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November 28, 2025

The Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
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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 Intention to Designate
Ontario Heritage Act, Part IV**

Pursuant to the provisions of Section 29(3) (a) (b) of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, please find enclosed a copy of:

Intention To Designate, 1791 Concession 2 Road, The House of Elsie (PART TWP LOT 24 RP 30R6765 PART 1)

Sincerely yours,

Grant Bivol
Town Clerk

Enc.



NOTICE OF INTENTION TO DESIGNATE

**IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER 0.18 AND IN
THE MATTER OF THE LANDS AT THE FOLLOWING LOCATION IN THE PROVINCE OF
ONTARIO**

TAKE NOTICE that the Council of the Corporation of the Town of Niagara-on-the-Lake intends to designate the property at **1791 CONCESSION 2 ROAD, THE HOUSE OF ELSIE (PART TWP LOT 24 RP 30R6765 PART 1)** as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18.

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 Key Heritage Attributes

Key exterior attributes that embody the heritage value of the dwelling at 1791 Concession 2 Road in Niagara-on-the-Lake 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

Objections

Any objection to this designation must be filled no later than 30 days after the date of publication of the Notice of Intent to Designate. Objections should be directed to Grant Bivol, Town Clerk, 1593 Four Mile Creek Road, Niagara-on-the-Lake, L0S 1T0. The last date to file a notice of objection is **December 19th 2025**.

Queries

Any further queries should be directed to Sumra Zia, Heritage Planner at (905) 468-3266 ext. 327 or through email at sumra.zia@notl.com.