



## Town of Niagara-on-the-Lake

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**SUBJECT:**            4 Walnut Street – Heritage Designation Report (File No. HER-25-2024)

### 1. EXECUTIVE SUMMARY

4 Walnut Street (the “subject property”), 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 residence has architectural or design value as it is a representative example of the Gothic Revival style architecture in Niagara-on-the-Lake, the residence has historical/associative value because of its association with Robert John Trimble. The subject property also contains contextual value because it is important in maintaining and supporting the historic character of the urban area of Queenston. Based on this evaluation, it is recommended for designation under Part IV, section 29 of the OHA.

### 2. PURPOSE

This Designation Report 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 to conserve essential built heritage in Town.

### 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, 2024 by Sumra Zia, Heritage Planner II. Property owner permission to enter onto the private property may assist in gaining a more fulsome understanding of the rear of the residence and any potential interior heritage attributes.

### **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, 'Ontario Architecture' by John Blumenson, 'Well-preserved' by Mark Fram, Shannon Kyles website 'Ontario Architecture,' Brock University Maps, Data and GIS Collection 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 four years (January 1, 2027).

## **3.2 Property Information**

Civic Address: 4 Walnut Street, Queenston, Niagara-on-the-Lake, ON

Legal Description: CP 1 PT LOT 156 PT LOT 157 PT LOT 159 PT LOT 160 TO PT LOT 162, Town of Niagara-on-the-Lake, L0S 1J0, Niagara Township, ON



 Subject Property

**Designation**  
 Queenston Urban Area  
 4 Walnut Street  
 Town of Niagara-on-the-Lake



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



 Subject Property

**Designation**  
 Queenston Urban Area  
 4 Walnut Street  
 Town of Niagara-on-the-Lake



**Map 2: Subject Property in Queenston**

### 3.3 Background Information

#### 3.3.1 Architecture or Design

The Gothic Revival is a direct translation of medieval details and building practices to the Ontario climate. The style originated in England. The style revived specific mediaeval Gothic forms in a manner similar to the earlier revival of correct Classical precedents (Fram 2014). In Ontario several variations of Gothic Revival existed. Sometimes a Georgian frame is fitted with a variety of Gothic or Tudor details such as vergeboard, finials, scalloping, lancet windows, hood moulds, and carved label stops. Other times, specifically in church architecture, the layout is asymmetrical and picturesque (Kyle 2016).

The residence displays several characteristics of Gothic Revival style buildings and cottages found in Ontario, including the verandah, steeply pitched gable roof and projecting bay windows.

The architectural description of 4 Walnut Street is as follows:

- The Trimble House is a single detached structure at the intersection of Queenston Street and Walnut Street.
- Apart from the residence, the property parcel also contains a detached garage structure.
- The subject property is a two-storey structure with a rectangular plan.
- The south elevation (façade) of the house is asymmetrical.
  - The, two-storey, southwest corner of the façade protrudes out, forming a shallow L-shape on the façade. The portion contains a bay window on the first storey and a single window on the second floor.
  - The southeast portion of the façade contains a covered porch with a protruding pediment. The main entryway to the residence is located centrally under the porch with a window located towards the east.
  - A single window is centrally located above the porch on the second floor.
- The east elevation was partially visible from the public right of way.
  - The southeast portion of the east elevation is symmetrical with symmetrical windows on the first and second storey.
  - The rear portion of the east elevation appears to be a later addition.
- The west elevation of the subject property is asymmetrical and contains a similar covered porch as the façade. Another covered porch is located towards the northwest corner of the elevation.
  - There are multiple windows located on the elevation with a secondary access to the subject property.
- The exterior wall cladding of the structure is white clapboard with asphalt shingles roof and rubble stone foundation.
- The roof profile of the subject property is a complex gable with multiple gable ends on each elevation with overhanging eaves featuring moulded fascia and frieze detail.
  - The structure also features hipped roof on the covered porches and flat

- roof over the bay window on the façade.
  - The façade and the east elevation contain steeply pitched gable ends.
  - The gable ends on all the elevations contain circular vents. The vents on the façade are more decorative and contain wooden surrounds.
- The openings throughout the subject property are rectangular, flat openings with shutters.
  - The window openings on the subject property contain plain wooden lug sills and moulded wooden frames outside the structural openings.
  - The windows also feature decorative lintels with carved pediments.
  - The main entryway contains a double panelled wooden door.
- The subject property displays a variety of wooden details.
  - The covered porches on the façade and the west elevation contain intricate wooden fretwork and moulded brackets.
  - The porches are supported on wooden posts with moulded capitals and panelled bases.
  - The bay window on the façade contains a moulded entablature, with pairs of wooden brackets and the moulded triangular lintel details running across the bay window.
  - The subject property also contains wooden shutters affixed to all the openings.

When examined against the typical characteristics of the Gothic Revival 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), and John Blumenson’s “Ontario Architecture” (1990), 4 Walnut Street meets most of the characteristics of the Gothic Revival style, and therefore, can be considered representative of the style (**Table 1**).

**Table 1: Characteristics of Gothic Revival Residential Buildings**

Characteristics	4 Walnut Street
Symmetrical or Asymmetrical elevations with symmetrical elements	Yes
Gable roof	Yes
Projecting bays	Yes
Pointed arch windows	No
Carved and turned woodwork	Yes
Polychromatic brickwork	No
One to two storeys	Yes
Stringcourses, mouldings, sills and lintels	Yes



**Image 1: Facade (South Elevation) of the Residence  
(Image taken on: February 28, 2024)**



**Image 2: Southeast Corner of the Residence  
(Image taken on: February 28, 2024)**



**Image 3: Southwest Corner of the Residence  
(Image taken on: February 28, 2024)**



### 3.3.2 History

The subject property located at 4 Walnut Street is known as the Trimble House. The house was constructed in 1880s in the Gothic Revival style.

Below is a brief history of the subject property and the Village of Queenston:

- The subject property faces Walnut Street towards the south and Queenston Street towards the west.
  - Historic mapping of the subject property from the mid-1850s shows that Queenston Street was previously called Queen Street.
- In 1841 the property was sold by Joseph Hamilton to Benjamin Corwin.
- Benjamin Corwin sold the property in 1852.
- The 1854 mapping shows the subject lands as part of Broken Front of Lot 6.
- The property ownership in the following few years is somewhat unclear, but in 1883, the property was sold by Robert Hamilton to Dr. Robert John Trimble. The house is believed to have been built soon after the Trimble family took ownership.
  - Dr. Trimble was a native of Brampton. Following his graduation from the University of Toronto (1875), he took post-graduate work in London, England, and in Edinburgh.
  - He was a Member of the Royal College of Surgeons, and Licentiate of the Royal College of Physicians.
  - He began his practice in Queenston after coming back from England and was a prominent figure all through the Niagara peninsula.
  - Dr. Robert John Trimble died on September 16, 1935.
- In 1944, the house was sold by the executors of Dana N. Trimble to Robert E. Hagan.
- In 1956, Hagan sold the house to George A. Jones.
- Other previous owners include John and Audrey Collett, and Robert and Barbara Boyd.

#### 3.3.2.1 Analysis of Maps

Map 3 – Map 8 provide an illustration of how the property parcel has developed over time. Map 3 shows the surrounding area and the neighbourhood as mostly open or wooded land. Some structures are seen on the map together with the creek located towards the north of the subject property. Map 4 from 1849, shows some built structures along Queenston Street. The map also shows signs of the grid pattern of streets emerging in the Queenston area. Map 5 from 1854 shows lesser structures along Queenston Street but a new structure north of the property parcel is observed, which could be Willowbank. While the rest of the area appears to have been divided into grid pattern lots, the property parcel at 4 Walnut Street stills remains a large lot. Map 6 from 1876 shows further development of the neighbourhood with multiple structures now observed in the neighbourhood. The roads and the surrounding property parcels are more defined. The following Map 7 and Map 8 shows the subject property as it appears today with the neighbourhood developed.



**Figure 1: The Trimble House – 1990  
(Source: Niagara Falls Heritage Foundation Collection)**

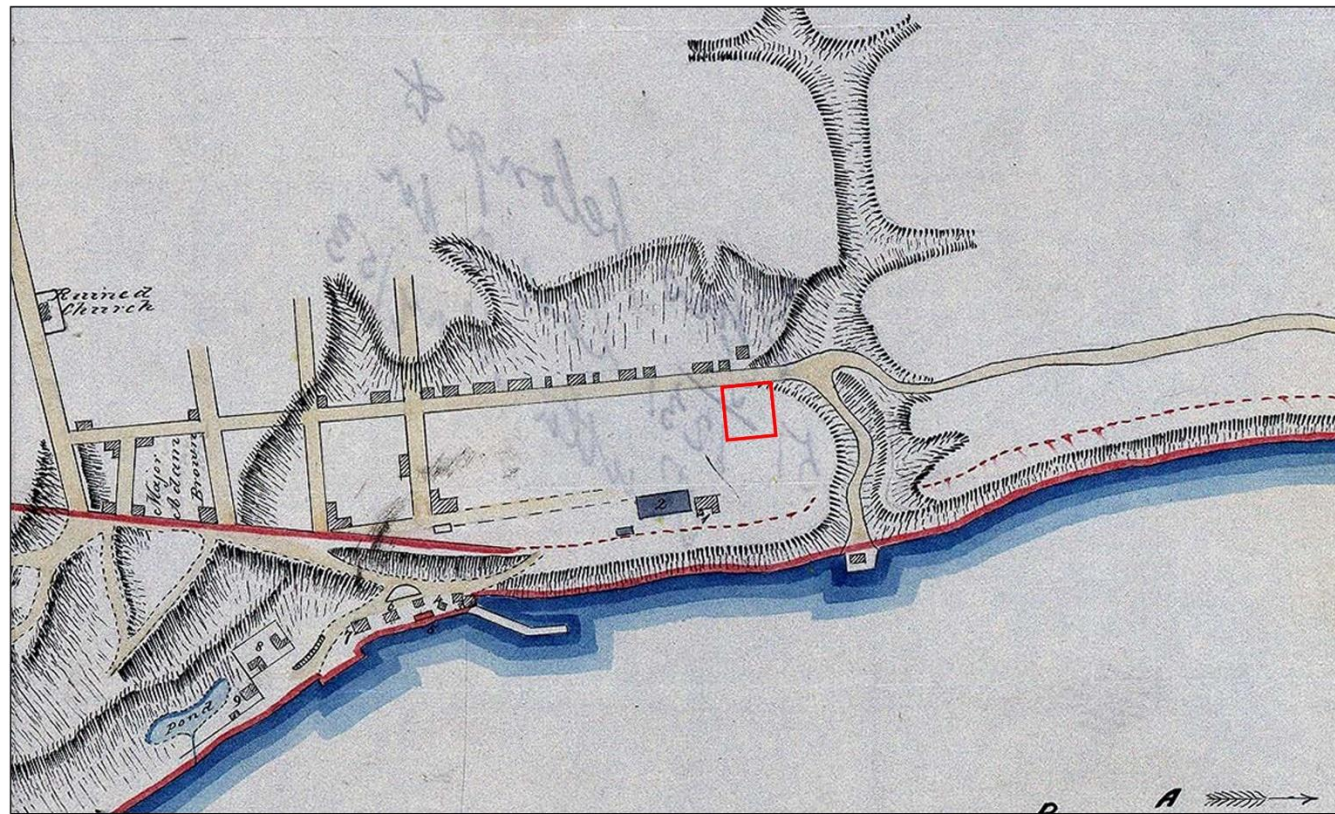


 Subject Property



**Map 3: 4 Walnut Street – 1818**

**(Source: Niagara-on-the-Lake Museum – Author: John Alexander and Henry Vavasour)**



 Subject Property



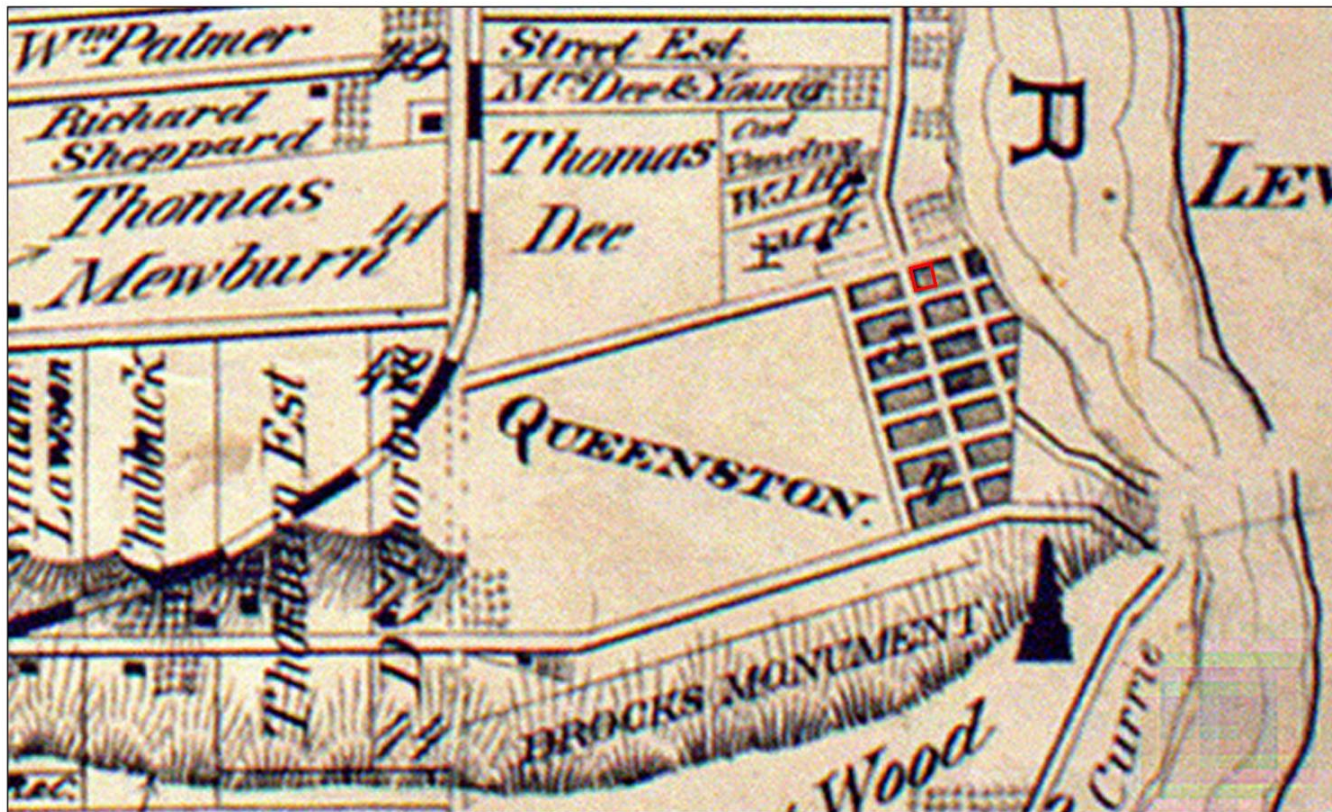
**Map 4: 4 Walnut Street – 1849**  
(Source: Niagara-on-the-Lake Museum – Author: Henry Vavasour)



 Subject Property



Map 5: 4 Walnut Street – 1854  
(Source: Niagara-on-the-Lake Museum – Author: William Hawkins)



 Subject Property



Map 6: 4 Walnut Street – 1876  
(Source: Niagara-on-the-Lake Museum – Author: WM. E. Tench Drummondville)

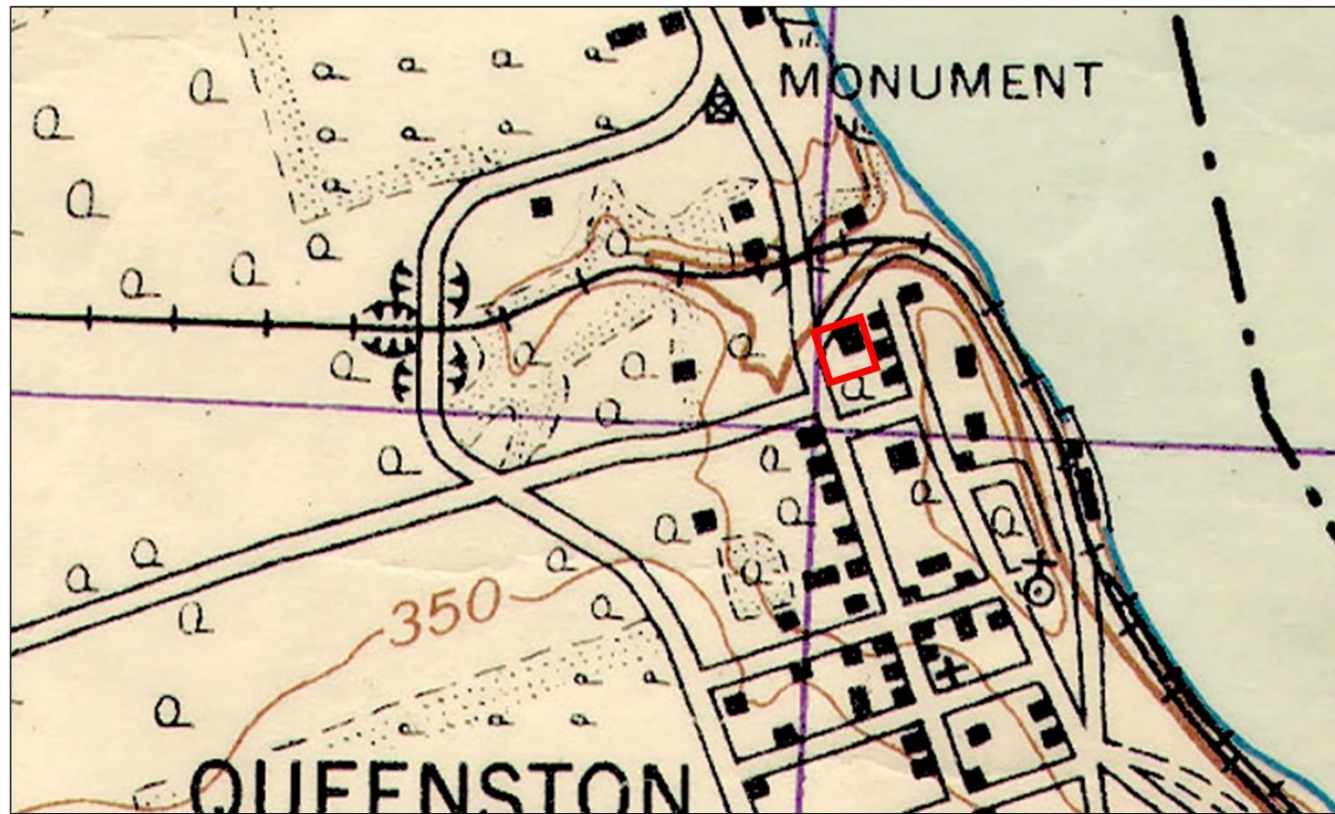


 Subject Property



**Map 7: 4 Walnut Street – 1930**

**(Source: Brock University Maps, Data and GIS Collection – Author: Niagara Air Photo Index)**



 Subject Property



**Map 8: 4 Walnut Street – 1849**

**(Source: Niagara-on-the-Lake Museum – Author: Department of National Defence Geographical Section)**



### 3.3.3 Context

- 4 Walnut Street is located in the urban area of Queenston.
  - The urban area is comprised of mixed-use structures, civic buildings and residential buildings.
  - The area is also comprised of a variety of bed and breakfasts and Inns.
  - Brock Memorial located towards the south of the subject property and Willowbank School located directly west of the subject property are significant landmarks in the Queenston urban area.
- The subject property is located at the intersection of Queenston Street and Walnut Street.
- 4 Walnut Street contains a residential structure, a detached garage and landscaped lands located towards the rear of the subject property. Apart from the designed and built structures, mature trees also line the periphery of the property parcel on the south and the west side.
- Apart from the historic structure on the subject property, the neighbourhood also contains multiple historic properties.
  - West of the subject property, at 14487 Niagara River Parkway, is a Part IV designated property which is also a National Historic Site of Canada. The property is known as the Willowbank. It is one of the few surviving examples of a Greek Revival style of architecture in the Niagara Region.
  - Southwest of the subject property, at 93 Queenston Street, is another Part IV designated property known as the Hamilton-Kormos House. The house is a representative example of a Neo-Classical style of architecture.
  - Directly south of the subject property, across Walnut Street, is the Laura Secord Memorial School at 5 Walnut Street. The property is a Part IV designated property and is a representative example of Neo-Classical style of architecture with influences from the Arts and Crafts style.
- The property east of 4 Walnut Street, at 53 Princess Street, is not recognized as a heritage resource but supports the historic character of the area as a representative example of the Queen Anne Revival style.
- The structures on the subject lands are located with a large setback from the street. The detached garage is fully visible from the street while the residence is concealed behind trees.
- Access to the subject lands is through a gravel driveway located at the southeast corner of the subject lands. The driveway leads to the detached garage located besides the residence.
- Pedestrian access to the subject property is through a paved walkway that leads up to the front of the house.
- The subject property is bounded on all sides by a white picket fence.
- The Walnut Street streetscape can be described as:
  - Tertiary street with three properties.
  - Moderate setbacks from the road.
  - Single lane road with pedestrian pathways on both sides of the road.



**Image 4: View of the Intersection of Queenston Street and Walnut Street  
(Image taken on: February 28, 2024)**



**Image 5: View of Walnut Street  
(Image taken on: February 28, 2024)**



**Image 6: View of Willowbank at 14487 Niagara River Parkway  
(Image taken on: February 28, 2024)**



**Image 7: View of the Hamilton-Kormos House at 93 Queenston Street  
(Image taken on: February 28, 2024)**



**Image 8: View of Laura Secord Memorial School at 5 Walnut Street  
(Image taken on: February 28, 2024)**



**Image 9: View of Adjacent Property at 53 Princess Street  
(Image taken on: February 28, 2024)**

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

The following section provides an evaluation of the significance of 4 Walnut Street based on the O. Reg 9/06 criteria (as amended by 569/22).

**Table 2: Evaluation of CHVI of 4 Walnut Street**

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	✓	The residential structure on 4 Walnut Street is a representative example of Gothic Revival architecture. The structure is a two-storey white clapboard structure. The façade of the subject property is asymmetrical while the side elevations are balanced and contain symmetrical elements. Typical of Gothic Revival structures, the roof of the structure is gable with overhanging eaves, moulded fascia, frieze and features steeply pitched gable end on the façade and on west elevation. The structure also has a verandah with hipped roof, overhanging eaves, brackets, fretwork and moulded post details. The openings throughout the subject property are rectangular, flat openings with shutters. The window openings on the subject property contain plain wooden lug sills and moulded wooden frames outside the structural openings and also feature decorative lintels with carved pediments. The subject property also features protruding bay window on the façade with a moulded entablature, pairs of wooden brackets and the moulded triangular lintel details.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value	✓	4 Walnut Street has physical value because it displays a high degree of craftsmanship. The intricate wood work found on the residential structure holds immense value. The wood work is featured on the two verandahs, the protruding bay window and the moulded lintels. It consists of wooden fretwork, moulded frieze and entablature, brackets, decorative wood posts and even the vents on the façade. The wood work is unique to the Gothic Revival structure.
The property has design value or physical value because it displays a high degree of technical or scientific achievement		4 Walnut Street does not display a high degree of technical or scientific achievement. The construction techniques used in its construction are typical of those used at the time of its construction.

Description	✓	Value
<p>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</p>	✓	<p>4 Walnut Street is historically associated with Dr. Robert John Trimble. The property parcel was sold to Dr. Trimble in the early 1880s and the current subject property was constructed on the lands around the same time. Dr. Trimble was a native of Brampton. Following his graduation from the University of Toronto, he took post-graduate work in London, England, and in Edinburgh. He was a Member of the Royal College of Surgeons, and Licentiate of the Royal College of Physicians. He began his practice in Queenston and was a prominent figure all through the peninsula due to his practice.</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>4 Walnut Street does not have the potential to yield information that contributes to the understanding of a community or culture.</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>Research into 4 Walnut Street has not revealed any builder or architect associated with the construction of the structure.</p>
<p>The property has contextual value because it is important in defining, maintaining, or supporting the character of an area</p>	✓	<p>4 Walnut Street has contextual value because it is important in maintaining and supporting the historic character of the Queenston urban area. Walnut Street and Queenston Street streetscape majorly consists of historic and protected heritage properties, with large to moderate setbacks from the road. The area also has thick foliage of mature trees lining both sides of the streets. The historic structure reiterates the historic character of the area and connects the context to its historical roots.</p>

Description	✓	Value
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings	✓	4 Walnut Street has contextual value because it is historically and visually linked to its surroundings as being a part of the historic village of Queenston and also being a part of the historic grouping of buildings along Queenston Street.
The property has contextual value because it is a landmark		4 Walnut Street is not considered a landmark.

## 5. STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

This section provides the statement of CHVI for 4 Walnut Street which is located at the intersection of Queenston Street and Walnut Street. It consists of a two storey Gothic revival residence.

### ***Statement of CHVI***

The residential structure on 4 Walnut Street is a representative example of Gothic Revival architecture. The structure is a two-storey white clapboard structure. The façade of the subject property is asymmetrical while the side elevations are balanced and contain symmetrical elements. Typical of Gothic Revival structures, the roof of the structure is gabled with overhanging eaves, moulded fascia, frieze and features steeply pitched gable end on the façade and on west elevation. The structure also has a verandah with hipped roof, overhanging eaves, brackets, fretwork and moulded post details. The openings throughout the subject property are rectangular, flat openings with shutters. The window openings on the subject property contain plain wooden lug sills and moulded wooden frames outside the structural openings and also feature decorative lintels with carved pediments. The subject property also features a protruding bay window on the façade with a moulded entablature, pairs of wooden brackets and the moulded triangular lintel details.

The Trimble House has physical value because it displays a high degree of craftsmanship. The intricate wood work found on the residential structure holds immense value. The wood work is featured on the two verandahs, the protruding bay window and the moulded lintels. It consists of wooden fretwork, moulded frieze and entablature, brackets, decorative wood posts and even the vents on the façade. The wood work is unique to the Gothic Revival structure.

4 Walnut Street is historically associated with Dr. Robert John Trimble. The property parcel was sold to Dr. Trimble in the early 1880s and the current subject property was constructed on the lands around the same time. Dr. Trimble was a native of Brampton. Following his graduation from the University of Toronto, he took post-graduate work in London, England, and in Edinburgh. He was a Member of the Royal College of Surgeons, and Licentiate of the Royal College of Physicians. He began his practice in Queenston and was a prominent figure all through the peninsula due to his practice.

4 Walnut Street has contextual value because it is important in maintaining and supporting the historic character of the Queenston urban area. Walnut Street and Queenston Street streetscape predominantly consists of historic and protected heritage properties, with large to moderate setbacks from the road. The area also has a thick foliage of mature trees lining both sides of the streets. The historic structures reinforce the historic character of the area and connects the context to its historical roots. 4 Walnut Street has contextual value because it is historically and visually linked to its surroundings as being a part of the historic village of Queenston and also being a part of the historic grouping of buildings along Queenston Street.



## **5.1 HERITAGE ATTRIBUTES**

- Two storey Gothic revival style structure
- White clapboard siding
- Gable roof with steeply pitched gable ends
- Overhanging eaves with moulded fascia and frieze
- Verandah on façade and west elevation
- Pediment on verandah on facade
- Wooden elements on the verandah, such as fretwork, pairs of brackets, posts with moulded capitals and panelled bases.
- Rectangular openings
- Decorative lintels with carved pediments
- Bay window on façade with moulded entablature, pairs of wooden brackets and the moulded triangular lintel details
- Location at the intersection of Queenston Street and Walnut Street
- Setback from the road
- Historical connection to Queenston

## **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. 4 Walnut Street 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.