball's grandson, Charles Adolphus Francis Ball, who named the estate Roselawn and who- according to municipal tax records- occupied the land and premises from c.1847 to c.1867.

However, other family members had interests in the property too. After Jacob Ball died in 1810, his land was divided among his sons- including George Ball, father of Charles A.F. By 1847, a 325 acre block which included the site of 141 Lakeshore Rd was known as "the farm of Charles Ball" and was so named in the margin of R.O. abstract book 1. But in 1847 Charles Ball was a minor and so - though tax rolls named him owner from the late 1840's till the early 1870's - R.O.records indicate that his title was not clear until January 1859, when his uncles to whom his father released the land in 1847, 'sold' him the 325 acres for 5 shillings. (#950 & 9775) Having gained title, Charles immediately sold his land to his older brother, Abram T.H. Ball, a barrister, practising in Galt. Abram resold the south half of the land to their oldest brother, John W Ball but retained the north half, which was farmed and occupied by Charles A.F. Ball until 1867. (# 9776 & 9777 See also change in configuration of property in Tremaine plan of Niagara Twp in 1862 vs Tench plan of 1876.-B & C attached)

In 1867, Charles - then head of a family of four- moved to St Catharines, evidently in pursuit of office work. ( The Niagara Times noted in Charles A.F. Ball's obituary on P.1 of its Feb.11 1910 edition that he had worked in the offices of T.B.Merritt and of Security and Loan Co. and that he was survived by his wife Margaret Maria Nelles and two of their 8 children, twin sons born in 1869.) Also in 1867, Abram Ball resold the northerly 156 acres to Charles A.F. for \$4016 - a good deal, in view of their taxable value of \$5566. Charles rented the property to a tenant farmer until 1871 and then sold to Alpheus Snider, a farmer from Ancaster township, for \$10000, taking back a mortgage of \$4000. (# 135 & 450)

### Alpheus Snider 1871 -1883

Snider farmed the 156 acres until 1881 when he severed the south 60 acres and sold them to Joseph Smith, retaining the northern 94 acres for two more years before selling them to Henry Gardner of St Catharines for \$2000. Snider probably planted an orchard during his tenure. The 1876 Tench plan shows orchards on Snider's farm and on other township farms. They were perhaps precursors of the peach market in the 1880's. -Robert Ball became inspector of peach trees in 1881.

### Henry Gardner 1883-1886

Gardner's occupancy was short-lived. In 1886, he sought an order waiving the dowry rights of

his wife, Elizabeth, "a lunatic confined to the insane asylum at Toronto" and sold the estate to Adela F. Howe, a widow, for \$9000. (#2152 & 2153). The large increase in price could possibly indicate that Gardner had made improvements during his brief period of ownership but it was more likely a result of speculation generated by talk of construction of a railway along Lakeshore road in the 1880's.

#### Howe - Mee 1886-1906

Tax assessments for 1890 indicate that the widow Howe, her son Arthur C. Howe, farmer aged 23 and Charles John Cooper (aka Cowper) Mee, farmer aged 29 and two other unnamed persons cultivated 78 of the 94 acres and kept 58 sheep, 4 cows and 3 dogs. Taxable value was \$3800. The 1897 assessment noted 1 cow, 9 hogs, 8 horses and specified that 20 of the 94 acres were woodland. - The sheep had evidently been failures - Taxable value was \$4700.

Registry office information reveals Adela Howe's financial difficulties. In 1894, she sold the property to her son and Charles Mee for \$15000. The two men then mortgaged their assets to Marion Mee, widow of Nottinghamshire England, presumed mother of Charles Mee, for \$14600. (#3173, 3174). Later that year, an additional, smaller mortgage with Marion Mee was registered. (#3251) and then Charles Mee sold his share in the property to Arthur Howe, subject to the mortgage. (3448) The tale of continuing financial problems is outlined in a Conveyance of the property to Thomas H. Griffis (aka Griffiths) in 1906. (#4501) - Howe & Mee defaulted on the mortgage in August 1897 and the land was advertised for sale by public auction in The St Catharines Journal, but there were no bidders. Marion Mee eventually agreed to accept an offer of \$7250 from Thomas Harvey Griffis of Grantham Twp, but died before the sale was completed. Finally, her executors - all residents of England i.e. not including Charles J.C. Mee, who may have been a "remittance man" - completed the transaction with Griffis in 1906.

#### Thomas Harvey Griffis 1906-1910

Griffis, following the example of Henry Gardner, quickly resold the property in 1910 for a profitable \$11500 to Thomas Baker Rivett. (#5094)

#### Thomas Baker Rivett and family 1910-1937

A native of Ireland and graduate of the University of Guelph, Thomas Rivett bought hundreds of acres of land in Niagara Township (some in conjunction with others e.g. Wm Varley & Mr. Hunter) between 1909 & c.1917. Most of this land, including the 94 acres purchased from Griffis, he conveyed to the Niagara Land & Fruit Co. Ltd, an enterprise organised to promote fruit growing by selling land in viable lots. Both Rivett and Hunter appear to have been principals in the company.

In addition to fruit growing, Rivett was involved in at least two other agri-businesses. He grew and sold black walnut trees, the town's Parks and Shade Trees Committee buying 50 of them in April 1914 and, in 1921, he was a founder and the secretary-treasurer of a basket factory that made fruit baskets in the defunct Delhi canning factory building at the Dock. (Niagara Advance 1921: Jan 6, Feb 3, Mar 10, 17, 1922: Jan 26 1925: Feb 18, Mar 12) Mr. Rivett was also active in Township politics. Elected Reeve for 1920, he lost a reelection bid for 1921 by only two votes. (Advance Dec 1919 & Jan 1920)

Rivett died suddenly of pneumonia in Feb. 1930. His widow and young daughters continued to live on the Rivett estate ( 141 Lakeshore) until c1936/7. In 1938 The Niagara land & Fruit Co.

'sold' the estate with other land to Valley Securities Co Ltd of Toronto. (#9407)

#### Peter Wall family 1938 - 1962

In the mid 1930's, Peter Wall a Mennonite immigrant who had established a successful fruit farm in Vineland, began buying land in Niagara Township, intending to subdivide and sell smaller lots at reasonable prices to fellow immigrants. Eventually, he acquired about 400 acres - some under power of sale from the Commissioner of Agricultural Loans (#9149 Nov. 1936), some from the estate of Thomas Rivett (#9196 & 9198-1937), some from former Niagara Land & Fruit Co holdings. Circa 1938 he and his family moved into the two storey brick house known as the Rivett estate. Wall built Wall road and also founded the Niagara Canning Co. Ltd., an enterprise that enabled farmers to be shareholders in a company that provided an outlet for their produce. Like Rivett, he was a significant contributor to agriculture and agri-business in Niagara.

Circa 1962 the Rivett house with its remaining land was placed in control of the Commissioner of Agricultural Loans from whom it was purchased by James and Laura Dodson in 1973.

#### James & Laura Dodson 1973- present

Mr Dodson, a lawyer, and his wife, a teacher, came to Niagara from Hamilton. Well known for their support of heritage preservation they are also committed to preservation of the environment. The house is in good hands.

#### Sources

R.O. Abstract Books 1 & 2 at the library, 3&4 at the R.O. St Catharines Courthouse

Relevant indentures- available at the N.H.S. Museum

Copies of The Niagara Times and The Niagara Advance -Library microfilm

Niagara Township Centennial History- James A. Rennie 1967

Bicentennial Stories of N O T L - Article by Helen Bergman

Memoirs of the Virgil-Niagara Mennonites - C.A. Friesen 1984

*Orms. file: Ball up d*

During 1935 and 1936 the G.G. Tiessens moved to a farm on Hunter Road, and Martin Boese and family settled next to the Tiessens. Soon Jacob Dyck settled on Stone Road near E & W. Line; Henry Wichert, Jacob Klassen, Artur Schmitt, H. Braun, J. Janzen, Nick Rempel and Abraham Willms moved to Niven Road; Rev. John Dick, Abraham Dyck, Abraham Fast and Johann Fast built homes on Creek Road; while George Neufeld, Henry Epp, J. Peters, Henry J. Dueck, Isaak and Henry Schulz, and Abram Reimer established homesteads on East and West Line. (see MAP)

Another early settler, Henry Andres, Sr., had left Russia in 1930 and had worked in Germany for six years. When he arrived in Virgil in 1936, he immediately bought a fully-equipped farm of 12 acres on the Lakeshore Road for \$6000. Money was borrowed from the Dominion Bank in St. Catharines, where many Mennonites found Mr. Stanley Organ, the manager, eager to help with loans.

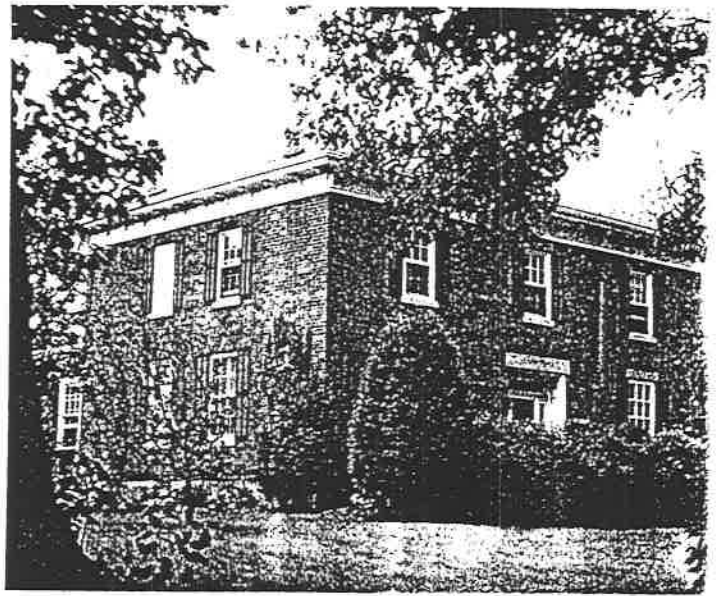
By 1937, John Kliewers, Abraham Huebners, G. Thielmans, D.J. Klassens, Peter Reimers, N. Duecks and others had bought land on Line 1 (Plum Street), nicknamed "Hallelujah Street", east of Virgil. John Wiebe purchased property with a house on Concession 6 and Rev. C.K. Neufeld acquired 12 acres on Creek Road near Lakeshore.

A group of four families settled on Charlotte Street, just next to the Rand Estate in the town of Niagara-on-the-Lake in 1937. The Peter Kroekers, Abe Dycks, John Rempels and H. Neumanns drew straws on four large lots of several acres each. The Neumanns sold their property to the Peter Petkaus the following year. The Abram Blocks also lived in a building on the Petkau lot for a time.

More "Westerners" arrived in the late thirties and rented rooms in the "Ark" - a large home with 14 rooms on Charlotte St. until they could get their

own place. One of these families was Elizabeth Unger, a widow, who finally was able to purchase a dwelling on Paf-ford St. nearby, where she lived from 1940-65, and where she raised her large family of 9 children. The "Ark" was purchased by John Krauses in 1940, and is still occupied by Mennonites today.

The Peter Walls had moved into the "Rivett Estate" mansion off the Lakeshore Road in 1938. Wall Road, running east off Creek Road, was constructed by Peter Wall across the southern end of his 100 acre tract. Soon the farms on Wall Road, ranging from 5 to 13 acres, were occupied by the Peter Thiessens, Corny Willms, John Rempels, Isaak Ewerts and others (see map). These pioneers often had to travel down the muddy, dead-end lane on foot, leaving their vehicles on Creek Road. It was not until 1948 that Wall Road was declared a public highway and thereafter was gravelled and maintained by the township. The "Rivett" house remained the home of the Walls until 1962 when it was sold.



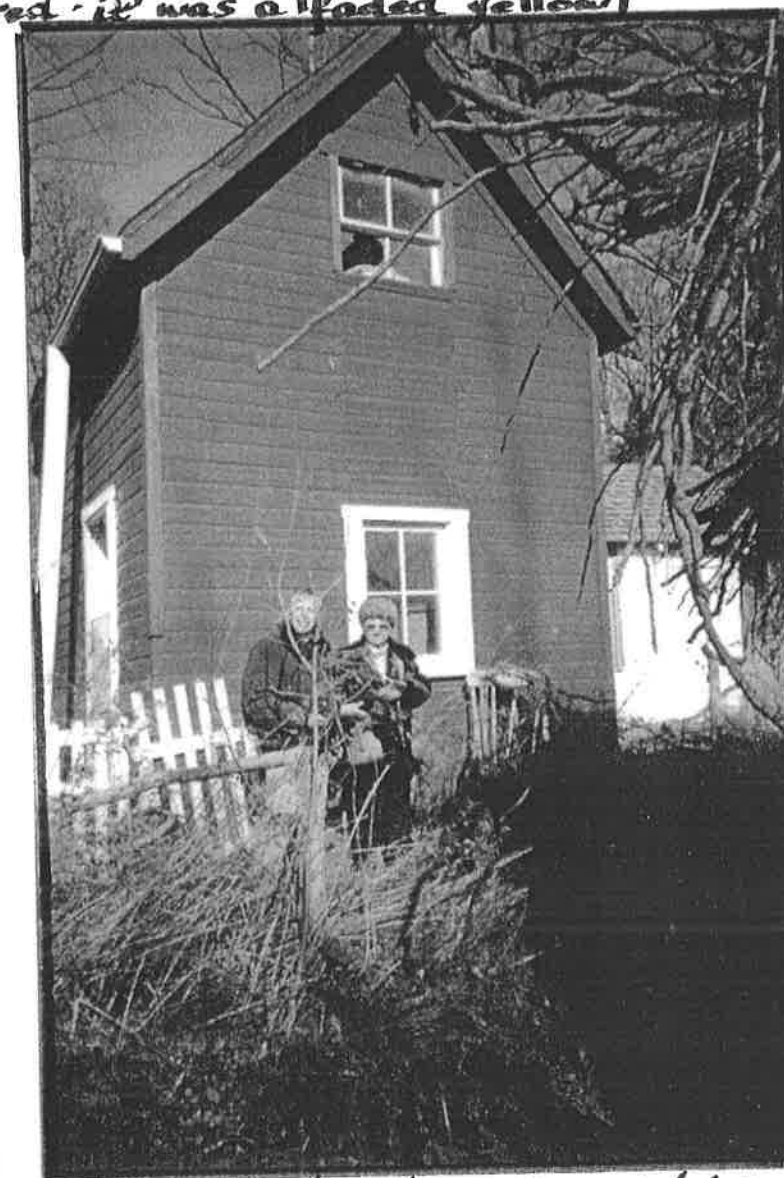
ABOVE: "Rivett Estate" on Lakeshore Road owned by the Peter Wall family, 1938-62.  
LEFT: Wall Road built by Peter Wall off Creek Road in 1938.





Agnes & Carol (the whole property is partly neglected)

Agnes Wall, Carol (Tom) Wall, Irene Wall Holzworth Neeld (from Atlanta Georgia) visit the old home. (cottage now painted watermelon red - it was a faded yellow)



Old lean-to has been removed & a new 'white' entrance has been built on opposite side  
Note the large tree in old picture has fallen over & the roots are now visible



The present owners are preservationists. Laura Odson - at seems mean, broken trees & when ranches are not disturbed, grass & weeds grow at will.

Irene was born in this house in 1938

The house was built circa 1845