

REPORT:

Cultural Heritage Evaluation Report

144 John Street East,
176 John Street East,
200 John Street East and
588 Charlotte Street



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1.0 INTRODUCTION

The Town of Niagara-on-the-Lake has retained Letourneau Heritage Consulting Inc. (LHC) to perform a Cultural Heritage Evaluation Report (CHER) for several properties that were once part of the Rand Estate within Niagara-on-the-Lake. These include:

- 144 John Street (Devonian House or Sheets House);
- 176 John Street (Rand Mansion);
- 200 John Street (Calvin Rand Residence); and,
- 588 Charlotte Street (Dingman Residence).

The purpose of a CHER is the identification and evaluation of a property (i.e., built heritage resources, cultural heritage landscapes, and/or archaeological resources) for its cultural heritage value or interest through research, documentary evidence, and community input to provide a basis for the management and conservation of a property.

As part of this CHER, each individual property will be evaluated against O. Reg 9/06 *Criteria for Determining Cultural Heritage Value or Interest*. The CHER will be completed in accordance with the best practices, drawing upon other applicable frameworks, such as the Ministry of Tourism, Culture, and Sport HIA requirements and the *Standards and Guidelines for the Conservation of Historic Places in Canada* where appropriate. Where access is granted, a site visit of the exterior and interior will be undertaken to record the property, and a history of the properties will be developed in order that a comprehensive understanding of any possible built heritage.

In reviewing this material, please note the following:

- All comments regarding the condition of any buildings on the properties relate only to observed deterioration of materials and structural components that are documented in photographs and other studies. The findings of this report do not address any structural or condition related issues associated with any buildings on the properties and any potential heritage attributes.
- With respect to historical research, the purpose of this report is to evaluate the properties. The authors are fully aware that there may possibly be additional historical information. Nevertheless, the consultants believe that the information collected, reviewed and analyzed is sufficient to conduct a defensible evaluation using O. Reg. 9/06 criteria.
- This report reflects the professional opinion of the authors' and the requirements of their membership in various professional and licensing bodies.

1.1 Definitions

Definitions are based on those provided within the Provincial Policy Statement (2014) and Ontario Heritage Act (1990), as well as the Niagara on the Lake Official Plan (2017) and the Niagara Region - Consolidated Regional Official Plan (2014) where applicable.

Adjacent Lands – means those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan. (PPS, 2014)

Adjacent - means for the purposes of Cultural Heritage, those properties immediately abutting built heritage resources or a locally identified Cultural Heritage Landscape. (Niagara Region - Consolidated Regional Official Plan, 2014)

Alter means to change in any manner and includes to restore, renovate, repair or disturb and “alteration” has a corresponding meaning (“transformer”, “transformation”) (Ontario Heritage Act, 1990)

Archaeological Resources - means the remains of any building, structure, activity, place or cultural feature, which because of the passage of time is on or below the surface of the land or water, and which has been identified and evaluated and determined to be significant to the understanding of the history of a people or a place. The identification and evaluation of this resource is based upon an archaeological resource assessment. (Town of Niagara on the Lake OP, 2017)

Areas of Archaeological Potential - means areas with the likelihood to contain archaeological resources. Methods to identify archaeological potential are established by the Province, but municipal approaches which achieve the same objectives may also be used. The Ontario Heritage Act requires archaeological potential to be confirmed through archaeological fieldwork. (PPS, 2014)

Built Heritage Resources - means a building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers. (PPS, 2014)

Conserve/Conserved – means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments. (PPS, 2014)

Cultural Heritage Landscape – means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. (PPS, 2014)

Cultural Heritage Resource – means built heritage resources, cultural heritage landscapes and archaeological resources that have been determined to have cultural heritage value or interest for the important contribution they

make to our understanding of the history of a place, an event, or a people. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation. (Greenbelt Plan)

Development - The creation of a new lot, a change in land use, or the construction of a building or structure, requiring approval under the Planning Act. It includes the construction of new, or significant expansion of existing, public utilities or infrastructure but does not include works subject to the Drainage Act. (Town of Niagara on the Lake OP, 2017)

Heritage attributes (Ontario Heritage Act) means in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.

Significant - means in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. (PPS, 2014)

MTCS refers to the Ministry of Tourism, Culture and Sport. Includes previous iterations of the Ministry such as Ministry of Tourism and Culture and Ministry of Culture.

OHA refers to the Ontario Heritage Act.

SCHVI refers to Statement of Cultural Heritage Value or Interest.

2.0 STUDY APPROACH

2.1 Historical Research

Historical research was undertaken to outline the history and development of the subject properties and place them in a broader community context. Research was undertaken at Land Registry Office No. 30 (Niagara), Niagara Museum and Historical Society, oral histories, personal interviews, textual materials, online research using sources for ancestry/genealogy (Ancestry.ca), with aerial mapping, historical land surveys, and online sources including McGill Digital Map Collections, and Google Earth Pro. Secondary research was based on the research files/resources held by Letourneau Heritage Consulting Inc. (e.g., historical atlases, local histories, and architectural reference texts) and information provided by the Town of Niagara-on-the-Lake Planning staff and members of the Municipal Heritage Committee. Sources used in this report are listed as footnotes and in the report's bibliography.

2.2 Site Analysis

In the MTCS's guide *Heritage Property Evaluation, Chapter 3: The Importance of Research and Site Visit* notes that a property should be evaluated at least twice.

A site visit was carried out Ms. Barnes on 7 July 2018. Access to 588 Charlotte Street and 200 John Street East was provided and photographic documentation was taken of exterior and interior (where available).

A second site visit was carried out by Ms. Barnes and Mr. Letourneau. The consultants examined the property from the public realm 27 July 2018. The site analysis also considered identified and potential cultural heritage resources in the broader area as well as the property within its broader context.

Access was not granted to the consultant team for the review of 144 and 176 John Street East. However, Town of Niagara-on-the-Lake were able to access the property. In addition, details of these properties were also found within the HIA prepared by Leah Wallace.

2.3 Legislation and Policy Analysis

The principal documents examined included the *Ontario Heritage Act*, including Regulation 9/06, Region of Niagara Official Plan (2014) and Town of Niagara-on-the-Lake Official Plan (2017).

2.4 Evaluation

The findings from the historical research, legislative/policy analysis, and the site analysis were used to conduct an *Ontario Heritage Act* Regulation 9/06 assessment of the properties.

2.5 Report Limitations

The qualifications of the heritage consultants who authored this report are provided at the end of the report. All comments regarding the condition of any buildings on the property relate only to observed deterioration of materials and structural components that are documented in photographs and other studies. The findings of this report do not address any structural or condition related issues associated with any buildings on the properties and any potential heritage attributes.

With respect to historical research, the purpose of this report is to evaluate the properties. The authors are also fully aware that there may possibly be additional historical information. Nevertheless, the consultants believe that the information collected, reviewed and analyzed is sufficient to conduct a defensible evaluation using O. Reg. 9/06 criteria.

This report reflects the professional opinion of the authors' and the requirements of their membership in various professional and licensing bodies.

3.0 PROPERTY CONTEXT

3.1 Location

There are four properties which will be evaluated as part of this CHER. They are municipally known as:

- 144 John Street (Devonian or Sheets House);
- 176 John Street (Rand Mansion);
- 200 John Street (Calvin Rand Residence); and
- 588 Charlotte Street (Dingman Residence).

All four properties abut one another and are located along John Street East and Charlotte Street, Niagara-on-the-Lake. 144 and 176 John Street East and 200 John Street East are accessed from John Street East and 588 Charlotte Street is accessed from Charlotte Street. A large brick, concrete and stone wall defines most of the original estate boundary. The wall runs along the properties boundaries on John Street East, Charlotte Street, and along the rear of the properties; the entrance ways of each of the four properties is marked by red brick pillars. A large stone arched entranceway (not protected under the *Ontario Heritage Act*), with Randwood etched in the stone arch, is located along Charlotte Street along with the original gatehouse. Two newer subdivisions built in the late 20th century break up the stone wall along Charlotte Street. The Weatherstone Court subdivision contains the original Randwood milk house and stables (9 Weatherstone Court) which are designated under Part IV of the *Ontario Heritage Act* under By-Law 1971-88. The second subdivision is located off Christopher Court.

To the north-east of the properties is an open park area, known as Memorial Park (also known as The Commons), and further north-east is Butler's Barracks; Butler's Barracks is a National Historic Site of Canada. To the south-west of the properties is a Heritage Trail - a public walking trail which used to be the Michigan Central Railway train line. To the south of the properties is a large residential property known as "Brunswick House" (210 John Street); further south is Two Sisters Vineyards.

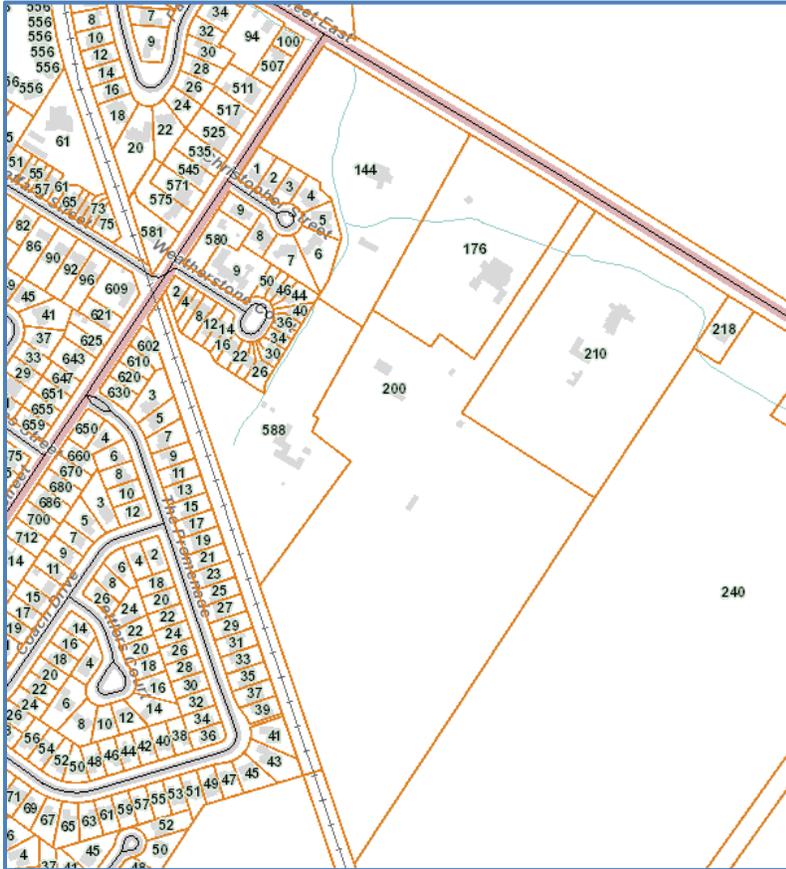


Figure 1: Site map showing the location of the four properties (NOTL GIS mapping, 2018)



Figure 2: Original stone entrance archway to Randwood located at 580 Charlotte Street (AB, 2018)



Figure 3: Stone wall located along Charlotte Street (AB, 2018)



Figure 4: Christopher Street subdivision entrance which was severed from the estate c. 1976 (AB, 2018)



Figure 5: Weatherstone Court subdivision entrance, severed from the estate c. 1976 (AB, 2018)



Figure 6: View of the old rail line which has been converted into a public walking trail known as Heritage Trail. This is located at the rear of the properties (AB, 2018).

3.2 Description

3.2.1 144 John Street East

The property is located on the corner lot where John Street East intersects with Charlotte Street. The property generally follows an L shaped property line (Figure 7). The property has vehicle access off John Street East through large red brick pillars that frame the entrance.

There are multiple structures associated with the property known as 144 John Street East. This includes: the main residential building (Devonian House/Sheets House) which was built in 1922; the Coach House which was built in the late 19th century; and a brick, concrete, and stone wall. A paved parking lot has been added and is located at the rear of the property behind the Coach house.

There are many mature trees and plantings on the property.

The legal address is Part of PIN 46404-0037 (LT) Part Lot 144 RCP 692 NIAGARA being Part 6 on 30R-1792 TOWN OF NIAGARA-ON-THE-LAKE

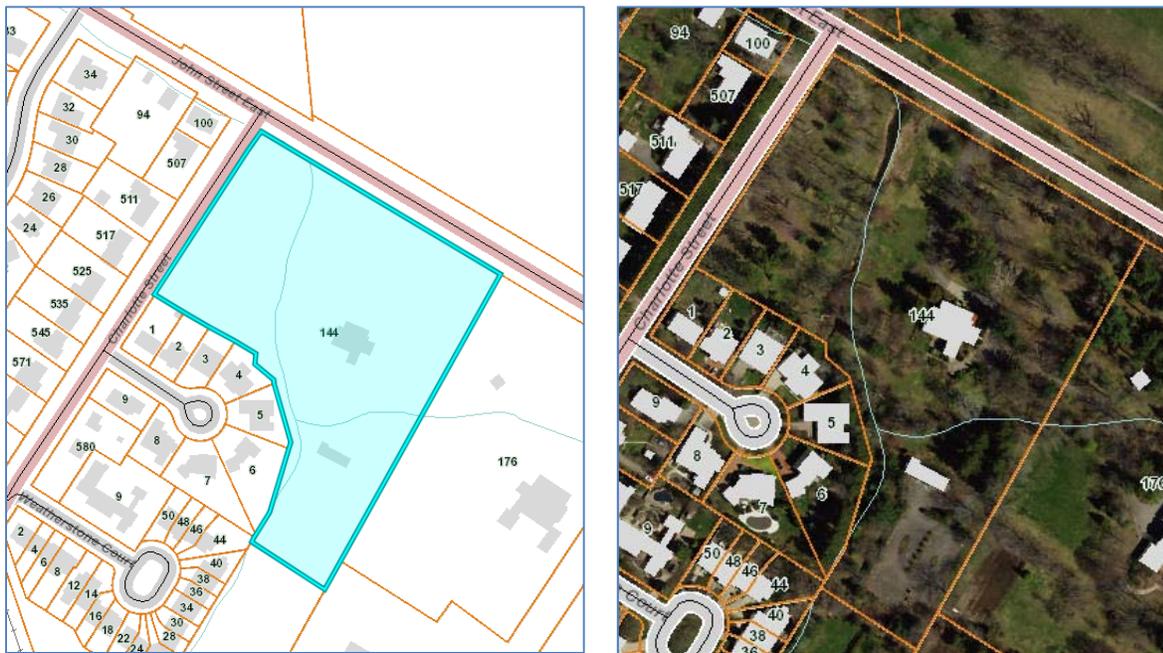


Figure 7: 144 John Street East (NOTL GIS mapping, 2018)

3.2.2 176 John Street East

The property is located on John Street East and generally follows a rectangular property line (Figure 8). The property has vehicle access off John Street East through large red brick pillars and metal gate which frame the entrance.

There are multiple structures associated with the property known as 176 John Street East. This includes the main residence (Randwood), a wooden pergola (gazebo), a modern brick pavilion and the brick, concrete and stone wall. There are also numerous landscaping features of note including the wooden and stone foot bridges, stone pathways, water fountain and landscaping features.

There are many mature trees and plantings on the property.

The legal address is Part of PIN 46404-0037 (LT) Part Lot 144, RCP 692 NIAGARA being Parts 3, 4, and 5 on 30R-1792, TOWN OF NIAGARA-ON-THE-LAKE

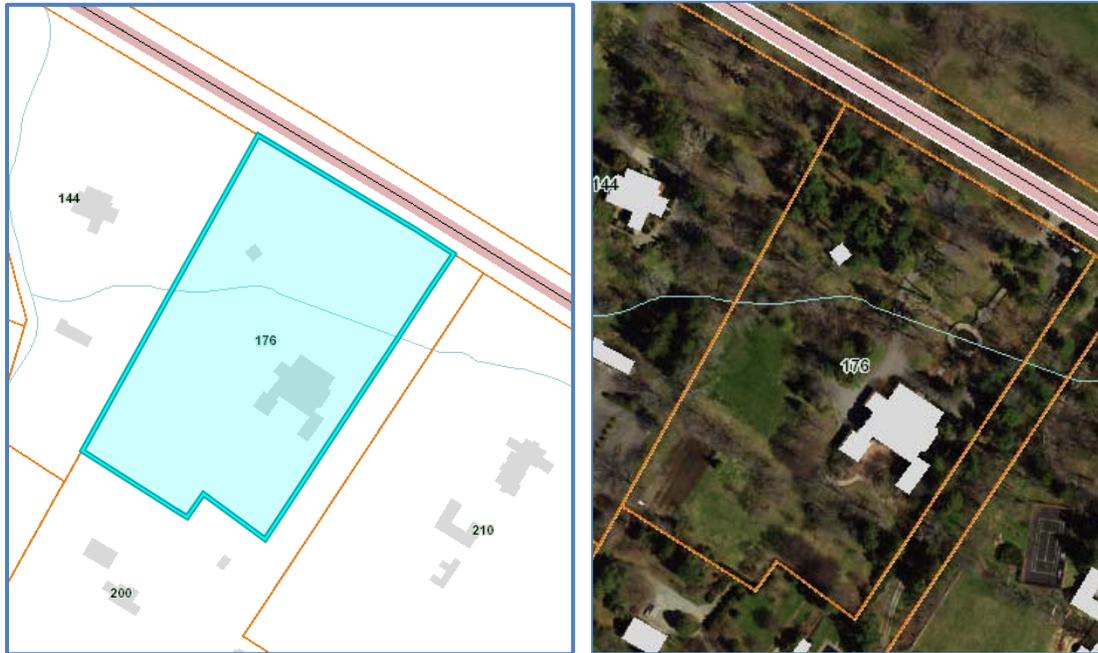


Figure 8: 176 John Street East (NOTL GIS mapping, 2018)

3.2.3 200 John Street East

The property follows an irregular property line (Figure 9). There are two entrances to the property. The main entrance is accessed from a long driveway located on John Street East; the entrance gates are framed by large red brick pillars. The secondary entrance is a pedestrian entrance located at the rear of the property from the Heritage Trail.

There are multiple built structures associated with the property known as 200 John Street East. This includes the carriage house (aka the garage), the guest house, remnants of the greenhouse, the tea house and pool, the pool pavilion, a gazebo (whistle stop), and the brick, concrete and stone wall. The gazebo (whistle stop) and brick, concrete and stone wall are located at the rear of the property.

There are large red brick pillars delineating the entrance and a small gazebo (whistle stop) is located just inside the property walls. This was the original entrance to and from the rail line and the gazebo was used as a personal railway shelter.

There are many mature trees on the property.

The legal address is Lot 145 RCP 692 Niagara except Part 1 to 9, 30R8436; Town of Niagara-on-the-Lake.

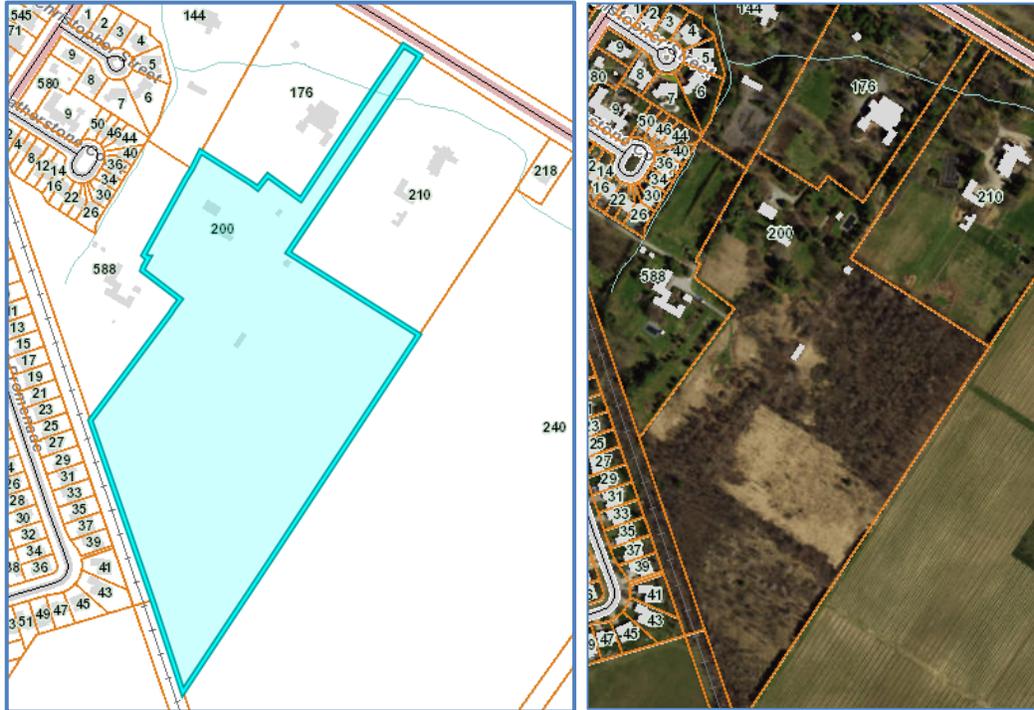


Figure 9: 200 John Street East (NOTL GIS mapping, 2018).

3.2.4 588 Charlotte Street

The property is access from Charlotte Street where two large red brick pillars frame a gravel driveway. The property follows an irregular property line (Figure 10) and a large brick, concrete and stone wall runs along the rear of the property. There is a portion of the wall which is has been replaced with a wooden fence and gate; there is a small portion of the wall which has fallen, and areas have been stabilized with metal posts.

There are multiple built structures associated with the property known as 588 Charlotte Street. This includes the main residence with additional wing, a detached outbuilding, two small sheds, and a gazebo (whistle stop). There is a large in-ground pool at the rear of the main residence; a small purpose-built outbuilding is adjacent to the pool for pool equipment. There is a small pet cemetery enclosed in a white wooded fence located to the south of main residence.

There are many mature trees associated with the property.

The legal address is Lot 156 RCP Niagara; Part Lot 145 RCP 692 Niagara Part 1-9, 20R- 8436; S/T Ro718339, S/T RO413742, T/W RO413742 (Pt13, 30R1792 Except Pt 5, 30R8436); Niagara-on-the-Lake.

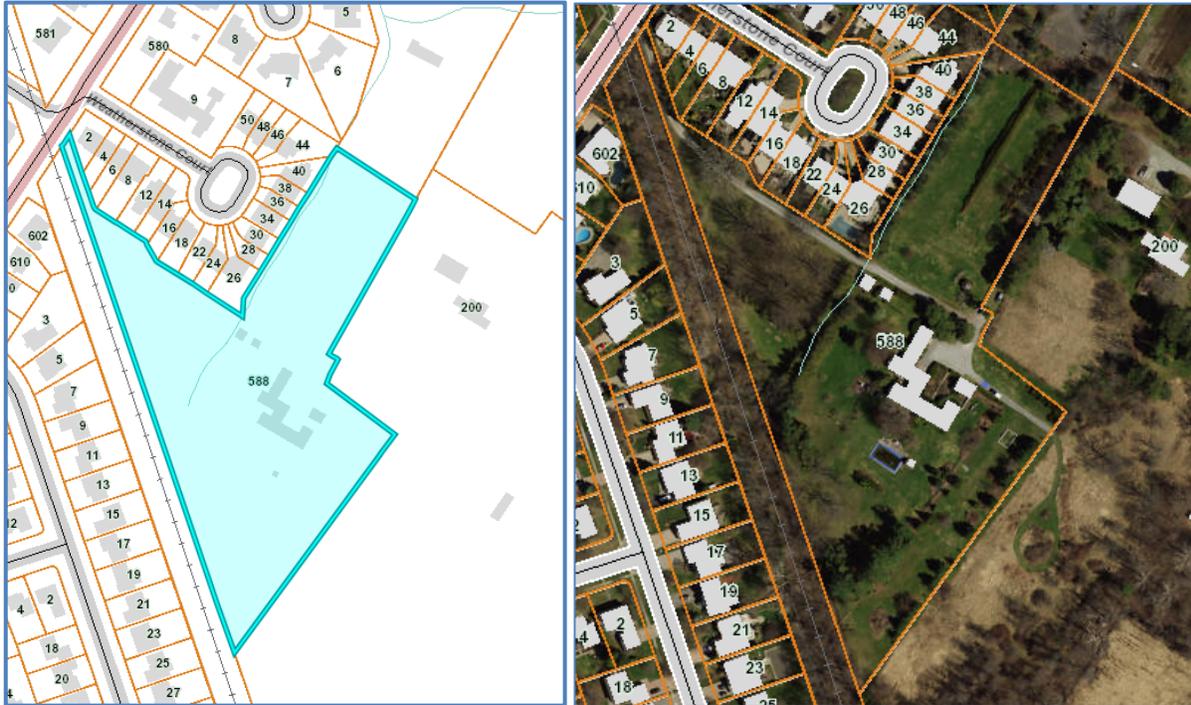


Figure 10: 588 Charlotte Street (NOTL GIS mapping, 2018).

4.0 PROVINCIAL LEGISLATION/ POLICY

In Ontario, cultural heritage is considered a matter of provincial interest and cultural heritage resources are managed under Provincial legislation, policy, regulations and guidelines. For example, while the OHA addresses cultural heritage, including the management of provincial properties directly, the *Planning Act* through the Provincial Policy Statement (PPS) 2014 also addresses cultural heritage as an area of provincial interest. Other provincial legislation deals with cultural heritage indirectly or in specific cases. The *Environmental Assessment Act and Environmental Protection Act* use a definition of “environment” that includes cultural heritage resources and *The Funeral, Burial and Cremation Services Act* addresses historic cemeteries and processes for identifying graves that may be prehistoric or historic. These various acts and policies under these acts indicate broad support for the protection of cultural heritage by the Province. They also provide the framework that must be considered for any recommendations. What follows is an analysis of the applicable legislation and policy regarding cultural heritage.

4.1 Planning Act

The *Planning Act* is the primary document for municipal and provincial land use planning in Ontario. This Act sets the context for provincial interest in heritage. It states under Part I (2, d):

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as, the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.¹

Details about provincial interest as it relates to land use planning and development in the province are outlined in the *Provincial Policy Statement* which is used under the authority of Part 1 (3).

4.2 Provincial Policy Statement (2014)

The PPS sets the policy foundation for regulating the development and use of land in Ontario. Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the PPS. The document asserts that cultural heritage and archaeological resources provide important environmental, economic and social benefits, and directly addresses cultural heritage in Sections 1.7.1d and 2.6.

Section 1.7 of the PPS on long-term economic prosperity encourages cultural heritage as a tool for economic prosperity by “encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes”.

Section 2.6 of the PPS articulates provincial policy regarding cultural heritage and archaeology.

- 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
- 2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.
- 2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated

¹ Province of Ontario. 1990. *Planning Act*. Part I (2, d).

and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

- 2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.
- 2.6.5 Planning authorities shall consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.

The PPS makes the consideration of cultural heritage equal to all other considerations in relation to planning and development within the province.

In accordance with Section 3 of the *Planning Act*, a decision of the Council of a municipality, a local board, a planning board, a Minister of the Crown and a ministry, board, commission or agency of the government, including the Municipal Board, in respect of the exercise of any authority that affects a planning matter, "shall be consistent with" this Provincial Policy Statement.

Section 4.7 of the PPS states that official plans are the most important vehicle for implementation of the Provincial Policy Statement. Comprehensive, and that integrated and long-term planning is best achieved through official plans. Additionally, it states that official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.

Significant, in regard to cultural heritage and archaeology, means resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

Within the PPS it states that criteria for determining significance for cultural heritage resources are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used. While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation (49).

4.2.1 Cultural Heritage Landscapes under the *Planning Act* and the Provincial Policy

While the concept of cultural heritage landscape was introduced within the 1996 (1997) PPS, it was not until the 2005 revisions, with its stronger language requiring their conservation, that many communities started to explore ways to address such landscapes through policy and process. The 2014 PPS explicitly states that land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the PPS. The PPS addresses cultural heritage in Sections 1.7.1d and 2.6, including the protection of cultural heritage landscapes.

As noted, the 2014 *Provincial Policy Statement* defines cultural heritage landscapes as follows:

Cultural heritage landscape means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*, villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and

areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).

The idea of significance is also one that merits additional mention. As noted, the definition of significance is as follows:

Significance means, in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

As stated within the PPS, criteria for determining significance for the resources (including cultural heritage and archaeology resources) e) are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used. The PPS also notes that while some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

Section 1.7 of the PPS on long-term economic prosperity encourages cultural heritage as a tool for economic prosperity by "encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including *built heritage resources* and *cultural heritage landscapes*" (Section 1.7.1d)

Section 2.6 of the PPS articulates provincial policy regarding cultural heritage and archaeology. In particular, Section 2.6.1 requires that "(s)ignificant built heritage resources and significant cultural heritage landscapes shall be conserved".

The PPS makes the protection of cultural heritage, including cultural heritage landscapes, equal to all other considerations in relation to planning and development within the province.

4.3 Ontario Heritage Act

In 2005, revisions to the *Ontario Heritage Act* shifted the legislation and policy framework for heritage conservation in Ontario. Heritage conservation was more clearly identified as a matter of provincial interest and protecting cultural heritage resources is now a key consideration in the land-use planning process. In support of the amendments to the *Ontario Heritage Act*, the province established criteria for determining if a property is worthy of protection as a "designated" heritage property.

As identified by MTCS in its 2006 document, *Designating Heritage Properties*, "careful research and an evaluation of the candidate property must be done before a property can be recommended for designation".² This is reiterated in its 2006 publication *Heritage Property Evaluation* in which MTCS states that "individual properties being considered for protection under Part IV, Section 29 of the *Ontario Heritage Act* must undergo a more rigorous evaluation than is required for listing".³ Properties proposed for designation under Part IV, Section 29 of the *Ontario Heritage Act* must meet the requirements of Regulation 9/06. This regulation states that a property can be designated if it meets one of the three following criteria:

- 1) The property has design value or physical value because it,

² MTCS, 2006, p. 8.

³ MTCS, 2006b, p.20.

- i) is a rare, unique, representative or early example of a style, type, expression, material or construction method;
 - ii) displays a high degree of craftsmanship or artistic merit; or,
 - iii) demonstrates a high degree of technical or scientific achievement.
- 2) The property has historical value or associative value because it,
- i) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
 - ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or,
 - iii) demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
- 3) The property has contextual value because it,
- i) is important in defining, maintaining or supporting the character of an area;
 - ii) is physically, functionally, visually or historically linked to its surroundings; or,
 - iii) is a landmark.

In terms of applying these criteria, past recommendation reports from the Conservation Review Board (CRB) provide some important insights. While the CRB considers each case individually, the CRB's recommendations must be consistent with the *Ontario Heritage Act*. As a result, key issues such as the importance of a comprehensive evaluation system, the importance of contextualizing properties, and municipal obligations to be fair, consistent, and transparent in their designation approach have been considered in the past. These reports demonstrate that, in order to be defensible, a determination to designate must satisfy the following:

- 1) The property needs to be evaluated against Regulation 9/06 of the *Ontario Heritage Act*, and it must be clearly demonstrated that the property meets at least one of the three criteria. As noted, the evaluation criteria and methodological approach employed is of particular interest to the CRB. This was clearly articulated in the recommendation report for *Re The Hamilton Property* (6 July 2006) (CRB), when the Board indicated that:

The Board also suggests that the City develop a more rigorous method for the evaluation of properties proposed for designation. Some ranking based on letter or numerical rating could be useful. The reasons for designation should also include a succinct statement explaining the cultural heritage value of the property and a more detailed identification and assessment of the "heritage attributes" of the property as required by the *Ontario Heritage Act*.

This requirement has been carried forward in many subsequent CRB recommendations, including in *Re 6320 Pine Grove Ave* (9 October 2009) CRB0902. In this instance, the City failed to evaluate the property against an adopted template, although it did use a Parks Canada Evaluation Tool;

- 2) The designations need to be contextualized. In *Re St. Jochin Church and L'Annonciation Church* (26 & 27 June 2007) (CRB), the Board highlighted the importance of contextualizing properties being designated. In this instance, the objector argued that there were architecturally better examples in the region. In response to this argument, the Board stated:

The Board agrees that there is an implied methodology within Regulation 9/06 to compare a candidate property to other examples. The purpose is to give some benchmark with which to evaluate the relative merits of the candidate property. However, the Board does not accept that the overall intent is to then select only the best example or a representative sample for protection under section 29 of the Act. As with any comparative methodology, for the results to be valid the sampling must have some commonality of factors and influences, such as within one "community".

In this instance, the Board recognized that a community may not equate with a municipal boundary by indicating.

The Board is of the opinion that the methodology implied in Regulation 9/06 involves sampling for comparative purposes and that Regulation 9/06 in itself does not limit comparison to examples within a municipal boundary. The overlay to the Regulation is the Act, which does restrict the jurisdiction of the municipality to protecting properties within its geographic borders. It is the Board's opinion that, in the case of church properties where the meaning of religious "community" crosses municipal jurisdictions and where it can be demonstrated that there is a commonality of factors and influences, a comparative sampling that includes properties outside of the municipal boundary is valid.

- 4) The agency designating the property needs to undertake due diligence to ensure its processes are consistent with the *Ontario Heritage Act* including that sufficient research was carried out. In terms of general process, municipalities have clear obligations to be fair, consistent, and transparent. The CRB's recommendation report for *Re 185 Beta Street* (19 March 2008) (CRB) reflects this requirement, with its clear statement that:

It is the Board's position that the ability of a municipality to protect a property within its jurisdiction under s.29 of the Ontario Heritage Act brings with it the obligation that the reasons given for this protection be as accurate as possible.

This requirement was also confirmed in the CRB's recommendation report in *Re David Dunlop Observatory* (19 May 2009) CRB File 2007-12, which stated:

It has been previously articulated in proceedings before the Board that the municipality has the onus of showing diligence in ensuring that the reasons given to protect a property under the Act are as well researched and accurate as possible. While this is true of any property, adherence to these principles is arguably even more important when dealing with a special property that holds significance that is recognized far beyond the boundaries of the local community."

The report for *Re 185 Beta Street*, above, also indicated that it is not sufficient to rely upon past research when the board stated:

Information from earlier research reports has been carried forward, seemingly without sufficient verification and/or clarification.

There is also a need to ensure the research methodology is sound. This was reflected in the recommendation report for *Re St. Martin's Parish Hall* (5 July 2010) CRB0909. In this instance, the municipality's methodology was found to be lacking. The CRB found:

In the opinion of the Review Board, the documentation presented at the hearing concerning the history of this property lacked a full explanation of the methodology employed to locate and analyze the historical information, which essentially was found through interviews, newspaper articles, photographs, and secondary sources. The Review Board expects books of evidence, through annotations on the documents themselves and through supplementary explanations by relevant witnesses, wherever possible, to include information that will allow members to be assured of the authenticity, completeness, relevance, and context of a document.

The report also stated that in the absence of a municipally adopted evaluative approach, *Ontario Heritage Act* Regulation 9/06 criteria must be applied.

If a property has been determined to meet the criteria of *Ontario Heritage Act* Regulation 9/06, the *Ontario Heritage Act* proscribes the process by which a designation must occur. A flowchart of this designation process has been hereto attached as Appendix A. Ultimately, however, it should be noted that the final evaluation of cultural heritage value and the decision to protect a property remains that of the municipal council.

4.4 The Growth Plan for the Greater Golden Horseshoe, 2017

The Growth Plan for the Greater Golden Horseshoe, 2017 came into effect on July 1, 2017. It is a long-term Plan intended to manage growth, build complete communities, curb sprawl and protect the natural environment. The intent of the Growth Plan for the Greater Golden Horseshoe is to:

- Support the achievement of complete communities that offer more options for living, working, learning, shopping and playing.
- Reduce traffic gridlock by improving access to a greater range of transportation options.
- Provide housing options to meet the needs of people at any age.
- Revitalize downtowns to become more vibrant and to provide convenient access to an appropriate mix of jobs, local services, public service facilities and a full range of housing.
- Curb sprawl and protect farmland and green spaces.
- Promote long-term economic growth.

In Section 1.2.1 (Guiding Principles), the Growth Plan states that the policies of the Plan are based on key principles. This includes the following:

- Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.

Within Section 4.1 Context, the Plan notes that the area covered by the Greater Growth Plan "contains a broad array of important hydrologic and natural heritage features and areas, a vibrant and diverse agricultural land base, irreplaceable cultural heritage resources, and valuable renewable and non-renewable resources." It notes that this also contains important cultural heritage resources. As this Section states:

The GGH also contains important cultural heritage resources that contribute to a sense of identity, support a vibrant tourism industry, and attract investment based on cultural amenities. Accommodating growth can put pressure on these resources through development and site alteration. It is necessary to plan in a way that protects and maximizes the benefits of these resources that make our communities unique and attractive places to live.

Section 4.2.7 (Cultural Heritage Resources) states:

1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.
2. Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.
3. Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making.

In the context of this plan, cultural heritage resources are defined as follows:

Built heritage resources, cultural heritage landscapes and archaeological resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation. (Greenbelt Plan)

4.5 Region of Niagara Official Plan (2014)

The Regional Official Plan for Niagara notes that cultural heritage resources as a critical element of the local economy and identity. As noted within Section 2: Growing the Economy:

As a community, Niagara has special qualities, rooted in its rich cultural and historical heritage, its unique mix of natural resources, and in its diversity.

Specific policies can be found in Section 10.C (Creative Places). As this section notes:

The story of Niagara region can be found in thousands of places and spaces that represent its historical and contemporary identity. The Region recognizes these assets are a physical representation of Niagara's unique characteristics. These places and spaces should be recognized for the critical role they play in creating a sense of place and improving quality of life for residents and visitors.

The Regional Official Plan requires that a Heritage Impact Analysis be prepared for any development or site alteration proposed on or adjacent to lands, structures or buildings designated under the Ontario Heritage Act or listed on an approved heritage resource inventory.

4.6 Town of Niagara on the Lake Official Plan (2017)

The Town of Niagara-on-the-Lake's Official Plan states in Section 2.6 that the conservation of cultural heritage resources is important in order to conserve and strengthen the overall character of Village neighbourhoods and streetscapes, and that policies are to ensure that new development will not adversely impact the conservation of natural and cultural heritage features.

Section 18 of the OP, Heritage Conservation, goes on to state that:

Within the Town of Niagara-on-the-Lake, there are areas which have certain unique or distinctive characteristics which cannot be attributed solely to a collection of individual buildings of the same or related periods. These characteristics are difficult to isolate apart from the special air or atmosphere the street exhibits, they are, for the most part, intangible qualities. Nonetheless, these intangibles combine to produce a strong cumulative effect which, together with the distinct and intact legacy of original 19th Century buildings, creates a valuable historic character. (297)

Section 18.2 of the OP provides the goals and objectives for Heritage Conservation, which are provided below for review and reference.

- (1) To protect, preserve and encourage the restoration of the original architectural detail wherever feasible on all buildings having architectural and historical merit within the context of the Town of Niagara-on-the-Lake, as well as on all buildings contributing towards the heritage value of the Town of Niagara-on-the-Lake.
- (2) To encourage good contemporary building design by using sympathetic forms while avoiding simply copying historic architecture. To restrict building design that is not compatible with existing structures or unsympathetic alterations to buildings that would detract from the character of a Heritage Resource. Where lands or buildings have been designated pursuant to the Ontario Heritage Act the provisions of that Act regarding buildings and additions shall apply.
- (3) To prevent the demolition, destruction or inappropriate alteration or use of heritage resources.
- (4) To encourage appropriate character and uses adjacent to heritage resources in those areas designated as Heritage Conservation Districts.
- (5) To develop and encourage creative, appropriate and economically viable uses of heritage resources.
- (6) To support and encourage the voluntary designation of historic buildings and structures.
- (7) To recognize the importance of archaeological sites within the municipality that represent the physical remains of a lengthy settlement history and a fragile non-renewable cultural legacy.

The Town of Niagara-on-the-Lake does not have any specific policies which outline how to identify, evaluate or conserve cultural heritage landscapes.

5.0 RESEARCH

5.1 History of the Area

5.1.1 Pre-European Contact

Paleo-Indian (9500-8000 BC)

The cultural history of southern Ontario began around 11,000 years ago,⁴ following the retreat of the Wisconsin glacier. During this archaeological period, known as the Paleo-Indian period (9500-8000 BC), the climate was similar to the modern sub-arctic; and vegetation was dominated by spruce and pine forests. The initial occupants of the province, distinctive in the archaeological record for their stone tool assemblage, were nomadic big-game hunters (i.e., caribou, mastodon and mammoth) living in small groups and travelling over vast areas of land, possibly migrating hundreds of kilometres in a single year.

Archaic (8000-1000 BC)

During the Archaic archaeological period (8000-1000 BC) the occupants of southern Ontario continued to be migratory in nature, although living in larger groups and transitioning towards a preference for smaller territories of land – possibly remaining within specific watersheds. The stone tool assemblage was refined during this period and grew to include polished or ground stone tool technologies.

Woodland (1000 BC – AD 1650)

The Woodland period in southern Ontario (1000 BC–AD 1650) represents a marked change in subsistence patterns, burial customs and tool technologies, as well as the introduction of pottery making. The Woodland period is subdivided into the Early Woodland (1000–400 BC), Middle Woodland (400 BC–AD 500) and Late Woodland (AD 500-1650). During the Early and Middle Woodland, communities grew in size and were organized at a band level. Subsistence patterns continued to be focused on foraging and hunting. There is evidence for incipient horticulture in the Middle Woodland as well as the development of long distance trade networks.

Woodland populations transitioned from a foraging subsistence strategy towards a preference for agricultural village-based communities around AD 500–1000. It was during this period that corn (maize) cultivation was introduced into southern Ontario. Princess Point Complex (AD 500–1000) sites provide the earliest evidence of corn cultivation in southern Ontario.

The Late Woodland period is divided into three distinct stages: Early Iroquoian (AD 1000–1300); Middle Iroquoian (AD 1300–1400); and Late Iroquoian (AD 1400–1650). The Late Woodland is generally characterised by an increased reliance on cultivation of domesticated crop plants, such as corn, squash, and beans, and a development of palisaded village sites which included more and larger longhouses. These village communities were commonly organized at the tribal level; by the 1500s, Iroquoian communities in southern Ontario – and northeastern North America, more widely – were politically organized into tribal confederacies. South of Lake Ontario, the Five Nations Iroquois Confederacy comprised the Mohawk, Oneida, Onondaga, Cayuga, and Seneca, while Iroquoian communities in southern Ontario were generally organized into the Petun, Huron and Neutral Confederacies.

⁴ Chris Ellis and D. Brian Deller, "Paleo-Indians," 1990: p.37.

During this period, domesticated plant crops were supplemented by continued foraging for wild food and medicinal plants, as well as hunting, trapping, and fishing. Camp sites from this period are often found in similar locations (if not the same exact location) to temporary or seasonal sites used by earlier, migratory southern Ontario populations.

5.1.2 European Contact⁵

When French explorers and missionaries first arrived in southern Ontario during the first half of the 17th century, they encountered the Huron, Petun and the Attiwandaron/Neutral—the latter name provided by the French because of their neutral stance. The French brought with them diseases for which the indigenous peoples had no immunity, contributing to the collapse of the three southern Ontario Iroquoian confederacies. Also contributing to the collapse and eventual dispersal of the Huron, Petun, and Attiwandaron, was the movement of the Five Nations Iroquoian Confederacy from south of Lake Ontario. Between 1649 and 1655, the Five Nations waged military warfare on the Huron, Petun, and Attiwandaron, pushing them out of their villages and the general area. As the Five Nations moved across a large hunting territory in southern Ontario, they began to threaten communities further from Lake Ontario, specifically the Ojibway (Anishinaabe). The Anishinaabe had occasionally engaged in military conflict with the Five Nations over territories rich in resources and furs, as well as access to fur trade routes; but in the early 1690s, the Ojibway, Odawa and Patawatomi, allied as the Three Fires, initiated a series of offensive attacks on the Five Nations, eventually forcing them back to the south of Lake Ontario. Oral tradition indicates that the Mississauga played an important role in the Anishinaabe attacks against the Iroquois. A large group of Mississauga established themselves in the area between present-day Toronto and Lake Erie around 1695, the descendants of whom are the Mississaugas of the New Credit First Nation.

Artifacts from all major Indigenous communities have been discovered in the area of Niagara-on-the-Lake; the Neutrals called the land ‘Onguiaahara’, which has been transformed into Niagara.⁶ The transfer of land from Indigenous communities to British subjects began around 1760.

5.2 Niagara-on-the-Lake

The first sizable number of settlers arrived in the 1770s ‘this included Indigenous peoples and American Loyalist, including African Americans.’⁷ Military barracks, a hospital and some log houses were built in 1778 by Major John Butler, and by the spring of 1779 a food production project was created to support those settler families who had begun to clear land.⁸ By May 1784, there was 46 settler families and over 700 acres of land had been cleared.⁹

As early as 1783, people of African American decent relocated to Niagara; some settlers came as slaves, and some had earned freedom fighting with the Loyalists.¹⁰ In 1793 anti-slavery legislation triggered an influx of refugees. This legislation predates the Underground Railroad which became active in the early 19th century; in 1795 two Crown patents were given to African descendants- James and Humphrey Waters- who established the ‘coloured village’.¹¹

⁵ Unless otherwise noted information regarding the Mississaugas in the following section has been taken from Mississaugas of the New Credit First Nation, “The History of the Mississaugas of the New Credit First Nation,” 2015: p. 5-6.

⁶ The Friends of Fort George National Historical Park Inc. 2005. P. 23.

⁷ Ibid.

⁸ Ibid.

⁹ Ibid.

¹⁰ Ibid, p. 24.

¹¹ Ibid.

Niagara-on-the-Lake has deep military roots which played a pivotal role in the way the town was developed throughout the 19th century. The early settlement area was originally known as 'Butlersburg' in honour of Colonel John Butlers, who was the commander of Butler's Rangers (a Corps who served until 1784).¹² Fort George was built in 1796, after the British army was forced to withdraw from Fort Niagara (USA), and would act as an important military training ground and defense post throughout the 19th and 20th century.¹³

The settlement received its official town status in 1781 and was renamed Newark in 1792 by Lieutenant-Governor John Graves Simcoe; in the 1880s the town was renamed Niagara-on-the-Lake in order to avoid confusion with Niagara Falls.¹⁴ The first legislature of Upper Canada was convened at Niagara-on-the-Lake in 1792.

Given its close proximity to the American boarder and the existing military presence, the area played a central role in the War of 1812. The war resulted in bloody battles, burned buildings and many fatalities; as American soldiers retreated, they razed and burned the town to the ground.¹⁵ Local residents rebuilt the community and focused the residential quarters in a grid like patter around what is now Queen Street towards King Street.

By 1846, The Smith's Canadian Gazetteer describes an active town with a diverse array of military, commercial and social actives:

It has been a place of considerable trade. On the east side of the town is a large military reserve. About half a mile up the river are the ruins of Fort George, where the remains of General Brock were originally interred; they were removed. A new town-hall and court-house are intended to be erected by the town. There is a fire brigade with two engines and a hook and ladder company. Churches and chapels total five. Two newspapers are published weekly Steamboats run daily, as long as the weather will allow of it, from Toronto The Niagara Harbour and Dock Company were incorporated in the year 1830 the vessels turned out by the Company [include] the steamboat "London," which commenced running in the spring of 1845, the fastest boat on the upper lakes... The Company usually employ about 150 hands; and, when particularly busy, have employed as many as 350. There is also on the premises a marine railway, large enough for hauling up vessels of the first class. Post Office, post every day. Professions and Trades.—Three physicians and surgeons, nine lawyers, twelve stores, taverns, two chemists and druggists, three booksellers and stationers, two saddlers, four wagon makers, two watchmakers, two tallow-chandlers, marble works, two printers, two cabinet makers, one hatter, four bakers, two livery stables, two tinsmiths, three blacksmiths, six tailors, seven shoemakers, one tobacconist, one bank agency, large quantities of apples, peaches, and cider are shipped annually.¹⁶

Industrial development of Niagara Harbour and Dock (1831-1862) and other marine companies also flourished at this time and resulted in the creation of the harbour, lake traffic and the ability to move goods to various designations. The movement of goods and people were augmented by the extension of railways c. 1854.¹⁷ By 1864, the Erie & Ontario Railway had been extended and had daily trains running from Buffalo to Niagara-on-the-Lake to serve the

¹² NOTL.org. Factsheet. N.d.

¹³ The Friends of Fort George National Historical Park Inc. 2005. p. 23.

¹⁴ Ibid.

¹⁵ Ibid.

¹⁶ Smith, Wm. H. (1846).

¹⁷ NOTL.org. Factsheet. N.d.

growing community and connect to the already established Lake Ontario steamer services.¹⁸ This rail line ran in similar pathways to the Canadian Pacific Railway. In 1869 Erie & Ontario Railroad became the Niagara division of the Canadian Southern Railway; the Canadian Southern Railroad formed a partnership with the Michigan Central Railway and by 1971 three trains per day were running between Fort Erie and Niagara-on-the-Lake.¹⁹ A new steel cantilever design bridge, which would become known as the Michigan Central Railroad Bridge, was completed on 1 December 1883, and allowed the owner, Cornelius Vanderbilt, to fulfil his dream of connecting Canada and the USA and extending rail lines throughout southern Ontario.²⁰ The train lines continued operation into the 20th century. Passenger service of the former Erie & Ontario rail line was terminated in the mid 1920's; the rail line was completely closed in 1959.²¹

Having rail and water transportation played an important role for tourism. Many wealthy Americans came and spent the summer months in the town as it was known for its fresh air, waterfront amenities and local business'. In the late 1860's Niagara-on-the-Lake began to see large, elaborate, and elegant resorts being developed most notably the Queen's Royal Hotel.²² A description written in 1900 provides insight into the appeal the area had to Americans and tourist alike. It reads:

Few summer resorts can offer such access, beauty of scenery, or wealth of attractions and historic interest, as can this charming burg, and therefore stand unrivalled as a Mecca for tourist. Its modern sanitary conditions and broad, leafy avenues, down which the refreshing lake breeze ever blow, make it the resort par excellence as regards to health-giving qualities. One thing that has caused comment from every visitor is the remarkable purity and bracing influence of the atmosphere, the prevalence of these lake breezes making an oppressively warm day almost unknown.²³

As a result of these positive summer holidays, many of the American visitors purchased property or large tracts of land and would build summer cottages or residences; many families, or their decedents, would eventual come to settle permanently in Niagara-on-the-Lake.

The town's current boundaries were the result of the introduction of a regional government in 1970. The town is comprised of the former Town of Niagara, the former Township of Niagara, and is one of twelve municipalities in the Regional Municipality of Niagara. The town is currently 31,131 acres and has a population of over 14,000 people.²⁴ It is a central hub of tourism and boast many attractions including the Shaw Festival, dozens of wineries, public and private art galleries, museums, and multiple military forts and historic attractions. Niagara-on-the-Lake see over 3 million visitors per year.²⁵

¹⁸ Niagara Falls Railroad- a History. C. 1999-2017. Accessed online from, <http://www.niagarafrontier.com/railroadhistory.html>

¹⁹ Ibid.

²⁰ Ibid.

²¹ Ibid.

²² NOTL.org. Factsheet. N.d.

²³ Clark, 1900. p. 6-9.

²⁴ Ibid.

²⁵ Ibid.



Figure 11: Portrait of Col. John Butler c. 1834 (Niagara Historical Society & Museum, 1834).



Figure 12: Watercolour portraying the "Taking of Niagara, 27th May 1813. (Niagara Historical Society & Museum, 1817)

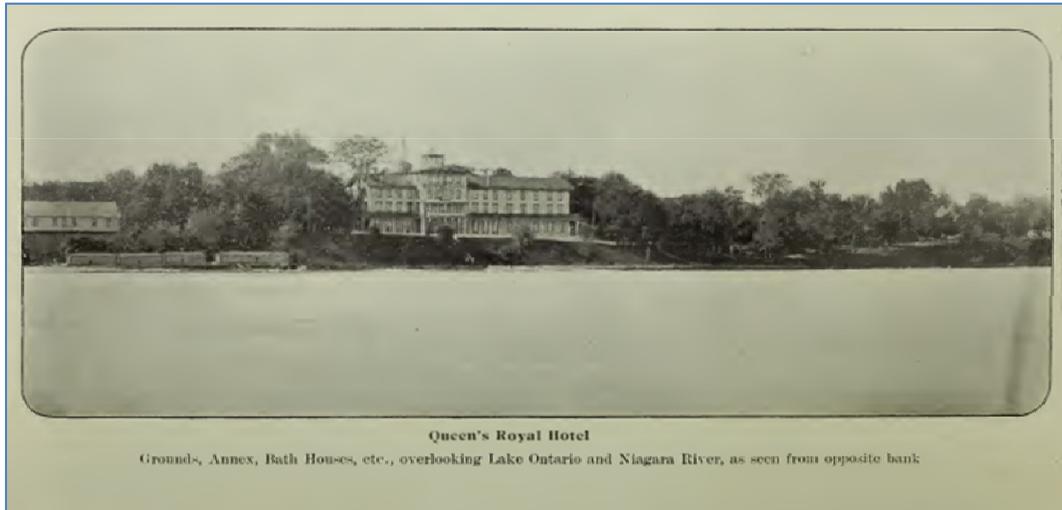


Figure 13: View of the Queen's Royal Hotel. This was a popular resort destination for wealthy Americans. (Clark, 1900).

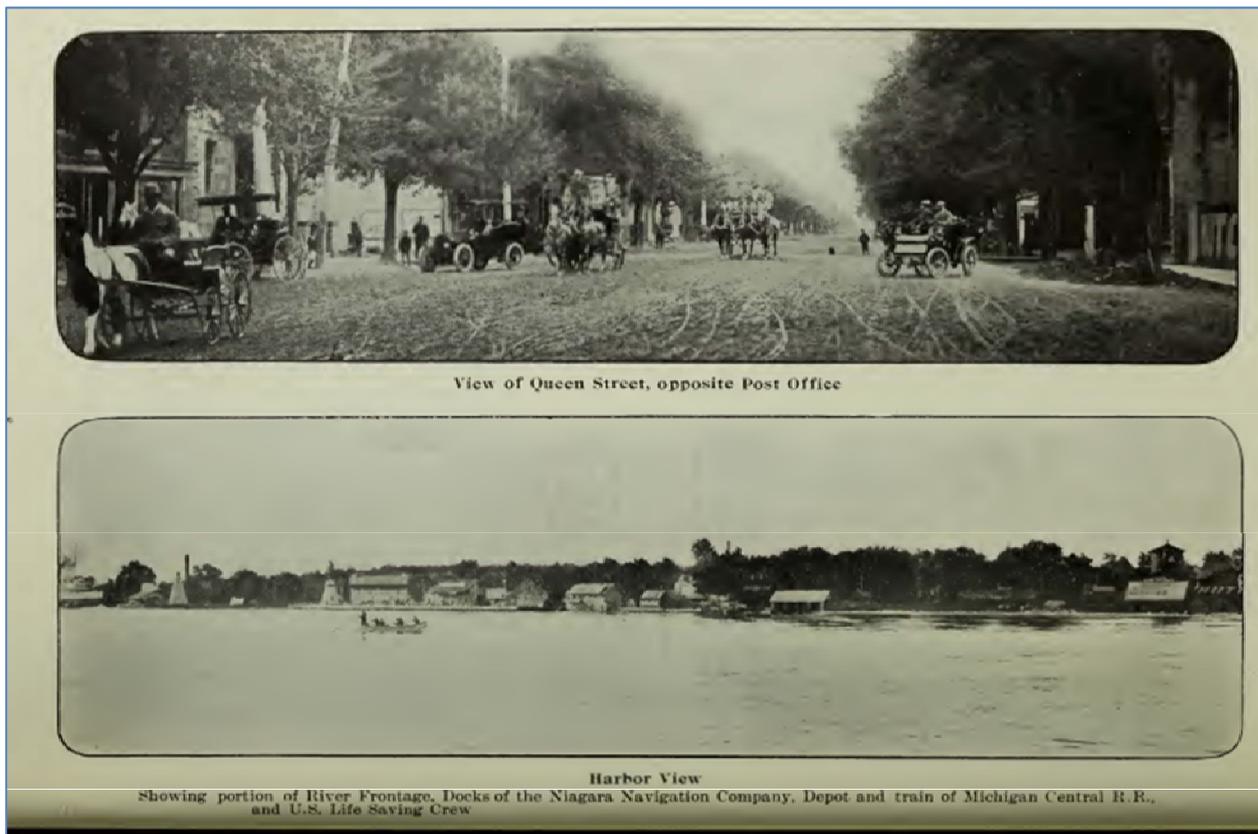


Figure 14: View of Queen Street (top) and view of the Harbor view showing Niagara Navigation Company, Depot and Michigan Central R.R. (bottom) (Clark, 1900).

5.3 Early Settlers of the Area

The four properties being examined originally formed part of an 160 acres track of land granted by the Crown to the Honourable Peter Russell, on 6 May 1796.²⁶ A "Plan of the Premises of Mr. President Russell" drawn by Robert Pilkington, dated on 17 October 1797, suggests that he built a two-storey residence, 70 ft. long, a partial basement, an outhouse-kitchen, two outhouses, a root house, and an orchard which was accessed by a road from Fort George.²⁷

Peter Russell (b. 1733, Cork Ireland, d. 1808, York, Ontario)²⁸ lived in 'Newark' from 4 August 1792 to November 1797. Russell's played a significant role in early governance for what would eventually become Ontario. He was a member of the Legislative and Executive Councils of Upper Canada, in which he was the provinces receiver general from 1792-1808 and Administrator and President from 1796-1799.²⁹

The Honourable Peter Russell sold the property (150 acres & 10 acre parcels) to the Honourable William Dickson on 22 August 1798, however the sale would not be registered until a much later date (17 July 1824).³⁰ Hon. William Dickson built a brick house on a track of land c. 1811, believed to be in similar location to the existing house. However, the house was burned in 1813 by American soldiers during the War of 1812.³¹

William Dickson (b. 1769, Dumfries, Scotland, d. 1846, Niagara-on-the-Lake) was a prominent businessman, lawyer, politician, Justice of the Peace, and active community member.³² Throughout the years, Dickson acquired a large amount of land holdings, including a substantial track along the Grand River in Galt, Cambridge, Ontario; he would eventually move to Cambridge area for a few years but returned to Niagara-on-the-Lake to live out the last years of his life. During his time in Niagara he was involved with several local activities. Dickson, belonged to the Niagara Agricultural Society and the Niagara Library, and was a trustee of the district grammar school. A justice of the peace, he was an associate justice in 1801 at the trial of Mary London [Osborn]. In 1803 he was elected pound keeper for Niagara Township. A key figure in the mercantile élite surrounding Robert Hamilton which dominated the peninsula, Dickson, with Samuel Street, represented that interest in the election of 1800. The two were defeated... in spite of an address by Dickson that Robert Nichol described as "one of the best Speeches (perhaps) ever delivered in Upper Canada."³³

In 1821, William Dickson, gave each of his eldest sons a portion of his land holdings.³⁴ Robert acquired 10 acres of land which included the 'Dickson Homestead' later named Woodlawn on April 14th, 1821³⁵; William Jr. acquired the 9 acres of land abutting the 'homestead' on April 14th, 1821.³⁶ William Jr. would eventually move to Galt, Ontario and

²⁶ Ormsby, Joy. *Niagara Institute Property-Draft one*. 1989; Land Registry Abstract. Instrument No. Patent.

²⁷ Ormsby, Joy. *Niagara Institute Property-Draft one*. 1989.

²⁸ Edith G. Firth, 1983.

²⁹ *Ibid.*

³⁰ Ormsby, Joy. *Niagara Institute Property-Draft one*. 1989; Land Registry Abstract. Instrument No. 6506 & 6507.

³¹ Ormsby, Joy. *Niagara Institute Property-Draft one*. 1989.

³² Wilson, Bruce. 1988.

³³ *Ibid.*

³⁴ Ormsby, Joy. *Niagara Institute Property-Draft one*. 1989.

³⁵ Ormsby, Joy. *Niagara Institute Property-Draft one*. 1989; Land Registry Abstract. Instrument No. 6910.

³⁶ Ormsby, Joy. *Niagara Institute Property-Draft one*. 1989; Land Registry Abstract. Instrument No. 7475.

sold the 9 acre parcel, which included 'Brunswick Place' (210 John Street East), to Captain Robert Melville in January 1829.³⁷

Unlike William Jr, both Robert and his younger brother Walter took the opposite approach and added to their land holdings; the Chewett's Plan of 1831 shows the extent of the land holdings. Robert Dickson had a law office in town (at one time practicing at the Apothecary building and market square), and was elected into the Legislative Council in 1828, earning him the title 'Honourable'.³⁸ A letter written by Robert Dickson in 1824 confirms that he had built on Woodlawn in 1822/23.³⁹ Similarly, an advertisement placed by Robert Dickson shows that there was a secondary house close to Charlotte Street which reads

For Sale.....5 acres on the left of the subscriber's residence on the road leading from Queenston to Butler's Barracks. There is on the premises a two-storey frame dwelling house 30' / 40' with a good cellar under all the building, a small stable and an excellent well.⁴⁰

Upon Roberts death, his will dated 8 May 1846 left his "personal and private residence known as Woodlawn and all of his lands attached thereunto or connected therewith, the whole containing 50 acres or thereabouts" to his wife Jane.⁴¹ Having no heir to the estate, (Robert and Jane had only one son, who died in infancy in 1823), upon Jane's death in 1854 the land was left to their nephew William (the younger) who was son of Walter H. Dickson.⁴²

William (the younger) appears to have mortgaged the house multiple times; it appears Walter H. Dickson had to help manage the affairs and was responsible for its eventual sale which ended the Dickson family ownership. Walter H. Dickson sold fourteen and a half acres, then known as Rowanwood (including Devonian House or Sheets House) to Carolyn Roberts in May 1866⁴³ and sold forty-seven and a half acres of land, then known as Woodlawn (part of present day Randwood), to General Henry L. Lansing in June 1873 for \$18,000.⁴⁴

General Henry Lansing was born in Rome, New York, in 1818 and was educated in business, beginning his career as a mercantile business in Utica.⁴⁵ He would eventually go into the banking business and in 1838 he married Catherine Olivia; Catherine was the daughter of Henry B. Gibson a cashier and manager of a bank and one of the richest men in western New York.⁴⁶ The couple move to Buffalo in 1849 and together they had five children: Henry Gibson (b. 1840, d. 1870), Cpt Livingston (b. 1841, d. 1910), Charles Miller (b. 1843, d.1884), Sarah (b. 1846, d.1877) and Watts Sherman (b. 1850).⁴⁷

Later in his career, Gen. Lansing worked as a Secretary/Treasurer of the Buffalo and Erie railway. The Lansing family purchased Woodlawn in 1873 and used the property as a summer residence for the first few years. By 1875, Gen. Lansing no longer retained their home in Buffalo, having made the permanent move to Woodlawn. The wealthy Lansing family had many personal items and the move "took from the 25th of October to the 4th of November, with

³⁷ Ormsby, Joy. *Niagara Institute Property-Draft one*. 1989; Land Registry Abstract. Instrument No. 7480.

³⁸ Ormsby, Joy. *Niagara Institute Property-Draft one*. 1989.

³⁹ Ibid.

⁴⁰ Ibid.

⁴¹ Ibid.

⁴² Ibid.

⁴³ Ormsby, Joy. *Niagara Institute Property-Draft one*. 1989; Land Title Abstracts. Instrument No. 11.

⁴⁴ Ormsby, Joy. *Niagara Institute Property-Draft one*. 1989; Land Title Abstracts. Instrument No. 550.

⁴⁵ Conover & Aldrich. 1893.

⁴⁶ Ibid.

⁴⁷ Van Deusen, 2004.

James Craise and Samuel Courtney moving 30,000 pounds of household effects for them by wagon."⁴⁸ Upon the purchase of the property Gen. Lansing made significant changes to the main residence (176 John Street), and is credited with added the upper floor.

Upon Gen. Lansing's his death on 30 September 1889, in Canadaigua, NY, Catherine remained in Canadaigua, NY, and their son, Watts Sherman Lansing took up residence in the house.⁴⁹ When Watts built his own residence in town, his niece Katherine (Livingston Lansing's daughter) and her husband Col. James Fraser MacDonald moved into the house.⁵⁰

In October 1905, General Henry Lansing's son, Livingston, sold Woodlawn to Katherine Macdonald for \$8,000.⁵¹ Through a conveyance of land, the administrators of Katherine Macdonald sold the 19 acre property to George F. Rand I for \$10,000 in October of 1910.⁵²

Years later in 1919, George F. Rand I, purchased the adjacent property, Rowanwood, from Benjamin Greening.⁵³ Prior to Greening, the Lewis family has owned the property since 1875.⁵⁴ Now owner of the two properties, the Rand Estate included what is currently known as 200 John Street East, 144 John Street East, 176 John Street East, and 588 Charlotte Street which also included the lands occupied by two newer subdivisions located off Charlotte Street. The newly purchased property formed the larger Rand Estate landscape, which was renamed Randwood.

Immediately upon purchase the George Rand I began to modify the existing buildings and landscape and building new structures. The relationship and evolution of the individual properties has been outlined below.



Figure 15: Portrait of Col. Russell Peters (Read, D. B. 1900).

⁴⁸ Van Deusen, 2007.

⁴⁹ Ibid.

⁵⁰ Ibid.

⁵¹ Ormsby, Joy. *Niagara Institute Property-Draft one*. 1989; Land Title Abstracts. Instrument No. 3670.

⁵² Ormsby, Joy. *Niagara Institute Property-Draft one*. 1989; Land Title Abstracts. Instrument No. 4153.

⁵³ Ormsby, Joy. *Niagara Institute Property-Draft one*. 1989.

⁵⁴ Ormsby, Joy. *Niagara Institute Property-Draft one*. 1989; Land Title Abstracts. Instrument No. 4868, 4819, and 11.

A 1797 plan of Peter Russell's estate, copied in 1915 from the original drawing by Robert Pilkington. Advertised for sale in October 1796, the house was described as a commodious dwelling with coach-house, stable, and other offices, all built within three years. (Niagara Historical Society Museum, 986.006)

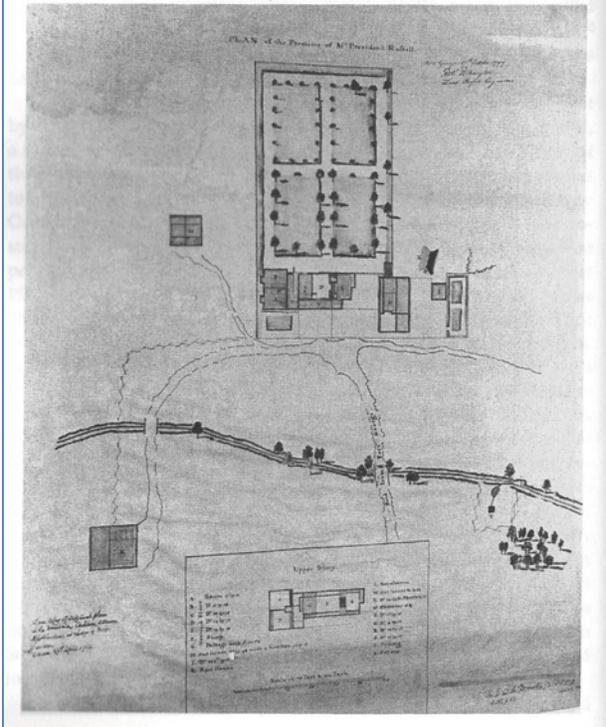


Figure 16: 1797 plan for the estate of Peter Russell (Courtesy of Niagara Historical Society & Museum).

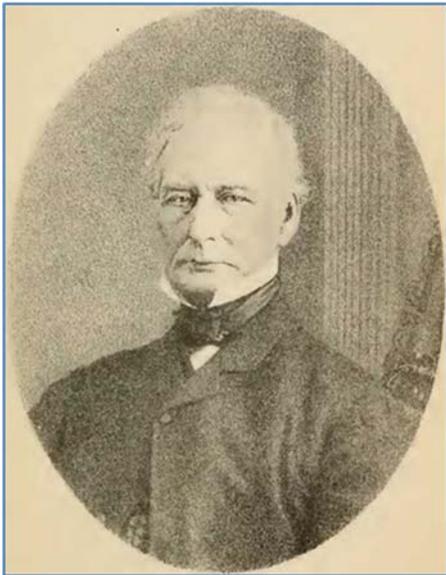


Figure 17: Portrait of the Hon. William Dickson (Young, 1880).



Figure 18: Image of the original Dickson homestead which was burned down in the War of 1812. (Courtesy of Niagara Historical Society & Museum).

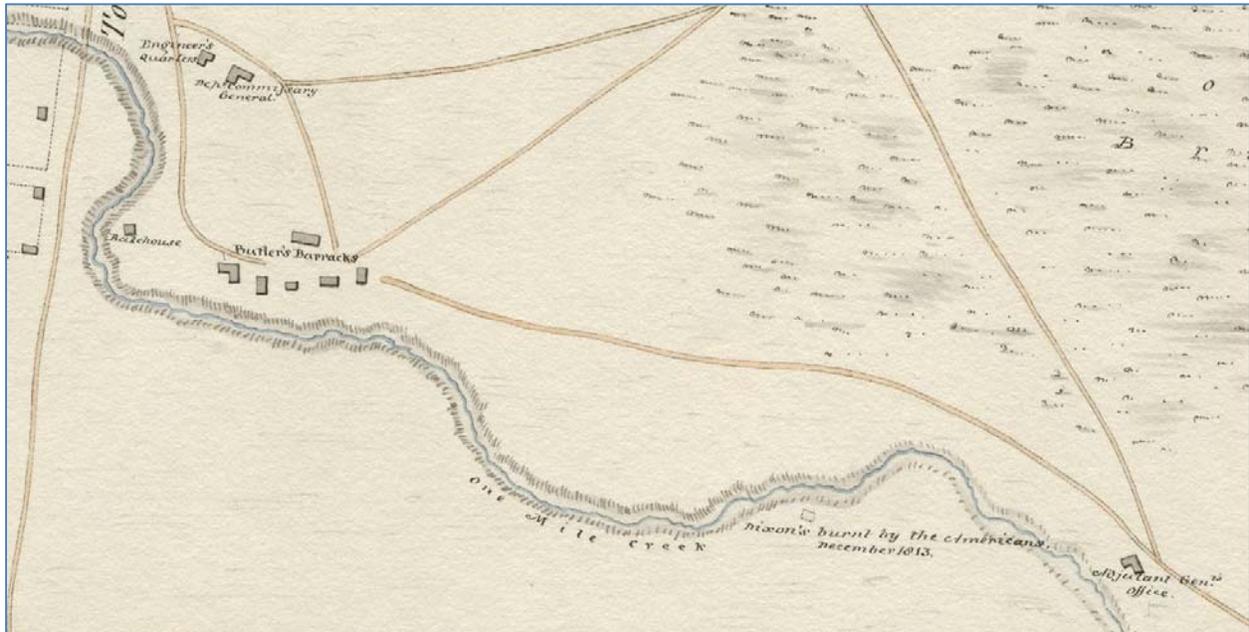


Figure 19: Map showing the location of the original William Dickson (labelled Dixon's) house which was burned down in 1813. (Cranfield & Philpotts, 1815).

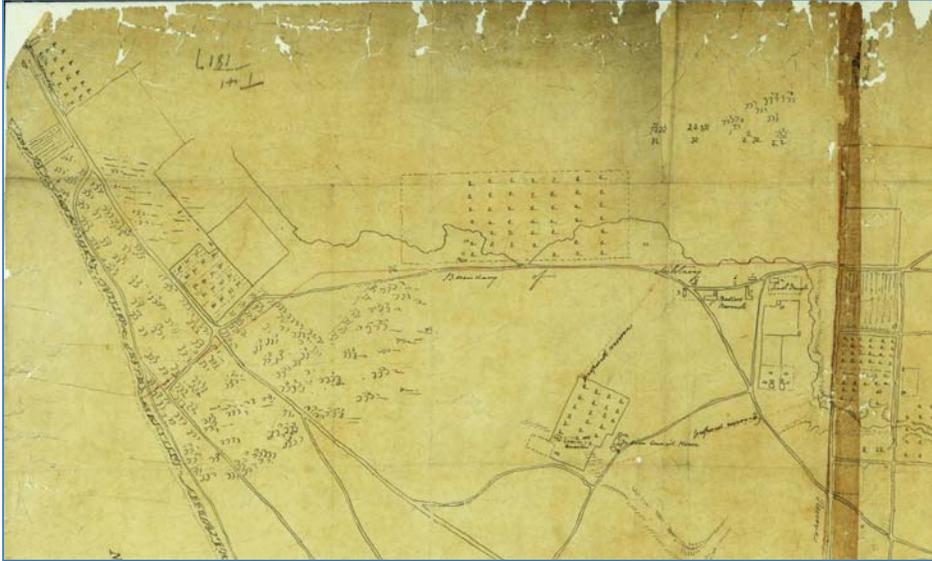


Figure 20: 1817 Map showing the military forts located in Newark, with some buildings visible (Wilson & Vavasour, 1817).



Figure 21: Plan of Military Reserve, showing Robert Dickson land holdings, 1831. (Chewett, 1831).

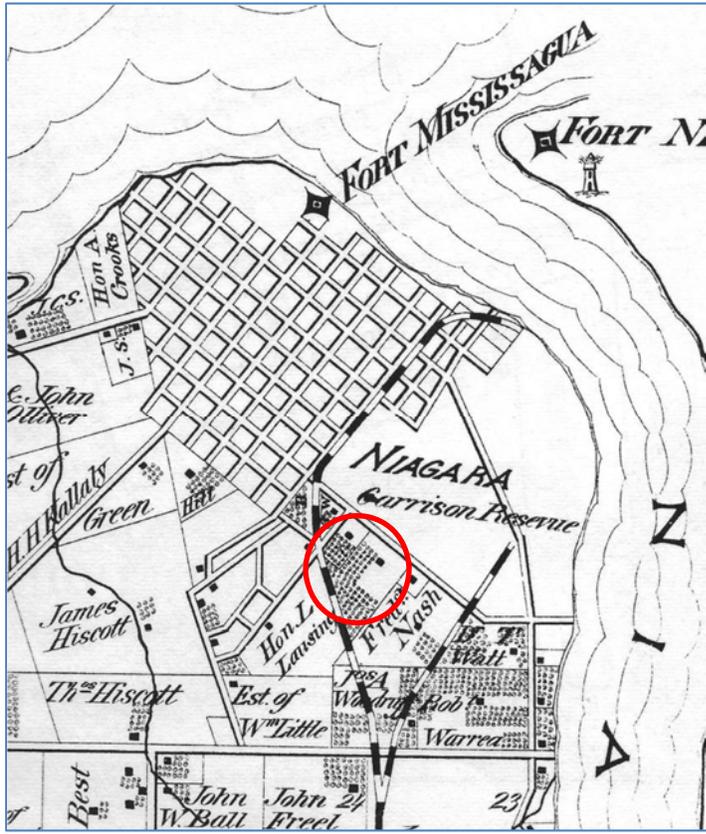


Figure 22: 1876 Map showing the two parcels with buildings on site (1876, Historic Atlas).

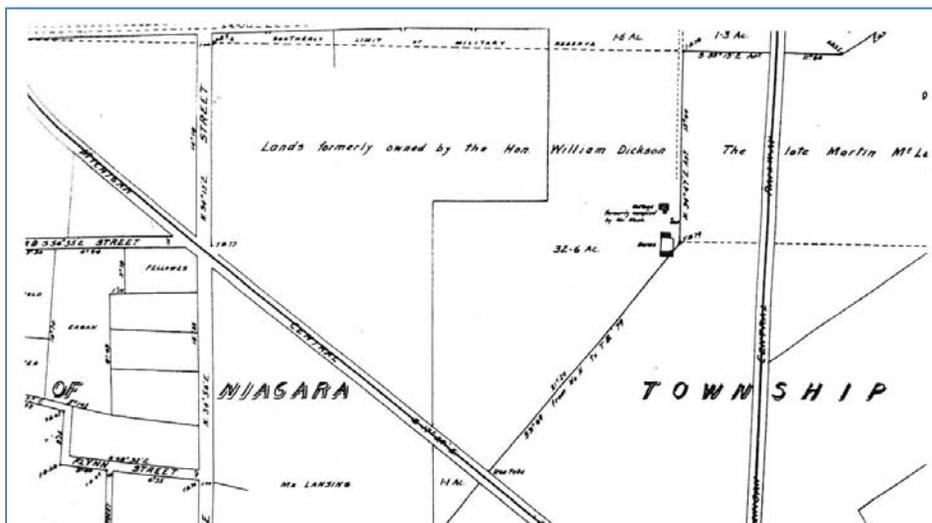


Figure 23: Map c. 1880, highlighting the former William Dickson Land Holding (Courtesy of Niagara Historical Society & Museum).



Figure 24: Map showing the land parcel and ownership in 1894. Note the Michigan Central Railway runs through the Lansing property (Johnson, 1894).

5.4 Rand Estate

5.4.1 Randwood

As noted, George Rand I, purchased the 19 acres property (known at the time as Woodlawn) in 1910, and added to his land holding in 1919 with the purchase of the adjacent property known as Rowanwood. George Rand I was born in 1867 in New York and married Vina S (née Fisher) in 1888; together the couple had four children: George F. Rand (II), Evelyn, Gretchen and Calvin Q Rand.⁵⁵

⁵⁵ 1910 United States Federal Census. p. 12A.

Upon purchase, George Rand I immediately began to modify and add to the existing properties; these modifications and additions would continue for the next decade and a half. Some of the first changes included building stables, the brick, concrete and stone wall and the construction of a large pool which was believed to have been the first pool in town.⁵⁶

The local newspaper took a great interest and reported on some of the alterations and landscaping changes being carried out. A 1910 newspaper notes that workers were repairing and altering the summer home, and by 1915, a caretaker and a chief gardener, Mr. Douglas, and an assistant John Conorton, were employed to work on the estate.⁵⁷ A article in *The Advance*, dated 22 May 1919, identified some specific changes including 'ten cars of stone for making drives and plans to make two cottages [intended for Estate employees], a barn and clubhouse on Charlotte Street and the decision to install several electric cookstove and water heaters at Randwood'; further articles outlining the building of a lily pond and long curved driveway and further network of driveways.⁵⁸ The articles note the following local carpenters had been hired: Thomas Gobert, Herbert Campbell, W.D. Caskey, William Richardson, William Thompson and James Laughton to work on the estate.⁵⁹

Construction of the brick, concrete and stone wall is believed to have begun c. 1880 while under the ownership of Lansing family, however, most of the construction was carried out at the expense of George Rand I.⁶⁰ The brick, concrete and stone wall, with large brick pillars marking entrances, ran the entire length of estate along John Street East, Charlotte Street, and at the rear of the estate (parallel to the train tracks). The wall appears to have been built by three generations of the Elliott family. Patriarch, William Henry Elliott (1835-1903) was trained in dry stone wall construction and is believed to have started work on the wall c. 1880.⁶¹ William passed the craft onto his son John William Elliott (1869-1943) who would in turn teach his son James [Jim] Edward Elliott (1900-1978); all three men worked on the wall until it was completed in 1919.⁶²

Before George Rand I could fully realize his vision for Randwood he died in plane crash in December 1919 at the age of 52.⁶³ Having no updated living will, the land was given to his son George Rand II through a conveyance on August 1922 (registered April 1923) and he was appointed guardian to his siblings (Evelyn, Gretchen, and Calvin,) who were still minors at the time; not only did George Rand II take over fulfilling his father's grand intentions for the estate, he also successfully took over aspects of the family business.⁶⁴

George Rand II was a well-known figure in the town of Niagara-on-the-Lake. He known for driving his Pierce Arrow car around town and for his entrepreneurial accomplishments including President of the Buffalo Marine Trust Co.; he was vice-president of the Marine Midland Banking system in New York State, a position he held until his death in 1942 at the age of 51.⁶⁵

⁵⁶ Ormsby, Joy. *Niagara Institute Property-Draft one*. 1989.

⁵⁷ Ibid.

⁵⁸ Niagara Historical Society and Museum Collection, as accessed from <http://www.iment.com/maida/familytree/lansing/randwood.htm>

⁵⁹ Ormsby, Joy. *Niagara Institute Property-Draft one*. 1989.

⁶⁰ David Hemmings. 2018.

⁶¹ Ibid.

⁶² Ibid.

⁶³ Ormsby, Joy. *Niagara Institute Property-Draft one*. 1989.

⁶⁴ Ibid.

⁶⁵ Ibid.

George Rand II continued to renovate and add to the estate in the following years after his father's death. For example:

In the house, the library was expanded with the large picturesque window; the kitchen enlarged; a breakfast room added to the dining room, which originally included a fountain-rock garden; and he added a solarium which also housed a foundation'.⁶⁶

Throughout the larger estate multiple existing structures and landscape features (associated with 200 John Street) were also built. This included the carriage house which had an upper level living area which was used by the full-time gardener at the time; the residence would also be used by the caretaker in the 1970.⁶⁷ The pool pavilion and tea house were built c. 1928.⁶⁸ Alterations to the grounds included the addition of the front fountain and formal gardens; in the 1930's a clay tennis court, swimming pool with bath house and the stables were added.

George Rand II was known to be interested in farming and raising prized cattle; in 1929, part of the estate was incorporated as Randwood Farms.⁶⁹ In an interview with his son Calvin Rand, Calvin recalled that when he was a little boy the place was run as a hobby farm. He stated:

A lot of farming was done so I remember the farm horses. I remember gathering hay and the cows were- we had cows out there. They were milked every day and the milk was taken to the big house where it was put into a separator and they separated the milk from the cream. So, we had our own milk and cream on a daily basis which was nice.⁷⁰

The family also kept horses and Calvin recalled they had a driving horse with a carriage which his father, George Rand II,

loved and he used to drive this horse on Sunday mornings up and down the main street, and people remember that...I sat in the back seat, my sister and I, and he was in the front with a groom or someone in case the horse ran away, but they didn't.⁷¹

Calvin explained that the carriage house (200 John Street East) was used to keep the horse, until the property at the back was built (588 Charlotte Street). He recalled that

the house where Dingman's garage is was a stable. And his house was a cow barn. And the cows use to come in late in the afternoon and be ushered into that house about six or seven of them and they were milked. And I did it once. I had to do it once or twice. I was never a good milker.⁷²

Calvin also mentioned that the family kept chickens and he remembered swimming and playing tennis and as he got older he worked weeding the gardens.

As early as 1919, the family engaged the prominent landscape architectural firm Dunnington-Grubb to develop an elaborate landscape plan for the estate. Howard Burlington Grubb was born in 1881 in England and began working

⁶⁶ Ormsby, Joy. *Niagara Institute Property-Draft one*. 1989.

⁶⁷ Interview with Robin Rand-Ellis.

⁶⁸ Willowbank. 2010.

⁶⁹ Ormsby, Joy. *Niagara Institute Property-Draft one*. 1989.

⁷⁰ Calvin Rand. Oral History. 2011.

⁷¹ Ibid.

⁷² Ibid.

as a landscape apprentice for T. H. Mawson in 1908.⁷³ Howard married a successful landscape architect, Lorrie Alfreda Dunnington, and the couple moved to Canada in 1911; Howard adopted Lorrie's name and the couple went by Dunnington-Grubb.⁷⁴ Their practice became highly successful and together they founded Sheridan Nurseries; the couple would hire Sven Stensson to operate the nursery and later the firm would eventually be known as Dunnington-Grubb and Stensson. Throughout their successful career, the couple received countless awards for their work and published papers in both England and Canada.

In 1928, the firm was hired and designed the swimming pool and garden and tea house (now part of 200 John Street East). The drawings show a large in-ground pool along side well-manicured and refined designs. The firm also helped design the gardens, bridges, and the elaborate entranceway from John Street for the main estate (176 John Street East).

George Rand II wife, Isabel (nee Williams) lived in the main house until 1950 and it was then owned and managed by the surviving children, one of which was Calvin Rand.⁷⁵

In 1961, Calvin Rand along with his wife Patricia and five daughters (Robin, Melissa, Jennifer, Lucinda, and Elizabeth⁷⁶), immigrated to Canada and settled into Randwood on a year-round basis; previously they had just used the properties as a family summer retreat.⁷⁷ Calvin Rand added a new oil furnace and wiring system during his time living at Randwood but would move his family back to Buffalo in 1964 using Randwood as a summer retreat once again.

Calvin Rand was born in Buffalo on 15 May 1929 and died in January 2017. He earned a bachelor's degree from Princeton University, studied philosophy at Columbia University and eventually worked as a philosophy professor at the University of Buffalo for many years.⁷⁸ Calvin was married to his wife Patricia Andrews for 50 years and at the time of his death was survived by his five daughters, 10 grandchildren and eight-great grandchildren.⁷⁹ Calvin had a lasting impact in Buffalo, USA and Niagara-on-the-Lake as a well-known philanthropist.⁸⁰ Some of his many accomplishments in Niagara-on-the-Lake included his role as one of the founders of the Shaw Festival in the 1960s. Calvin Rand, along with Brian Doherty, launched the first season in 1962, held at the historic Court House which featured four performances of *Don Juan in Hell* and *Candida*.⁸¹ The Shaw Festival company of performers toured Ontario, and in 1973, a permanent Festival Theatre, designed by Canadian Architect Ronald Thom, was officially opened by Her Majesty Queen Elizabeth II. The following decades saw the Shaw Festival grow from its modest beginnings into international attraction and an important cultural institution within Niagara-on-the-Lake.

Calvin was also the founder of the Niagara Institute for International studies.⁸² In 1971, when the Niagara Institute was founded, Calvin Rand leased the main residence to the Institute to be used in the fall, winter and spring

⁷³ University of Guelph. Dunnington-Grubb and Stensson fonds.

⁷⁴ Ibid.

⁷⁵ Ormsby, Joy. *Niagara Institute Property-Draft one*. 1989.

⁷⁶ Rand Descendants. Provided by the Niagara Historical Society and Museum Collection.

⁷⁷ Ormsby, Joy. *Niagara Institute Property-Draft one*. 1989.

⁷⁸ Warner, Gene. 2017.

⁷⁹ Ibid.

⁸⁰ Ibid.

⁸¹ The Shaw Festival Official Website. 2018.

⁸² Warner, Gene. 2017.

months.⁸³ The Niagara Institute offered many programs including a week-long Executive Seminar on Human Values in Organizational Life.⁸⁴

In 1976 George R. Rand's daughter, Mrs. Evelyn Sheets, together with four grandchildren (George F. III, Calvin, Isabel and Henry) sold a large portion of the Rand estate (which included both 144 and 176 John Street East) to the Devonian Foundation.⁸⁵ The Devonian Group leased the 144 and 176 John Street East to the Niagara Institute shortly after their purchase.

In 1980, a campaign by the Niagara Institute got underway to purchase the 176 John Street East (along with 144 John Street East) from what would become known as the Devonian Group of Charitable Foundations. After months of campaigning and seeking private donations and funds, the Niagara Institute, a registered charity, purchased the properties on 2 September 1980.⁸⁶ The Niagara Institute was more than a think tank; it was described as a place where "individuals intent on solving problems in human relations, forming agendas and strategies suitable to the future, resolving environmental management in a political environment".⁸⁷ In the 1990s the Institute coordinated over 95 workshops and seminars, with more than half being run at Randwood; often coordinators of the event would stay at Devonian House which contained a suite and five rooms for accommodation.⁸⁸ The Niagara Institute is now a part of the Conference Board of Canada.

The Niagara Institute transferred the 13 acres properties (144 John Street East and 176 John Street East) to William Fox Jr. on 16 April 1993 for 1.5 million dollars.⁸⁹ The Fox's proceeded to make their own alterations which included renovating the Devonian House or Sheets house and Coach House, and expanding the Randwood mansion to include a solarium, music room, second kitchen, classroom and office; this renovation greatly expanded the main house in size.⁹⁰ The properties were then run as a School of Philosophy.

5.4.2 Rowanwood/Devonian House/Sheets House

In April 1919, the property (noted as 12 ½ + 2 A [acres]) was sold by Edith B. Lewis to Benjamin J Greening⁹¹ who within the month of purchase, sold it to George Rand I.⁹² The existing building, which was associated with the Lewis family, was torn down in 1920.⁹³ The original plans to turn the 144 John Street East into a park were cancelled and instead a new house was built for Evelyn Rand and her husband as a wedding present.⁹⁴ The Sheets House, as it was known throughout the Rand ownership, was built in 1921-1922 for Evelyn Rand and her husband Lieutenant

⁸³ Ormsby, Joy. *Niagara Institute Property-Draft one*. 1989.

⁸⁴ The Niagara Institute. Spring 1980.

⁸⁵ Ormsby, Joy. *Niagara Institute Property-Draft one*. 1989.

⁸⁶ LRO No. 30, Lot 145 Plan 692. Accessed through Onland.ca July 23, 2018.

⁸⁷ Gordon, S. 1900.

⁸⁸ *Ibid.*

⁸⁹ LRO No. 30, Lot 145 Plan 692. Accessed through Onland.ca July 23, 2018.

⁹⁰ Wallace, 2017.

⁹¹ Land Registry Abstracts. Instrument No. 4868.

⁹² Ormsby, Joy. *Niagara Institute Property-Draft one*. 1989; Land Registry Abstracts. Instrument No 4877.

⁹³ Ormsby, Joy. *Niagara Institute Property-Draft one*. 1989.

⁹⁴ *Ibid.*

Henry Bennet Sheets.⁹⁵ Evelyn and her husband H.B. Sheets were accomplished equestrians who won many riding awards and were known to ride their horses throughout the town.⁹⁶

The couple used the house as summer retreat. Henry Sheets was a well-known gardener and played a significant role in the landscaping surrounding Rowanwood, the coach house and surrounding properties.⁹⁷ According to Marnie Collins, recent owner of 588 Charlotte Street, he was responsible for planting the Royal boxwood and cedars located at the rear of their property (588 Charlotte Street).⁹⁸

Evelyn sold the Rowanwood to the Devonian Foundation shortly before her death.⁹⁹ An order by the Supreme Court of Ontario dated, August 1980, notes the Devonian Foundation retains lands for as long as it is occupied by the Niagara Institute for International Studies. After a large campaign effort detailed above, the Devonian Group sold the 144 John Street East to the Niagara Institute on 2 September 1980.¹⁰⁰ The property, along with 176 John Street East was purchased by the William Fox, in 1993. While under the Fox's ownership the buildings were redeveloped to accommodate its uses as an institute of learning.

5.4.3 200 John Street (Calvin Rand Residence)

In 1971, Calvin Rand leased out the Randwood residence to the Niagara Institute for the fall, winter and spring months; he would use it for his family during the summer.¹⁰¹ It was approximately at this time that 200 John Street East was severed, and the property became known as 200 John Street East. The severance included the carriage house, the guest house, the tea house and pool, and the bath house. Originally the bath house, tea house and pool would have been associated with the main residence. During the early 1970s a fire destroyed the guest house and Calvin built the existing the residence (200 John Street)¹⁰²; when he officially sold 144 and 176 John Street East to the Devonian Foundation in 1976. Calvin Rand and his family continued to use the guest house for summer family gatherings.¹⁰³

5.4.4 588 Charlotte Street (Dingman Residence)

As mentioned in the history above, the original stable and outbuildings were built c. 1936 by George Rand II and used for small-scale farm.¹⁰⁴ The 3.45-acre parcel was conveyed by the Rands to Henry Sheets Jr. and severed from the larger estate in 1956.

In 1956 Henry Sheets Jr. heavily renovated the existing buildings it into a summer house and he and his wife lived until 1979.¹⁰⁵ 588 Charlotte Street was then sold to Robert Dingman and Margaret (Marnie) Collins on 29 February 29 1980.¹⁰⁶ In writings by Mrs. Collins (dated 5 July 2018), she noted that

⁹⁵ Ibid.

⁹⁶ Ibid.

⁹⁷ Gordon, Sharon. 1990.

⁹⁸ Interview with Marnie Collins. August 28, 2018

⁹⁹ Ormsby, Joy. *Niagara Institute Property-Draft one*. 1989.

¹⁰⁰ LRO#30, Lot 145 Plan 692. Accessed through Onland.ca July 23rd, 2018.

¹⁰¹ Ormsby, Joy. *Niagara Institute Property-Draft one*. 1989.

¹⁰² Interview with Robin Rand-Ellis.

¹⁰³ Ormsby, Joy. *Niagara Institute Property-Draft one*. 1989.

¹⁰⁴ Calvin Rand. Oral History. 2011

¹⁰⁵ Ormsby, Joy. *Niagara Institute Property-Draft one*. 1989

¹⁰⁶ ServiceOntario Parcel Register for Property Identifier. Pin: 46404-0036 (LT)

The Rand estate included some very forward-thinking farming ventures. The stable part [588 Charlotte Street] included a cow barn plus three small outbuildings, one of which was a chicken coop, another a small granary....the Sheets enlarged the original stable building and finished the inside to be a very attractive summer cottage. We further enlarged it with the addition of a separate dining room and kitchen and also finished the interior of the cow barn to serve as a guest house.¹⁰⁷

In a personal interview with Marnie Collins (2018) she reiterated that the house was heavily modified through the mid-to-late 20th century beginning with the conversion by Henry Sheets Jr. Marnie noted that it was Henry Sheets Jr. who added the master bedroom and entire southern wing and she, along with her husband, added the kitchen and living room sections. Marnie noted that roof was originally cedar shingles, but they replaced it with asphalt. Marnie also confirmed that the original features of the barn are limited to the remaining original diamond shaped windows, the ceiling in the northern wing, the cupola (although with slight modification to prevent animals from getting into the house), and the barn doors found on the interior of the main residence. Marnie further confirmed that all outbuildings remain in the original form and to her knowledge had not been modified.¹⁰⁸

In 2017 the property boasted a 'large lawn with a distinctive linear ledge' and large plantings are visible¹⁰⁹; all of these landscaping features have been recently removed in their entirety.



¹⁰⁷ Correspondence of Marnie Collins, July 5, 2018.

¹⁰⁸ Ms Collins did acknowledge that the wooden flooring had deteriorated, and the floors of the outbuildings were now earth.

¹⁰⁹ Wallace, 2017.

Figure 25: Photo of 588 Charlotte during the Dingman ownership (Photo Courtesy of Marnie Collins)

5.4.5 Recent Severances

Weatherstone Court & Christopher Court

The 6.45 acres of land which occupies the present-day subdivisions was conveyed away by Evelyn Rand in 1947. In the 1950s Col. Henry Sheets sold the original milk house, stables, and gatehouse built by George Rand I during WWI, Laidlaw family.¹¹⁰ The Laidlaw family sold it in late 1950s and it was remodelled into the Randwood Apartments¹¹¹.

In the mid 1970s, approximately 6.45 Acres of land was conveyed to Henry Sheets Jr. and the land sold would be developed into Weatherstone Court and later Christopher Courts.

Weatherstone Court houses the original milk house and stables which were built by in 1919; the property is designated under Section 29 Part IV of the *Ontario Heritage Act*.



Figure 26: Rowanwood while under the ownership of J. H. Lewis c. 1900 (Clark, 1900).

¹¹⁰ Ormsby, Joy. *Niagara Institute Property-Draft one*. 1989.

¹¹¹ Ibid.



Figure 27: The main residence of Woodlawn, during the Lansing ownership (Clark, 1900).



Figure 28: Portrait of George Rand II (Courtesy of Niagara Historical Society and Museum)



Figure 29: Party at Randwood c. 1916 (Van Deusen, 2017)



Figure 30: Calvin Rand (foreground left), George (front middle) and Isabel (front right) and George Rand II (background left) sitting by the pool and Tea House designed by Dunington-Grubb (Photo courtesy of Robin Ellis-Rand).

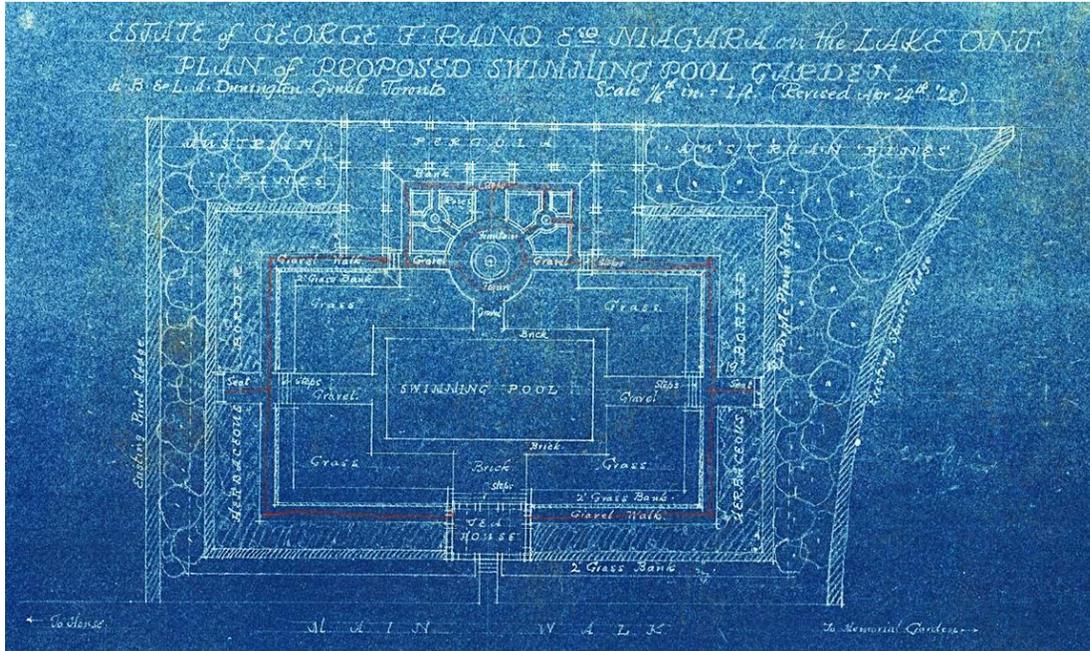


Figure 31: Plans for the proposed swimming pool and garden created by H.B. & L.A. Dunington-Grubb dated 1928 (University of Guelph, Dunington-Grubb Fonds)

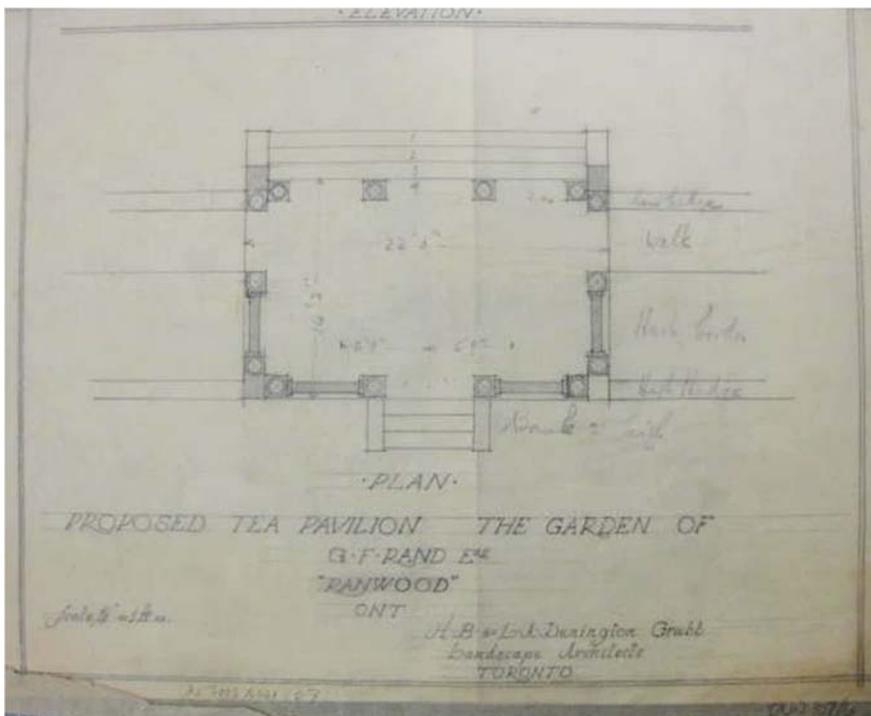


Figure 32: Drawings for the proposed Tea Pavilion by H. B. & L.S. Dunington-Grubb (University of Guelph, Dunington-Grubb Fonds)

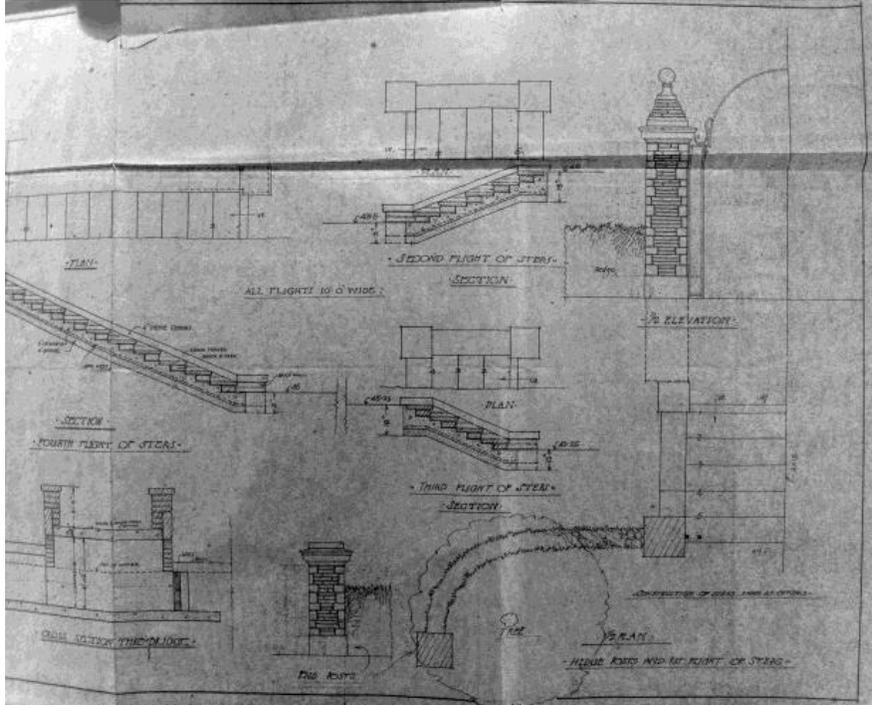


Figure 33: Details of the wall design, stairs, and brick pillars (University of Guelph, Dunnington Grubb Fonds)



Figure 34: Queen Elizabeth II and Calvin Rand at the opening of the Shaw Festival in 1973 (Original photo provided by Shaw Festival).

5.5 Property Morphology

The original Rand estate has gone through many changes throughout the 20th century. However, there are still visible remnants of the landscape from the Rand era as seen through aerial photographs. These aeriels highlight how the large estate was once a highly interconnected and singular property. This is largely expressed through circulation patterns, groupings of plantings and open spaces which have persevered throughout the decades.

The aerial photographs dating from 1934 to 2015 shows how the landscape existed during the Rand ownership (1934) and how it looked as separate properties in 2017.

Of note is the continuation of the heavy landscaping and tree canopy associated with 144 John Street East and 176 John Street East. These areas contain the formal residences and entrances to the properties while the rear lands where associated with small scale farming operations. These modest agricultural pursuits required open fields for the horses, cows, and chickens and various outbuildings to house and feed them. In a 1989 report by Peter Stokes he describes the ways in which the road connects to the properties, as follows:

The curving drives add informality and the relationship of other buildings such as the early twentieth century Sheet House and the older coach home behind, as well as the cottage and garage towards the rear and more remote summerhouse, is a happy circumstance.¹¹²

Some features of the original estate property have been lost, modified, or removed. The landscape and open land which originally surrounded the milk house and stable located along Charlotte Street was lost in the 1970s and 1980s. Another area of note is the circulation paths and what appears to be a large orchard area located in the south-west corner of the properties (now part of 588 Charlotte Street) appears to have slowly faded and become overgrown throughout the decades.

The landscaping features found directly in front of 588 Charlotte Street have recently been removed in their entirety. Images from the Oct 2017 HIA, completed by Leah Wallace, show large cedar hedges and various plantings. They are no longer are present.

Many features of the larger Rand estate are still visible, including the pathways and circulation route which connected the carriage and guest house (200 John Street East) to the original stable (588 Charlotte Street). These pathways are lined with mature trees and defined by the adjacent open fields.

¹¹² Stokes, 1989.



Figure 35: 1934 Aerial of the properties. Note the original barn outbuildings associated with 588 Charlotte Street. (Brock University, 1934).



Figure 36: 1965 Aerial of the properties. Note the stable (588 Charlotte Street) has been completely redeveloped into a guest house and the absence of the pool at the rear (Brock University, 1965).



Figure 37: 1968 aerial of the properties. Note the pool has been added at the rear of 588 Charlotte Street, and the land surrounding the Milk house is being prepared for development (Brock University, 1968).

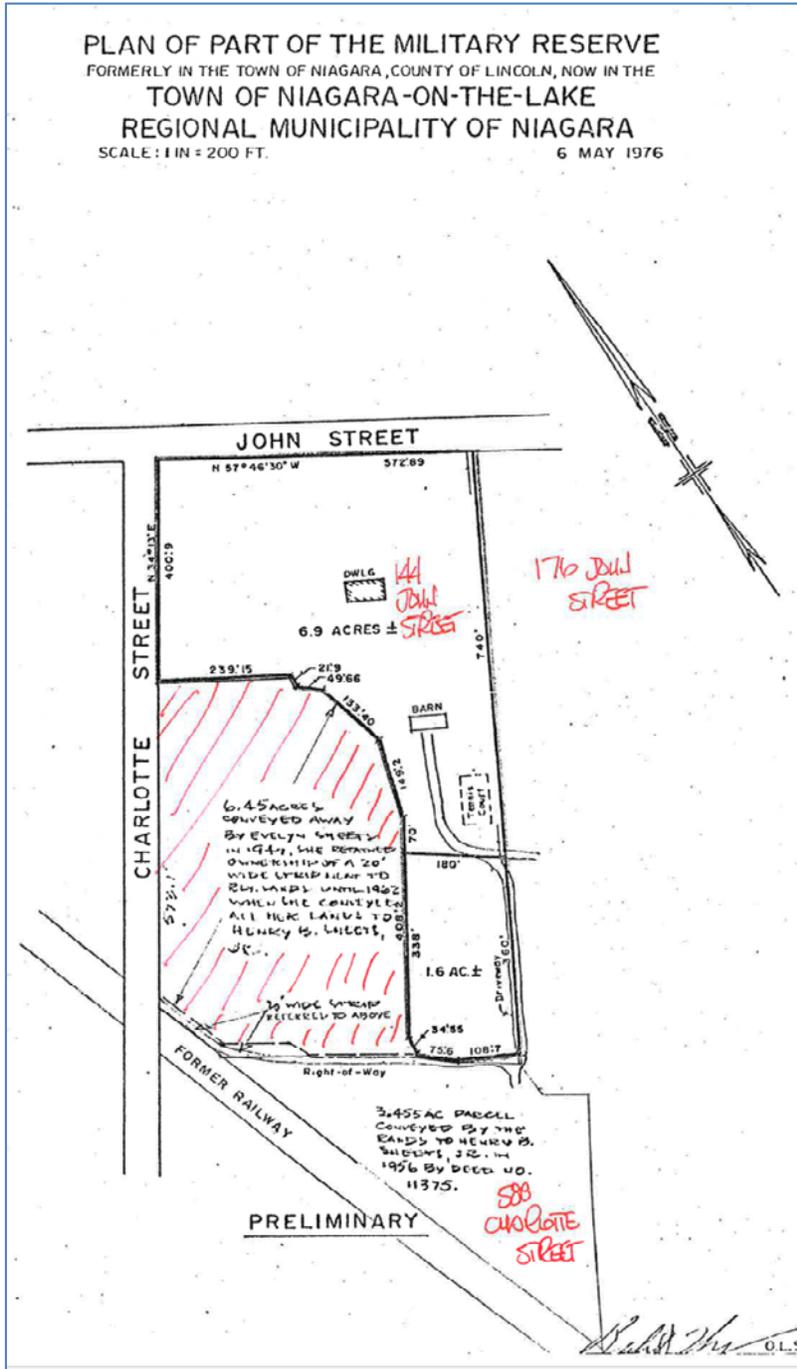


Figure 38: Plan for the severance of a portion of the Rand estate in 1976 (Courtesy of NOTL Planning Staff)



Figure 39: 2000 aerial of the properties. Note the two new subdivisions along Charlotte Street have been added and a large parking lot has replaced the original tennis courts (Brock University).

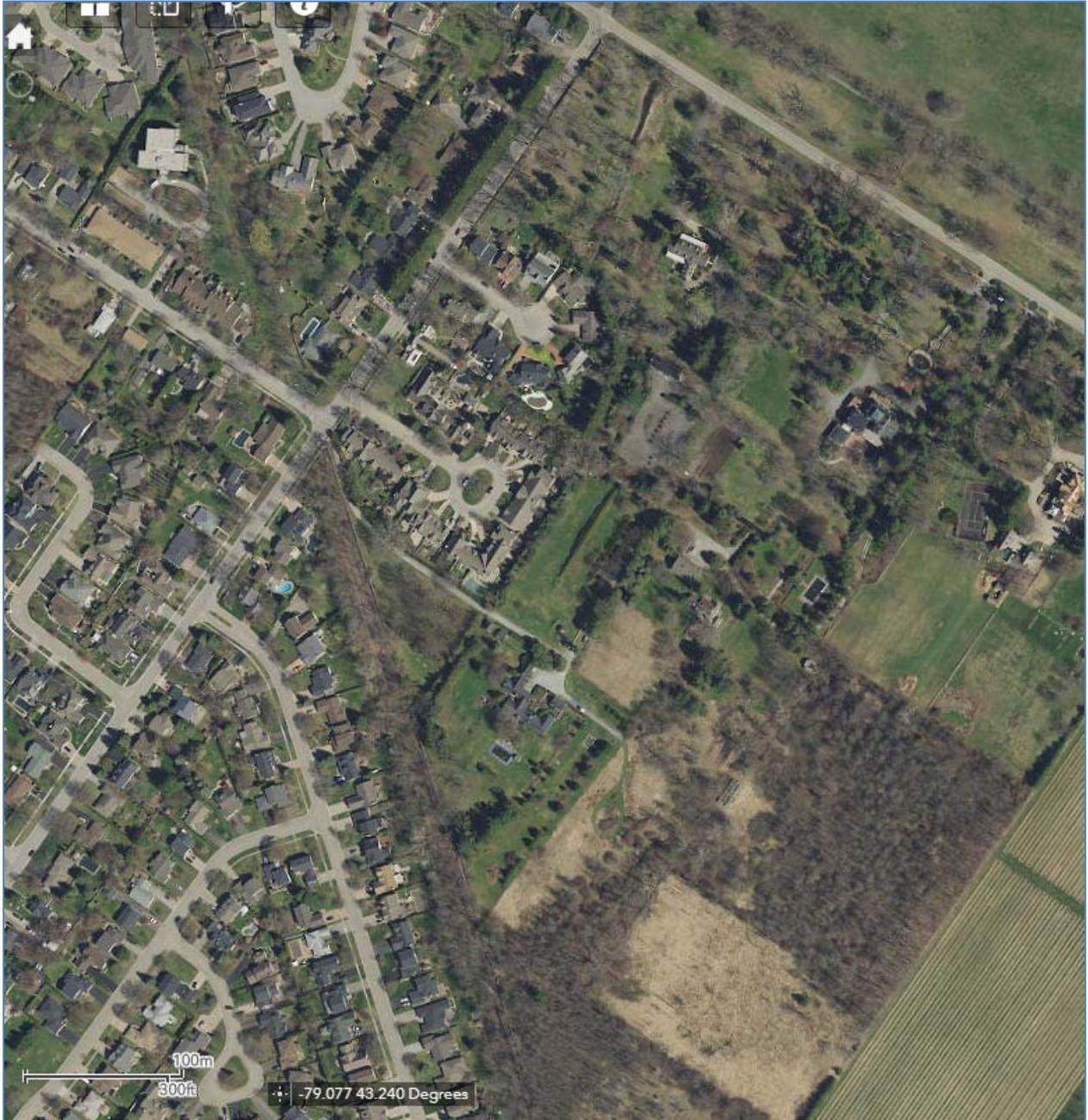


Figure 40: 2015 aerial of the properties. Note many landscaping features have become over grown and naturalized and many pathways not maintained for circulation purposes (Brock University, 2015).

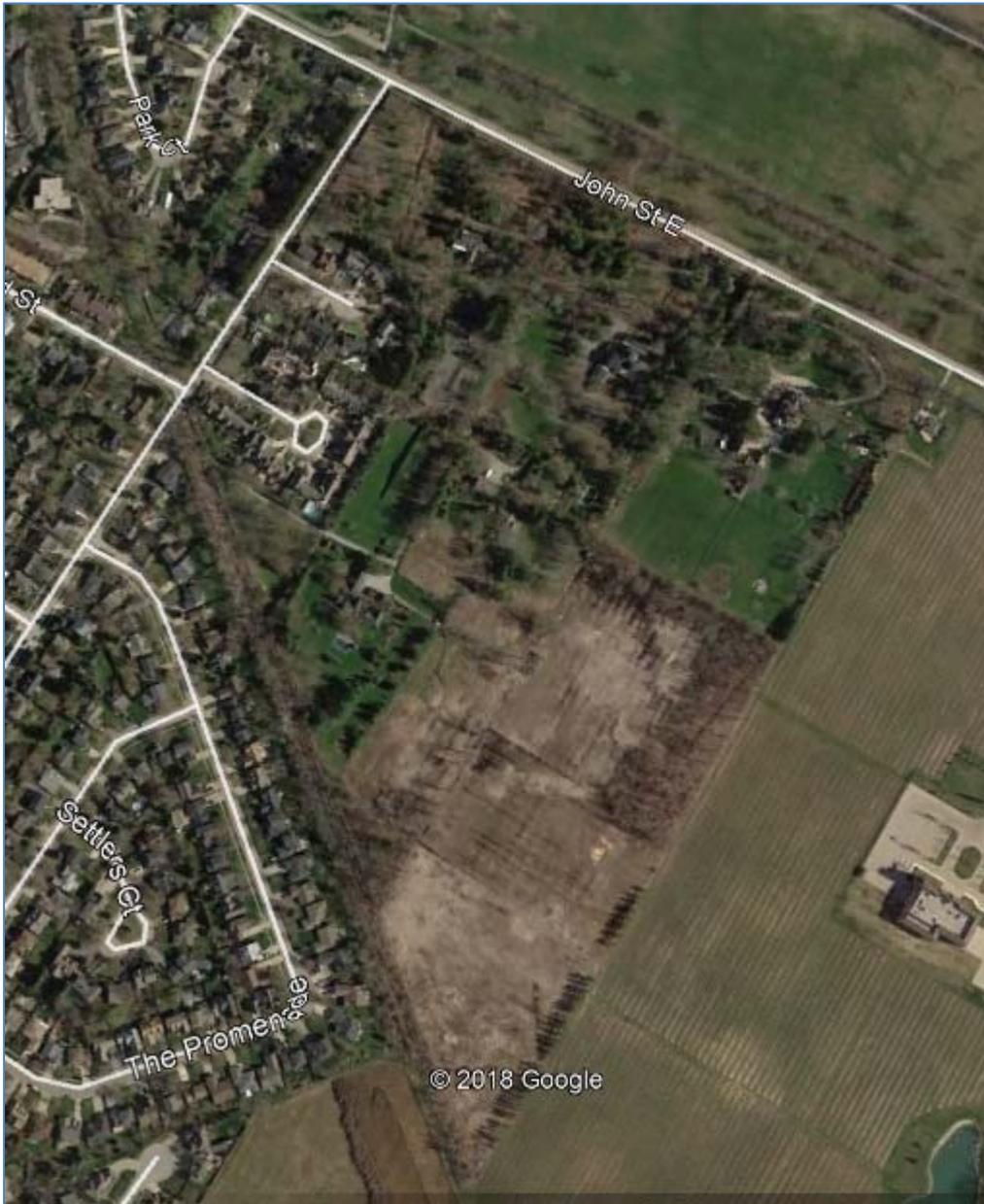


Figure 41: Aerial of properties from 2017 (Google Earth Pro, 2018).

6.0 CULTURAL HERITAGE LANDSCAPE

6.1 Understanding and Defining Cultural Landscapes

The term “cultural landscape” embodies a wide range of elements, including the material, the social, and the associative. The term has been defined in different ways, resulting in the current understanding of cultural landscapes as multi-layered entities embodying, and being enabled by, cultural values. It is now understood that some of these values are potentially in conflict. However, it is important to include in any assessment of landscapes reliance on defined evaluation criteria that take into account both the physical and the cultural characteristics of the setting under study. As a result, the methodology used in this study follows this holistic path in examining the subject property.

The definition of cultural landscape, and its uses for inventory, analysis, and policymaking, has evolved over the last century. According to some recent critics of cultural landscapes within the field of geography (Winchester et. al. 2003), there have been three major phases of the formal geographical study of cultural landscape (and, by implication, of the ways in which cultural landscapes are valued, designed, or altered).

The first phase, arising in the late 19th century and lasting into the 20th, has been characterized by what is known as environmental determinism. In this way of regarding cultural landscapes, the biophysical conditions of a particular setting largely determine the character of the people who inhabit that setting. This linking of climate, topography and location led to determinations of racial character based on geographic region and created cultural and social hierarchies based on the physical characteristics of those regions. Such an approach supported colonialism and tended to view global cultural landscapes through a Western, Anglo-Saxon lens.

As the problems associated with environmental determinism became evident in the last century, they spawned competing versions. The second phase, associated with Carl Sauer and the Berkeley School of cultural geography, is credited with coining the term “cultural landscape”. This approach rejected environmental determinism, citing cultures as discrete entities that imposed their character on physical settings. However, the underlying assumption of this approach was that cultures could be clearly defined; in other words, they were “distinct, static, and therefore predictable”.¹¹³ Further, the Berkeley School tended to focus on vernacular landscapes, most often in rural areas, and often in exotic locations. But the main criticism of this approach was that it substituted cultural determinism for environmental determinism, whereby individual human action was governed, and constrained, by some higher order of culture. This “superorganic” conception of human interaction with landscape tended to lump individuals together into a supposedly homogenous cultural group, regardless of differences within such cultures, and ignoring the effects of individual values and actions. Conflict, and cultural change, were excluded from this approach. Other critiques showed the tendency of this approach to focus on the material evidence of culture, to the expense of an understanding of the influence of underlying cultural values.

These critiques led to the third and, to a large extent, current approach to cultural landscapes. Beginning in the 1980s, the so-called “new” cultural geography put human agency front and centre and expanded the scope of enquiry to include urban areas and other cultures. As defined by two of its primary authors, British cultural geographers Denis Cosgrove and Peter Jackson (1987: 95), this new approach can be described as follows:

¹¹³ Hilary P.M. Winchester, *et.al.*, *Landscapes: Ways of Imagining the World*. New York, Routledge (2003): p. 17.

If we were to define this “new” cultural geography it would be contemporary as well as historical (but always contextual and theoretically informed); social as well as spatial (but not confined exclusively to narrowly-defined landscape issues); urban as well as rural; and interested in the contingent nature of culture, in dominant ideologies and in forms of resistance to them.¹¹⁴

This approach built upon the earlier work of both American and British cultural geographers who considered cultural landscapes to have multiple meanings and, within that understanding, to find ordinary and everyday landscapes (and their portrayal in popular culture) to be valid subjects of academic study. In a similar vein was the parallel work in cultural studies in which landscapes are seen as the ground in which social relations are manifest, and relations of dominance and resistance played out. Cultural landscapes are now seen as being critical to (and often inseparable from) the concept of both individual and group identity and memory. They are also understood as often existing simultaneously as texts, symbols, and ‘ways of seeing.’¹¹⁵ From this work and that of the “new” cultural geographers has emerged an assessment of cultural landscapes as having layers of meaning, accumulated over time, each overwriting but also influenced by, the underlying layers.

As applied to the conservation of cultural landscapes, the approach has changed from a largely curatorial method, initially sponsored by individual or philanthropic efforts to counter the effects of rapid change following the Industrial Revolution. This approach was superseded by an increasing role for the state in codifying heritage values and managing cultural heritage activity, in many cases to bolster national identity and boost local and national economies via tourism. The current framework within which cultural landscapes are assessed and managed in Canada relies on professional expertise and on compliance frameworks entrenched in heritage planning policy. Similarly, at an international scale, the World Heritage Convention adopted a cultural landscapes typology for the World Heritage List in 1992 (with help from Canadian representatives), accelerating the use of cultural landscape definitions, terminology and conservation frameworks globally. What has happened more recently is an increasing recognition of the need to determine cultural heritage value holistically.

Within the Ontario heritage planning context, the terms cultural landscape and cultural heritage landscapes are often used interchangeably,¹¹⁶ and it may be more accurate to understand a cultural heritage landscape as a *type* of cultural landscape. Nevertheless, cultural landscapes must be understood as a compilation of layers of meaning and the result of a dynamic process. Thus, the conservation of cultural landscapes can be complex and multifaceted, and a single evaluative method may not be sufficient to determine the multiple values associated with layered, overlapping, and/or nested cultural landscapes; a single property may by itself contain or be located within all three types (Figure 42). Within geography, this concept is often illustrated by a comparison between landscape and a mediaeval palimpsest that has been used and reused several times.

In addition, a single property may have values that are significant at a national, provincial and/or local level to one or multiple communities. In these instances, it may be necessary to apply a range of interpretive and interdisciplinary

¹¹⁴ Denis Cosgrove and Peter Jackson, “New Directions in Cultural Geography,” in *Wiley* on behalf of *The Royal Geographical Society (with the Institute of British Geographers)*. Vol. 19, No. 2 (June 1987): p. 95.

¹¹⁵ Yvonne Whelan, “Landscape and Iconography.” In. John Morrissey et al. (Eds.) *Key Concepts in Historical Geography*. London, Sage (2014): p. 165.

¹¹⁶ See for example, The Ontario Heritage Trust. Cultural Heritage Landscapes – An Introduction. Updated 2012. Available at: <http://www.heritagetrust.on.ca/CorporateSite/media/ohr/PDFs/HIS-020-Cultural-heritage-landscapes---An-introduction-ENG.pdf>.

tools and approaches to understand a property. It is with this holistic, contextual and contingent understanding that the following analysis proceeds.

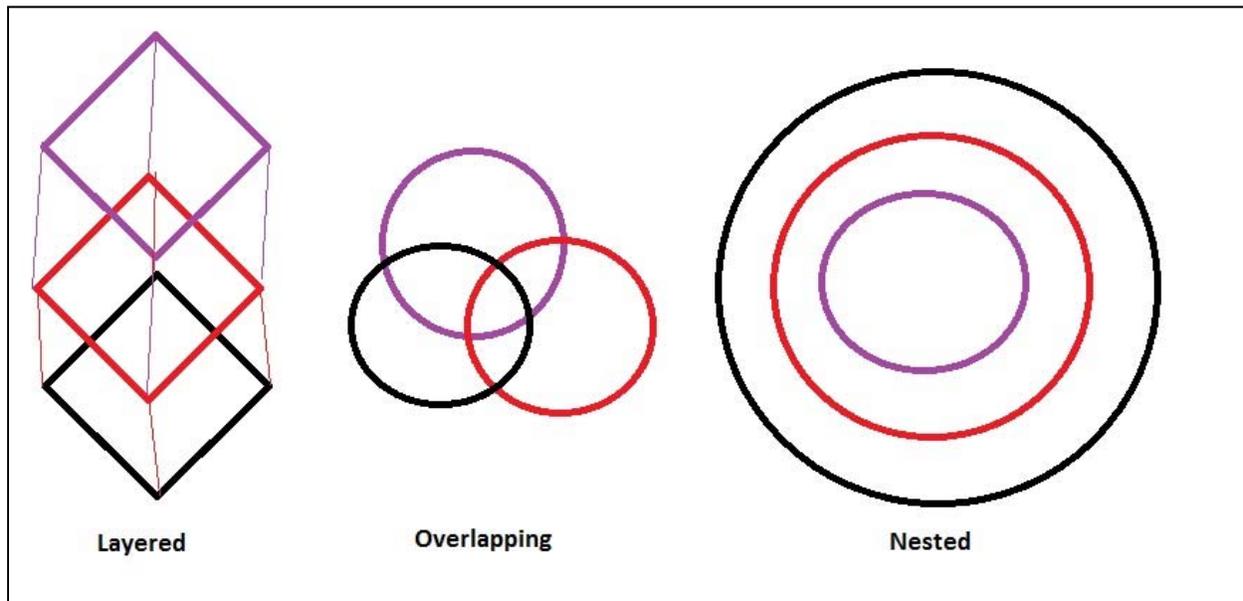


Figure 42: Graphic representation of layering, overlapping and nested cultural landscapes.

6.2 Landscape Features

While Section 29, Part IV of the *Ontario Heritage Act* is focused upon the concept of real property, in this instance, it is also important to recognize that the four properties being examined are part of a larger cultural heritage landscape that encompassed the extent of the former Rand estate.

The Randwood estate was original one property which was interconnected through built and natural elements. One of the most visually prominent original elements of the estate, which continues to provide visual cohesiveness, is the brick, concrete and stone wall. This wall, found along John Street East, Charlotte Street, and the rear of the properties, reinforces the original estate boundary. Despite the interruptions in the wall as a result of late 20th century severances and developments, the wall still works to emphasize the original Rand estate boundary.

Randwood estate had numerous designed pathways and circulation patterns (visible in the 1934 aerial images) which are still purposeful and present. Despite the loss of the pathways from the gatehouse, stable and milk house due the development along Weatherstone Court and Christopher Court, the circulation patterns and pathways which connected the clusters of buildings to one another remain intact. The interconnectedness is particularly visible in pathways which lead from the 200 John Street East entrance driveway, past the bath house, past the Calvin Rand cottage and carriage house, and towards 588 Charlotte Street. Many of these original tree lined pathways are now clearly defined with large mature trees.

While the rear properties (200 John Street East and 588 Charlotte Street) possess many matures tress, there are also large open areas patterned throughout which would have been used as pastures. The Rand estate used the rear properties for small scale farming operations, and the front properties were the more formal estate grounds. The two

areas together reinforced the scale of the original estate. The front properties (144 John Street East and 176 John Street East) have a heavy tree canopy and many formal landscaping areas; some of these features were designed by landscape architects Dunington-Grubb.

The landscape associated with 144 John Street East and 176 John Street East retains the largest concentration of trees of all four properties. Aerial images dating back to 1934 show that the properties have always possessed a large tree canopy. A tree preservation survey and plan were carried out by John Morley and Associates in 2017. As part of his report he identified 303 trees and the health and condition of each tree was assessed. As part of his analysis he wrote:

Randwood is by far the most outstanding estate property in Niagara. The site is characterized by a unique and botanically interesting collection of plant material as well as a tasteful amalgamation of eclectic design elements. This includes buildings, ornamentally styled steel gates, an attractive brick wall along John Street, water features, and strong axial lines. Howard Grubb described his design as "a world of fantasy, of make believe, where decorative nature under little control of art provides both pleasure and rest". Randwood is truly a unique property.

In my professional opinion, there are no rare or endangered trees found on the property. The majority of the trees assessed on the site were initially planted under the supervision of Dunington-Grubb. Since the initial landscape development of Randwood, it does not appear that many desirable native or exotic tree species have been planted in the interim period. As development of the site proceeds, it is important that an eclectic collection of native and exotic trees be planted in order to maintain and improve upon the current landscape identity of Randwood Estate.¹¹⁷

There is a small (seasonal) water stream which runs through the 588 Charlotte Street, which is a tributary to One Mile Creek; the One Mile Creek also connects the properties as it runs through 144 John Street East and 176 John Street East. As part of the 2010 HIA prepared by Ecoplans Limited & Nexus Architects, they noted that "within the subject property, the creek [One Mile Creek] extends beyond the eastern perimeter of the property and flows westerly across the whole property. A number of perennials and bulbs, including Iris, Marsh Mallow and Daffodil dot the edge of the creek providing bands of colour along the waters edge... there are total of three 'bridges' that cross the creek".

The remaining walls, circulation patterns, pathways, mature trees, and open areas all work together to reinforce the function and forms of the original Rand Estate landscape.

¹¹⁷ Morley & Associates. 2017.

7.0 DESIGN AND PHYSICAL FEATURES

Site access was granted to 200 John Street East and 588 Charlotte Street. Descriptions for 144 John Street East and 176 John Street East have been generated from previous heritage report to which the authors had access to the properties. The descriptions below have been written for the individual properties building upon the previous sections.

7.1 144 John Street (Devonian/Sheets House)

The property known as 144 John Street East has two structures associated with it: the main residence (Devonian House/Sheets House) and the Coach house.

7.1.1 Devonian or Sheet House

The HIA completed by Leah Wallace in 2017 describes the house as follows:

The Sheets House is a charming three (3) bay home clad in clapboard with a generous front porch with balcony and classical Chippendale style railings and paired squared columns. The gable roof is punctuated by three (3) dormer windows providing light for the attic rooms. On the west side of the building is a loggia with arched openings set on simple Tuscan columns, which houses a unique exterior brick fireplace. A conservatory or solarium with an attractive original tiled floor is lit by a series of arched openings that mirror the loggia on the west side of the building creating a balanced facade.

Earlier detail about the house, and alterations, are outlined in the 2010 Ecoplans Limited and Nexus Architecture HIA which describe the house as follows:

The original two and one-half storey building was constructed in a symmetrical Colonial Revival style, clad in wood clapboard with a full front verandah. At some point subsequent to the original construction, a wing on the north face was either added or substantially modified and clad in newer clapboard. This may have been the original kitchen that was enlarged shortly after the original construction. Again in 1993, Bernard Rasch Architect prepared plans of the renovation to the kitchen wing and third floor sleeping space that changed some of the window designs and exterior appearance of the house, but maintained the general architectural integrity of the original house design..... The house is a classic example of resort style buildings dating from the early 1920's that would have been popular in summer places like Niagara-on-the-Lake.¹¹⁸

¹¹⁸ Ecoplans Limited & Nexus Architects. 2010. p. 5.



Figure 43: Devonian House/Sheet House (Wallace, 2017)



Figure 44: Rear of Devonian House/Sheet House (Wallace, 2017)

7.1.2 Coach House

The HIA report completed by Leah Wallace in October 2017 describes the Coach House as follows:

Constructed in the Gothic Revival style, probably in the 1860's or 1870's, when the property was still owned by the Dicksons, it has a steep gable roof with decorative bargeboard trim and early windows on the ground floor north elevation and the first and second floor east elevations and south elevation.

Alterations include modern stucco cladding, a metal standing seam roof of traditional design and large elaborate dormer windows on the north and south roofs. The entrance is through a door on the east elevation.¹¹⁹

Further details of the Coach House, and earlier alterations, are outlined by Ecoplans Limited and Nexus Architecture reads as follows:

The Coach house is an attractive, symmetrical five bay building that retains much of its original character. The painted stucco on the brick exterior walls has been well maintained and provides elegance to this simple geometric building mass. The two end gables are distinctively decorated with pendentive verge board designs, flared chimney caps, and skillfully crafted copper rain water leaders and leaderheads. The door and window openings are surmounted by elliptical arches that provide a unified appearance to all elevations.

In 2001 Chapman and Murray Architects prepared a design for the alterations to the coach house including raising of a portion of the roof to provide new windows and access to the attic area. The construction was completed with skilful workmanship, and the finished design is a testament to the ability to make substantive changes to heritage buildings while preserving the essential heritage asset and improving the base building technology and longevity.¹²⁰



Figure 45: Coach House (Wallace, 2017)

¹¹⁹ Ibid. p. 33.

¹²⁰ Ecoplans Limited & Nexus Architects. 2010. p. 5.

7.1.3 Landscape

Elements of the main residence gardens and the Coach House gardens remain. In 2010, the property is noted as having “evergreen foundation planting along the perimeter of the house” with “extensively landscaped with perennial and shrub boarders” near the edges of the driveway as you approach the house.¹²¹ Near the main house “a number of exquisite specimens of Flowering Dogwood (*Cornus Florida*) exist”.¹²² The Coach House gardens are found on the south west corner of the property and have shrubs, perennial boarders, and mature trees within the garden.¹²³

7.2 176 John Street (Rand Mansion)

The main residence is a three-storey brick building with Second Empire, Italianate and Neo-classical features. The property also has a brick pavilion and a wooden gazebo. In the absence of a site visit the description of the house has been compiled from the 2010 Heritage Impact Assessment authored by Ecoplans Limited in conjunction with Nexus Architects.

7.2.1 Main Residence (Randwood)

The oldest part of the building is the basement. It is believed to be a pre-1812 as a remnant of the original house, although some people note that it could be remnants from the Hon. Peter Russell era. The basement has “post and beam construction, pit sawn lumber and slot brick floor”.¹²⁴

The main residence has undergone numerous architectural modifications and additions since originally built in c. 1825. The evolution of the main residence is detailed in the 2010 HIA completed by Ecoplans Limited & Nexus Architects:

The original layout of the main façade of the house is still evident in the symmetric placement of the entrance doors and the large side window so the ground floor and in the three aligned window openings on the second floor. The original stone quoins in the brickwork at the corners of the house are also still evident, although the original delicate porch enclosure around the entrance has been replaced by the whole front verandah. When the property was acquired by General Henry Lansing in 1873, the third floor mansard roof and the enclosed tower was added. In 1905, George Rand purchased the property and made further changes to the main house including the construction of the east sun room, the opening of the enclosed tower, and the reconstruction of the surrounding verandah with square brick piers rather than the delicate turned wood columns.

The original, two storey house built about 1825 would have been a good example of Georgian symmetrical geometry, central hall plan with principal rooms on either side represented by large, rectangular windows on the exterior. Subsequent owners added to that elegant structure with early additions in the Second Empire style to provide the mansard roof and later additions in the Victorian style to complete the verandahs and glazed conservatory. All of these additions and renovations modified the appearance of the principal elevation facing north to John Street and visible from the main gates and landscaped approach. Although the resulting images is very familiar the

¹²¹ Ecoplans Limited & Nexus Architects. 2010. p. 11.

¹²² Ibid, p. 11.

¹²³ Ibid, p. 12-13.

¹²⁴ Ormsby, Joy. Niagara Institute Property-Draft one. 1989.

neighbourhood, it is neither a pure architectural style, nor particularly clear in its stylistic development.

The changes to the other facades of the main house were undertaken as necessary additions for the utility of the function of the building resulting in exterior and interior volumes and geometry that satisfied the changing demands on the building without providing a unified architectural aesthetic. Some case has been extended in the section of materials and details from the exterior additions that are complementary to previous constructions. The exterior brick, for example, has been well colour matched and sized to the original brick, even if the coursing does not always align.

The additions to the rear of the original house designed in 1997 by Chapman Murray Architects to convert the facility into a residential training centre made a significant change to the appearance of the exterior of the south side and the east and west elevations. While reasonable care was exercised to employ good design principals and careful material selection, the new additions feature the light appearance of large glazed and painted wood panels supported by square brick piers, similar to the verandah and conservatory construction of the north and east elevations. The solid masonry appearance of the original Georgian house with punched windows was now totally encapsulated and concealed behind subsequent additions. The resulting exterior of Randwood is the recorded history of multiple changes in function and style over nearly 185 years.

The interior of the house preserves some of the original details of trim and carpentry in the main hall and adjacent principal rooms, but has been modified and updated for other interior spaces.¹²⁵

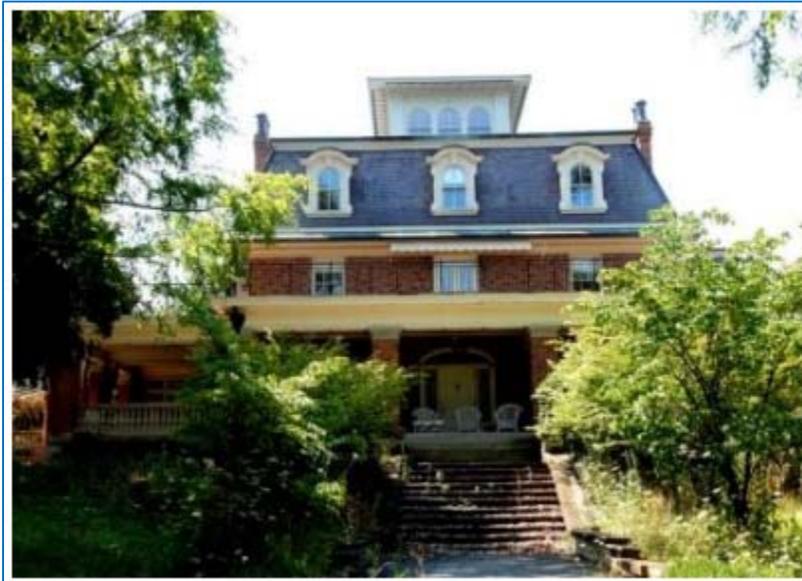


Figure 46: Front façade of Rand Mansion (Wallace, 2017).

¹²⁵ Ecoplans Limited & Nexus Architects. 2010. p. 4-5.

7.2.2 Brick Pavilion and Pergola

The brick pavilion was designed by Chapman Murray Architects and added in 1996-1997. It is located with the landscaped ground, near the John Street wall. It is described by Ecoplans Limited and Nexus Architecture as

...an elegant, square garden shelter supporting a copper roof on four corner piers constructed of brick. Each elevation is similar to the other and uses details and materials reminiscent of Randwood. The spaces between the brick piers is enclosed with a classic cast stone balustrade and the soffits of the roof projection is decorated with traditional eave brackets. While providing shelter from rain and sun, the construction is quite transparent to views across the grounds and confirms that sensitive design can be well accommodated in sensitive locations.¹²⁶

At the rear of the property is a wooden Pergola (or gazebo). It is a circular design supported by wooden posts with a steeply pitched circular roof.



Figure 47: Brick Pavilion (Wallace, 2017).

¹²⁶ Ecoplans Limited & Nexus Architects. 2010. p. 7.



Figure 48: Wooden pergola (gazebo) (Wallace, 2018)

7.2.3 Landscape

Portions of the landscape were designed by famed Canadian Landscape architects Howard Burlington Grubb and Lorrie Alfreda Dunington-Grubb. The firm was hired in 1919 but appears to have carried out most of their work in the late 1920s.

The landscape features associated with 176 John Street East were described by EcoPlan Limited and Nexus Architecture and read as follows:

The central axis of the garden is the most important feature of the landscape; the view from the gate is almost a personification of Randwood, and is a recognizable image of the property within the community of Niagara-on-the-Lake. The design of the axis was indubitably designed by the Dunington-Grubb firm and remains intact and consistent with image captured of the front of the garden circa 1924 and their design intent, as illustrated by the rendering of the property dated 1919. While the living landscape material has been altered, the intent of the design still remains and the material used on the bridges, stairs and pond have are untouched in their original design form; only new paving has been added to the pathway leading to the house.

The long view to the house along the central line of site also exemplifies the style in which the Dunington-Grubbs designed. Principles of Beaux-Arts garden design dictated that an outdoor space should be clear and orderly and should exist along a main sight line (the pathway) terminating with focal point or in a beautiful view (the house). Strong vertical plains [sic] such as evergreens or stone walls were also utilized to provide definition and structure to a space; vertical planes along the axis of Randwood are provided in the stratification of the path through the use of stairs and the central pond which provided a horizontal element to the middle distance of the view.

The element of “tapis verts”, or great expanses of lawn is also evident at Randwood, particularly the west lawn.¹²⁷

The 2017 HIA, completed by Lean Wallace, notes features designed by Dunington-Grubb remain legible throughout the landscape. These design elements form “the grand formal entranceway and walkway that leads from the main gate terminating at a low stone wall...[and] the components of the formal landscape include the entrance gate, a formal stone path, sunken lily pond with sculpture, arched stoned bridges that span the tributary of One Mile Creek and a low stone wall”.¹²⁸



Figure 49: Sunken lily pad designed by Dunington-Grubb (Wallace, 2018)

7.3 200 John Street (Calvin Rand Residence)

7.3.1 Carriage House

The carriage house was built c. 1919 to provide storage for agricultural pursuits and eventually automobiles. There is a gas pump on the main level which is believed to have been one of the earliest gas pumps in the area.¹²⁹ It is a large two-storey building which follows a rectangular plan. The building has a gable roof with defined gable peaks located on each end. There is an interior red brick chimney located centrally on the gable peak. The roof has large overhanging eaves which are built at a noticeably steep angle; the soffits are made with a narrow plank wood.

The garage is clad in stucco and raised wood trim distinguishes the first and second floor. The garage has three set of large double French style doors, and one single door entrance, located on the façade. All three sets of doors and the single door have an ornamental diamond pane shaped window, as well as, the single door; a newer additional

¹²⁷ Ecoplans Limited & Nexus Architects. 2010, p. 14-15.

¹²⁸ Wallace, 2017: p. 34.

¹²⁹ Willowbank. 2010.

screen door has been added to the single door. The upper level has asymmetrical window openings on the façade, with four windows on one side and no windows on the other side. All the windows are double hung, 6-over-6, made from wood with ornamental diamond panes.

The interior of the property was also inspected. The main level is divided into three parts all of which have very high ceilings likely to accommodate vehicles or agricultural equipment. There is a brick fire place located on the main level and the flooring is a mix of concrete and earth. The upper level functioned as a residence for many year and may have been used by estate employees and maintenance workers. It has a kitchen, bath, living room and two small bedrooms. The upper level has visible neglect and decay and portions of the walls and ceiling have crumbled. Some original wood floor appears to be present in the living room, while the other rooms are covered in linoleum, tile or carpet. The trim surrounding the door opening and windows is modest and may be original to the structure.



Figure 50: Carriage house façade. Note the separate guest house on the left side of the photo (AB, 2018).



Figure 51: Side Elevation showing overhanging steep eaves and gable peak (AB, 2018).



Figure 52: Interior main level of carriage house. Note the gas pump in the centre of the photo, which is believed to have been one of the first gas pumps in the area (AB, 2018).



Figure 53: Interior main level of carriage house showing the diamond shaped pane on the door and surrounding wood panelling (left) and the interior brick chimney (right) (AB, 2018).



Figure 54: Drawings of north elevation of carriage house (Willowbank, 2010)



Figure 55: Drawings of south elevation of carriage house (Willowbank, 2010)

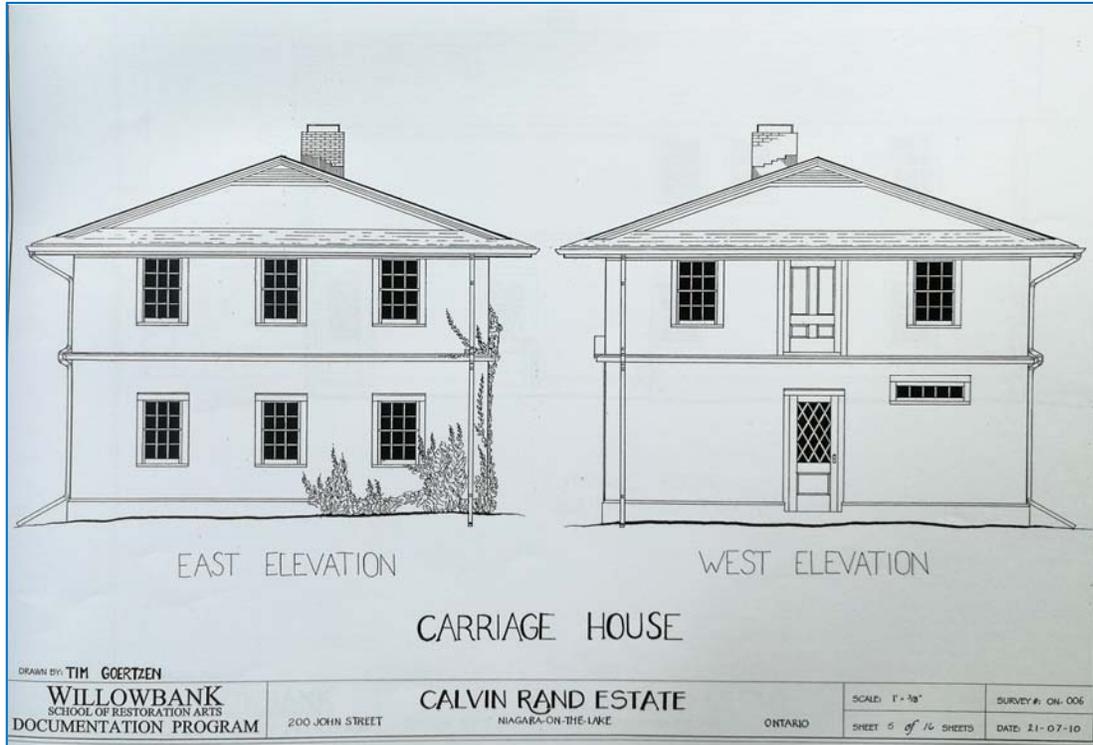


Figure 56: Side elevations (Willowbank, 2010).

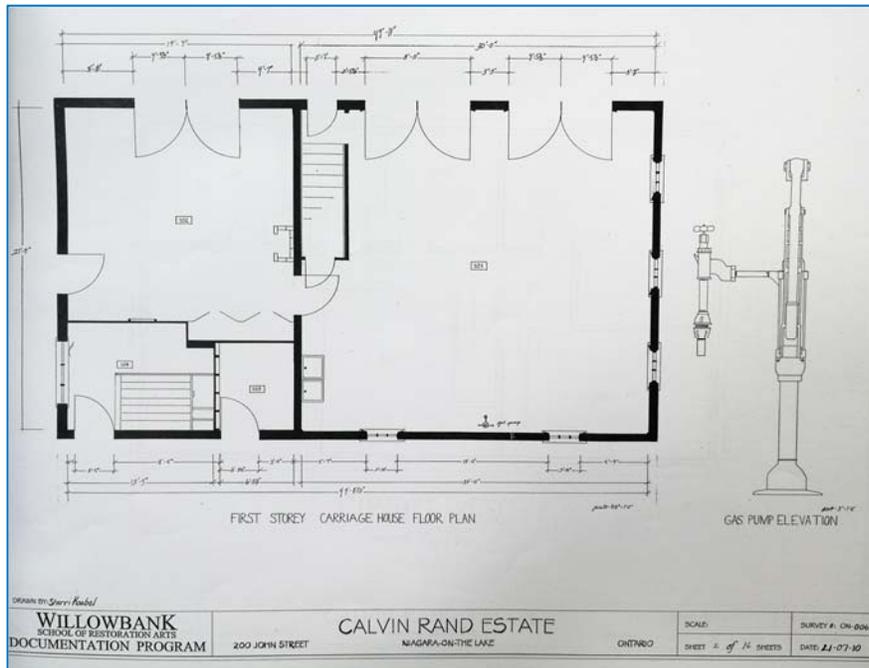


Figure 57: Main level floor plan (Willowbank, 2010).

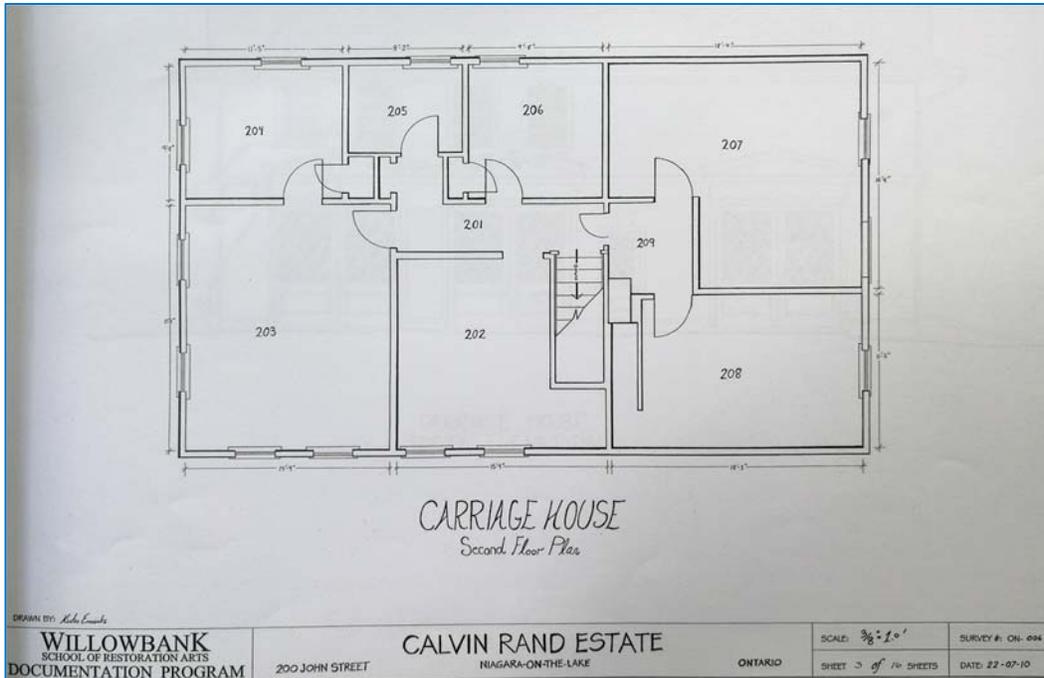


Figure 58: Upper level floor plan (Willowbank, 2010).

7.3.2 Guest House

The guest house follows an irregular floor plan. According to Robin Ellis-Rand (daughter of Calvin Rand) the original building suffered a fire and was rebuilt in the early 1970s. It was this original building in which Calvin Rand lived when he founded the Shaw Festival. It is possible that the central core square portion of the building, along with the large brick chimney, was part of an original structure, however Robin Ellis-Rand could not confirm this. The house was rebuilt to provide modern day amenities and to be used as a guest house for Calvin Rand. The roof follows an irregular pattern with many peaks and falls and skylights which provide lots of natural light into the interior. The interior has all newer features and a modern appearance.

At the rear of the house is the brick remnant of a Lord & Burnham glasshouse which was removed from the estate c. 2009. Calvin Rand donated the glass house to the Willowbank School of the Restorative Arts. A small pile of the red brick foundation remains.



Figure 59: Façade of guest house associated with 200 John Street East (AB, 2018)



Figure 60: Rear view of guest house show irregular roof design (AB, 2018)



Figure 61: Remnants of the Green house (AB, 2018)



Figure 62: Brick Chimney located centrally in the house (AB, 2018).

7.3.3 The Tea House and Pool

The tea pavilion, pool and surrounding landscaping can be attributed to H.B. and L.A. Dunington-Grubb and were built c. 1928. The tea pavilion is a raised open structure made with wood, red brick and stone. The main structure is made of wood and the roof has overhanging eaves with rhythmically placed brackets and wood panel underside. The structure is supported by Tuscan style wood pillars and patterned red brick and stone are used for the flooring and stair materials. There is a large in ground pool located adjacent to the tea house.



Figure 63: Tea House showing the brick pattern flooring, stone finishes, wood roof with brackets, plank wood under finish supported by square and rounded Tuscan columns. (AB, 2018)



Figure 64: Stairway made from red brick and stone finishes which provide access to the Tea House (AB, 2018)

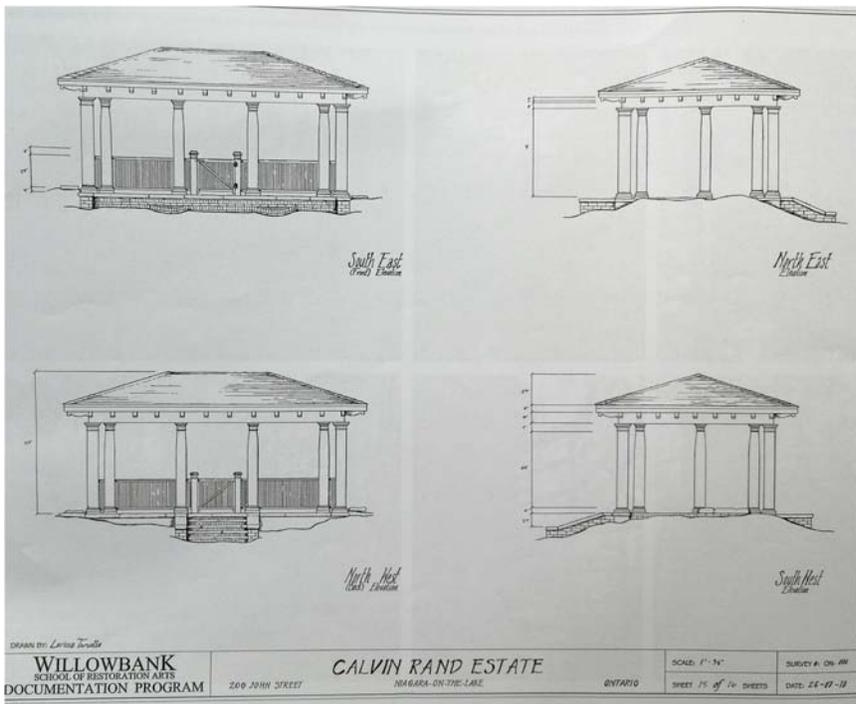


Figure 65: Drawings of elevations of Tea House (Willowbank, 2010).

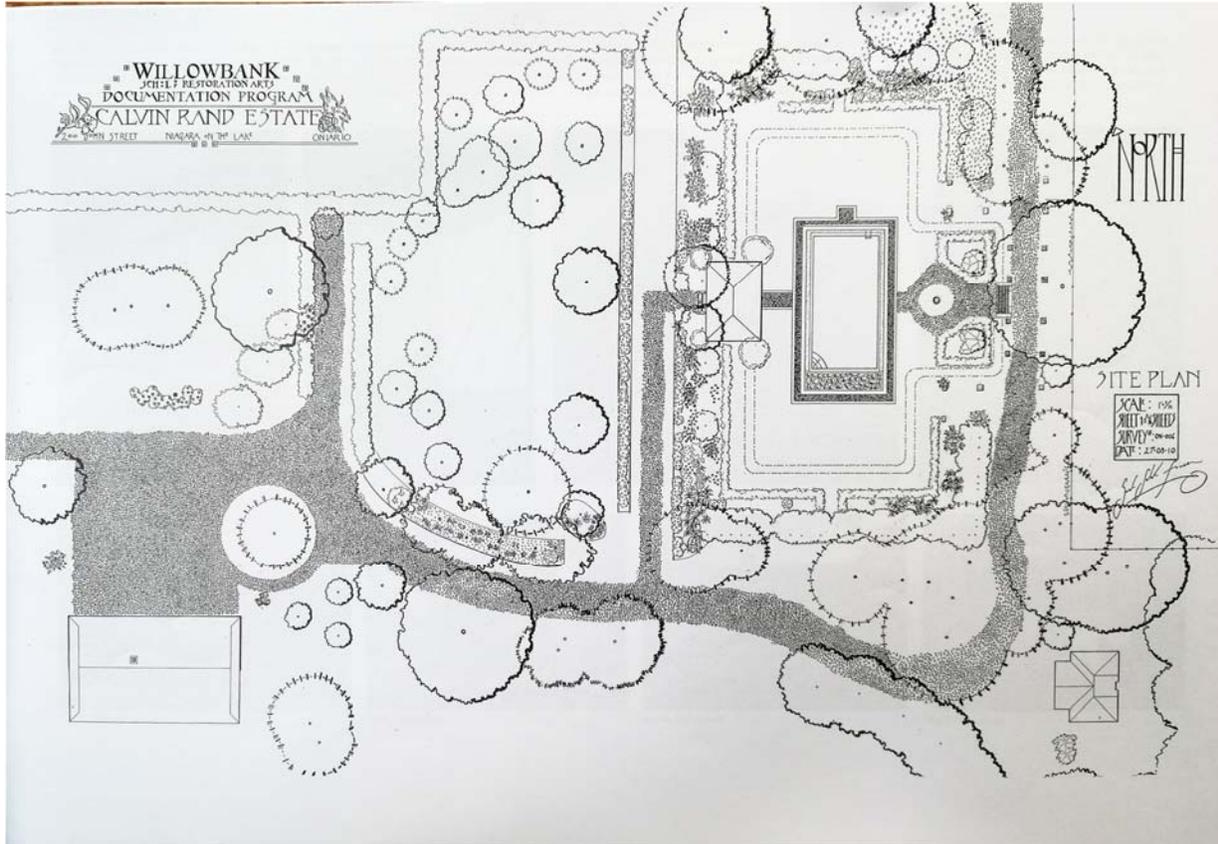


Figure 66: Drawing of site plan of tea house and pool, bathhouse (bottom left) and carriage house (bottom right) (Willowbank, 2010).

7.3.4 Bath House

The bath house was built in 1919 is located a short distance away from the guest house and tea house. The structure is a small rectangular plan with an open porch with gable pediment roof. The main portion has a hipped roof with an opening at the rear. The open porch is supported by four wood columns and two engaged columns. There is one central door window on the side elevations. At the rear is an open area in the roofline; it is unclear what this area was used for.



Figure 67: Rear view of the pool house (AB, 2018)



Figure 68: Front façade and side elevation of the Bath House (AB, 2018).

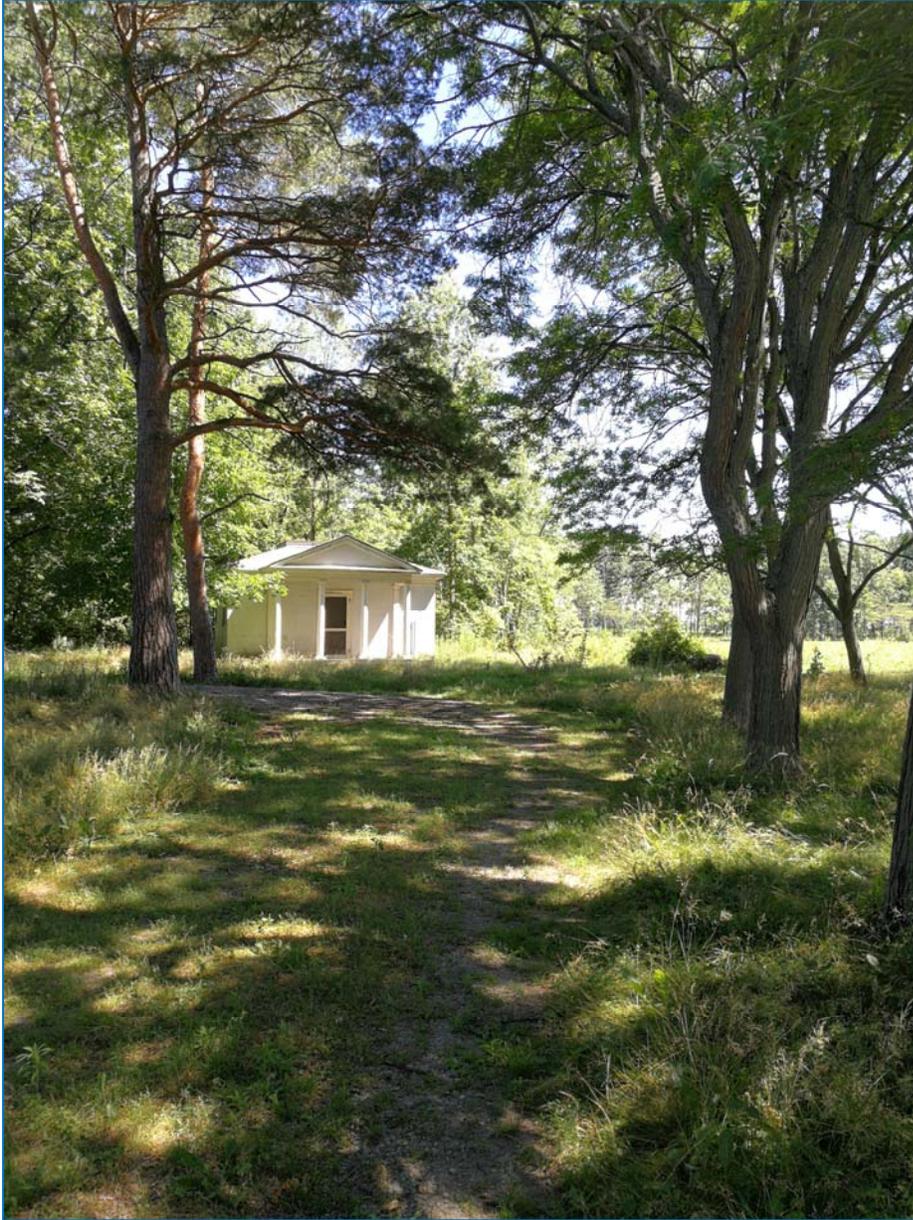


Figure 69: Gravel driveway leading from Carriage house to the Bath House. The bottom left of this picture is the start of the pathway to the Tea House (AB, 2018).

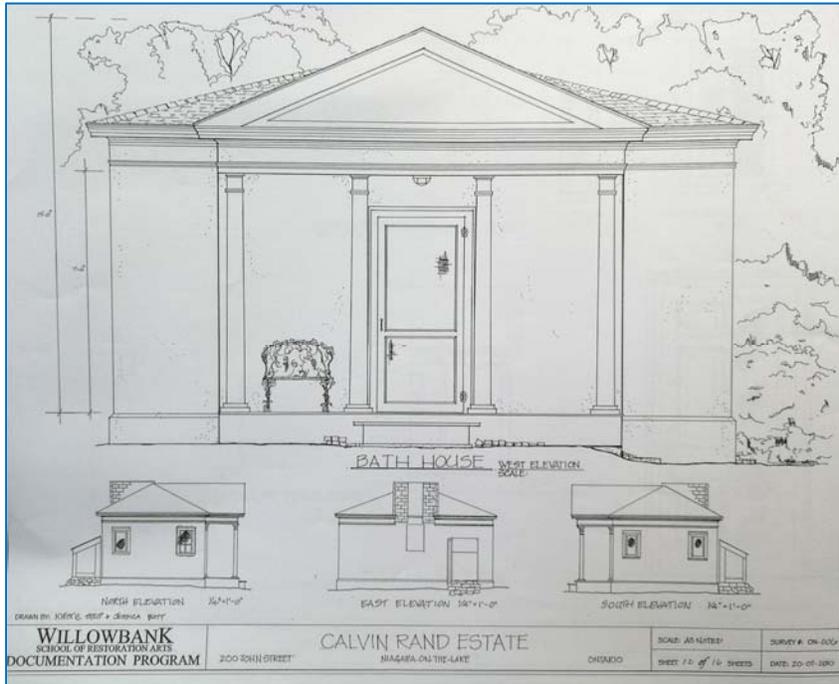


Figure 70: Elevation drawings of the bath house (Willowbank, 2010).

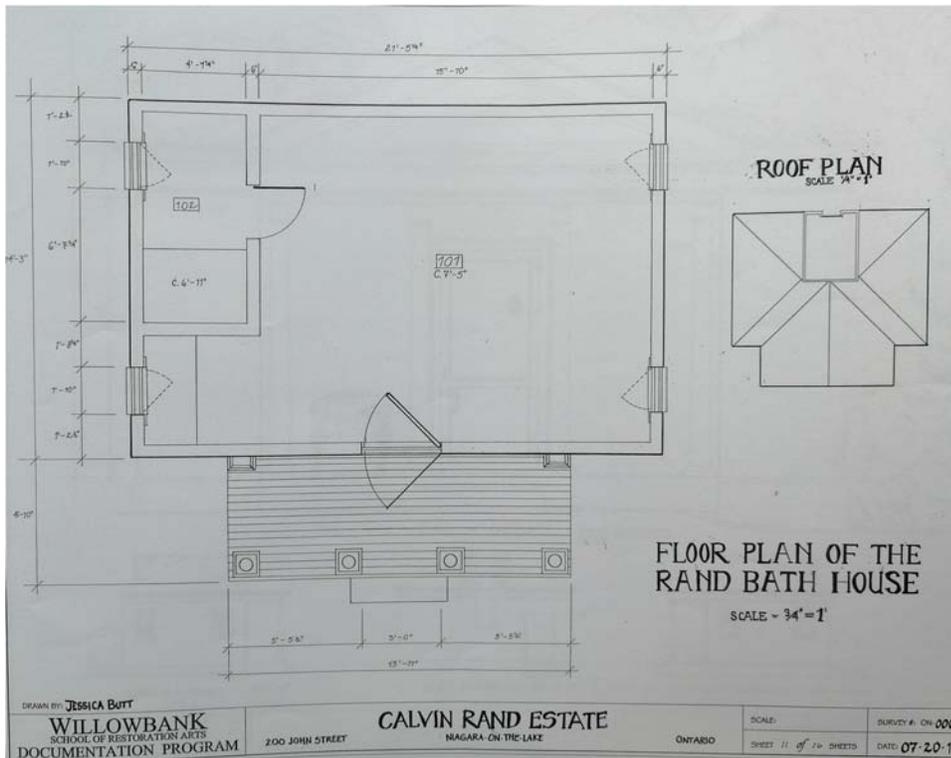


Figure 71: Drawing of floor plan for bath house (Willowbank, 2010).

7.3.5 Whistle Stop

There are remnants of the whistle stop located at the rear of the property. The structure appears to be made with a wood frame supported with wooden post and brick columns. The structure is surrounded by overgrown vegetation. An opening in the estate wall is located a few feet away and provides access to the heritage trail (the original rail line).



Figure 72: Remnants of the whistle stop (AB, 2018)

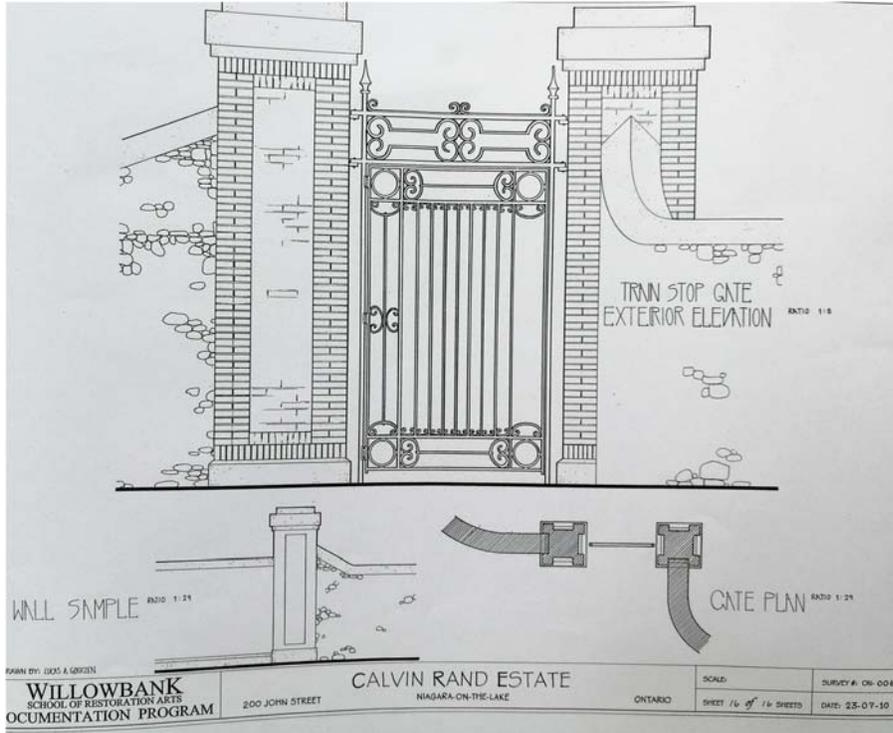


Figure 73: Gate located near the whistle stop in 2010 (Willowbank, 2010).



Figure 74: Gate in current condition (AB, 2018)

7.4 588 Charlotte Street (Dingman Residence)

7.4.1 Main Residence

The main residence follows an irregular U-shaped plan. There is an additional wing, which is attached to the main residence but not accessible from the main portion of the building. The wing is a self-contained building, accessed from a separate entrance on the northern elevation; the property was used for many years as a separate living space and often occupied by tenants. The main residence will be described separate from the additional wing despite the appearance of it being one structure.

The building has a gable peak roof line with gable ends and a central gable peak above the single door main entrance. The main entrance gable peak has decorative wood trim return eaves. A wooden window is found in the gable peak and is framed in a large rectangular opening (the scale of the opening suggests it might have originally been a door); the window has paired single paned rectangular wooden windows. The building is clad in stucco and appears to rest on a concrete foundation. A two-bay garage is found in the north east portion of residence.

The building underwent significant renovation in the 1950s. Historical exterior features of notes which were visible at the time of the site visit included two rectangular wooden diamond shaped windows located within the garage; the ornate diamond shape windows are also presented on 200 John Street, the Milk House (9 Weatherstone Court), and several structures located on the Randwood. There is a wooden cupula located centrally on the roof and aligns with the main entrance and central gable peak. The cupula has an octagonal metal roof and a decorative metal weathervane fashioned with a person riding a horse; the cupula does not appear to provide ventilation and appears to have been painted closed.

The wooden front door appears to be of an older vintage and has retained its hardware. A large metal door knocker in the shape of a bird, is fasten to wood below a large single pane of glass; there is a decorative metal door handle also present on the entrance door.

On the interior there are there are four barn stall doors which appear to be remnants from the original stables. These vertical planked wooden doors are split in two horizontally, and the simple hardware has been painted white. Presently, these are non-function doors as the opening on the façade is a single and solid wood board; they are only visible from the interior. Throughout certain portions of the interior, wood plank flooring which has a vintage appearance, is present. This flooring appears in the central room, located off the main entrance where the barn stall doors are located, and directly above on the small upper level the upper level. There is also narrow wood siding present on the interior of the garage; it is found on the side elevations and the ceiling. These wood planks have the original varnish which has an aged patina.

7.4.2 Wing Addition

A rectangular wing is connected to the main residence and found on the north-east portion of the structures. It follows a similar gable roofline with a central ventilation cupula. It has overhanging eaves. It is clad in stucco and appears to rest on a concrete foundation. There is a red brick chimney present on the north elevation. The property can be accessed rom an entrance way on the north side, and an entrance on the south elevation. The interior appears to be constructed with new materials, however, there is narrow wood plank ceilings one bedroom and the hallway which appear to be of an older vintage; the wood planks have been painted white.

Ghosting is present on the south-east elevation, suggesting they were once two large opening and are now smaller window openings with new windows. Directly adjacent and attached to the wing is a garage which can only be accessed from the south-east elevation. It has two oversized wooden doors which have ornamental diamond pane windows and metal hardware.

7.4.3 Outbuilding

The one storey building follows a rectangular floor plan and to rest on a concrete foundation. The structure has a gable roof with defined gable peak located on each end. It has overhanging eaves which are built at a steep angle; it has narrow wood plank soffit. The building appears to be made with stucco and in many places is covered with vegetation. There are multiple rectangular window openings on all elevations which have 6 over 6, double hung wooden windows. The building has a single wooden door opening which has been boarded up and does not appear functional on the north-west elevation and a set of French style wooden doors with a 9-pane window finish, on the south-east elevation. On the interior, the structure is one room, entirely open, and the floor appears to be a mix of earth and concrete. A wood stove is located in the centre of the room and ventilated through a metal ventilation pipe.

7.4.4 Additional Outbuildings (Sheds)

There are two additional outbuildings located on the property. Both outbuildings follow a rectangular floor plan, with an exterior parging finish and a gable roof; both buildings have newer rectangular windows. According to the last owner (Marnie Collins) both buildings once had wooden floors, but they have since deteriorated and are now earth.

One of the structures fronts onto the gravel driveway and has a large rectangular door open which runs the entire elevation; there are two separate wooden doors which provide access to the main level and presumably an upper level. The steep pitched gable roof has overhanging eaves and a centrally placed raised square ventilation peak with wooden siding; it is topped with a gable roof. The building has overhanging eaves which are angled and made with wood.

The second outbuilding is a modest in design with a gable roof, straight overhanging eaves and a single wooden access door on the southern elevation. There are two windows on the side elevation, with wood trim and wooden lug sills.

7.4.5 Landscape

There is a small (seasonal) water stream which runs through 588 Charlotte Street, which is a tributary to One Mile Creek. To the rear of house is a large open field where the pool is located. The surrounding areas to the south west are generally open fields which have been naturalized to a degree. A small pet cemetery is located to the south of the main residence and delineated by a white picket fence. To the north, north-west is an undeveloped natural area that has many large and matures trees which provided a shaded canopy. The landscaping and natural features which originally surrounded the main residence have recently been completely up rooted and removed.

The brick, concrete, and stone wall are located along the rear of the property and at the entrance gate found along Charlotte Street.



Figure 75: Entrance pillar and gates to 588 Charlotte Street (AB, 2018).



Figure 76: Gravel pathway with stone wall on side located at the entrance of 588 Charlotte Street (AB, 2018)



Figure 77: View of open area located along side the gravel driveway with wall in background. A specific row of tree plantings is present. (AB, 2018)



Figure 78: Outbuilding located on 588 Charlotte Street fronting onto the gravel driveway (AB, 2018)



Figure 79: Additional outbuilding showing the single entrance (AB, 2018)



Figure 80: Façade of the main residence at 588 Charlotte Street (AB, 2018)



Figure 81: Front entrance showing the four-barn stall opening (solid white panels) and the original weathervane (AB, 2018).



Figure 82: Wing off the main residence, which is accessed from the rear (not visible). Note the end portion with open doors is a separate garage and not attached to the wing. (AB, 2018)



Figure 83: Main residence and garage showing gravel drive. Note the landscaping elements have been removed (AB, 2018)



Figure 84: Stand alone garage with main residence visible in the rear (AB, 2018).



Figure 85: Pet Cemetery located in a large open area to the south of the main residence (AB, 2018).



Figure 86: Rear yard showing inground pool and outbuilding and open yard (AB, 2017).

8.0 EVALUATION

Each of the four properties have been evaluated using the criteria outlined in Ontario Regulation 9/06. The evaluation took into consideration any potential cultural heritage value or interest of each individual property. Consideration was also given to the surrounding context as a cultural heritage landscape as all four properties were once part of a larger estate complex. In our professional opinion, the estate complex represents a significant cultural heritage landscape with the formal and more ornate buildings found along John Street East (144 & 176 John Street East) and the open fields and agricultural buildings located at the rear (200 John Street, 588 Charlotte). A brick, concrete and stone wall located along John Street East, Charlotte Street and along this historic railway right-of-way outlines the original extent of the estate. The original milk house and stables associated with the estate was severed and integrated into two newer subdivisions; the milk house and stables are designated under Part IV of the *Ontario Heritage Act* in part for their association with the Rand estate. In our professional opinion, these properties, and the gatehouse, are an integral part of the larger significant cultural heritage landscape, and as such, should be considered as part of the John/Charlotte Street CHL within the Town's Estate Lot Study (Ongoing). However, as the *Ontario Heritage Act* only addresses the concept of real property, each of the properties have been assessed using O.Reg 9/06.

8.1 Evaluation, O. Reg. 9/06 Criteria for Determining Cultural Heritage Value or Interest for 144 John Street East

Table 1: 144 John Street East

O. Reg. 9/06 Criteria	Meets Criteria (Y/N)	Summary
1. The property has design value or physical value because it,		
i. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	Yes	The 1920s, two and one-half storey main residence, known as the Sheet House or the Devonian House, is a representative example of Colonial Revival House which was built and used as a summer home from c. 1920-1980. The c. 1860 coach house is unique local example of a coach house with Gothic Revival details. The concrete, brick and stone wall located along John Street East and Charlotte Street is a rare local example of a large wall that delineated a local estate boundary.
ii. displays a high degree of craftsmanship or artistic merit, or	No	The buildings do not display a high degree of craftsmanship or artistic merit.
iii. demonstrates a high degree of technical or scientific achievement.	No	The buildings do not demonstrate a high degree of technical or scientific achievement.

O. Reg. 9/06 Criteria	Meets Criteria (Y/N)	Summary
2. The property has historical value or associative value because it,		
<p>i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,</p>	<p>Yes</p>	<p>The property has direct associations with Hon. Peter Russel and William Dickson who were early owners of the property.</p> <p>The property is directly associated with George Rand I who purchased the property in 1919.</p> <p>The property is most associated with Evelyn Rand and Henry Sheets, who built the existing house and used the property as a summer home until 1980. Evelyn Rand was a noted equestrian.</p> <p>The property is also associated with the Devonian Group (now part of the Devonian Group of Charitable Foundations) and The Niagara Institute (now part of the Conference Board of Canada) which used the property for conference, seminars and as a place of teaching. The Niagara Institute was established by Calvin Rand in 1971 and they used the property from 1980 until 1993.</p>
<p>ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or</p>	<p>No</p>	<p>The property underwent a Stage 1 & 2 Archaeological assessment in 2008. The property exhibits archaeological potential. However, archaeology can be addressed through another process. Additional assessments are required by a licenced archaeologist.</p>
<p>iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</p>	<p>Yes</p>	<p>Parts of the surviving landscape reflects the work and design of Howard and Lorrie A. Dunington-Grubb. The couple were pioneers in their field and well respected in the Canadian landscape architecture community.</p>
3. The property has contextual value because it,		
<p>i. is important in defining, maintaining or supporting the character of an area,</p>	<p>Yes</p>	<p>The large concrete, brick and stone walls that surround the property are important in defining the character of the John Street East/Charlotte Street area.</p>
<p>ii. is physically, functionally, visually or historically linked to its surroundings, or</p>	<p>Yes</p>	<p>The property was original part of the larger estate known as Randwood, which was owned by the Rand family from 1919 until 1980. It forms part of a larger significant cultural heritage landscape that includes all the grounds</p>

O. Reg. 9/06 Criteria	Meets Criteria (Y/N)	Summary
		of the original estate. The property is visually and historically linked to the surrounding properties.
iii. is a landmark.	Yes	The property is a local landmark.

8.1.1 Summary of Evaluation

The Devonian House or Sheet House meets criteria 1.i, 2.i., iii, 3.i., ii. and iii. of Ontario Regulation 9/06. The property is eligible for designation under Section 29, Part IV of the *Ontario Heritage Act*. The property contributes to the cultural heritage value of a larger significant cultural heritage landscape associated with the original estate.

8.1.2 Statement of Cultural Heritage Value or Interest for 144 John Street

8.1.2.1 Legal Description and Civic Address

- 144 John Street East
- The legal address is Part of PIN 46404-0037 (LT) Part Lot 144 RCP 692 NIAGARA being Part 6 on 30R-1792 TOWN OF NIAGARA-ON-THE-LAKE

8.1.2.2 Description of Property

The property is located on a corner lot, where John Street East intersects with Charlotte Street; the property generally follows an L-shaped plan. The property has vehicle access from John Street East marked by large red brick pillars that frame the entrance. There are multiple built structures associated with the property including: the main residential building (Devonian House or Sheet House) built in 1922, and the Coach House which was built c. 1860s. There are many mature trees on the property which represent a variety of species.

8.1.2.3 Summary of Cultural Heritage Value or Interest

The property known as 144 John Street East has cultural heritage value or interest for its design and physical values, its historic/associative values and its contextual values.

The property has physical/design value for its 1920s, two and one-half storey main residence, known as the Sheet House or the Devonian House, which is a representative example of Colonial Revival House which was built and used as a summer home from c. 1920-1980. The property's c.1860 coach house is unique local example of a coach house with Gothic Revival details and the concrete, brick and stone wall located along John Street East and Charlotte Street is a rare local example of a surviving estate wall that delineated a local estate boundary.

The property has historical/associative value for its direct associations with Hon. Peter Russel and William Dickson who were early owners of the property. The property is also directly associated with George Rand I who purchased the property in 1919. The property is most associated with Evelyn Rand and Henry Sheets, who built the existing house and used the property as a summer home until 1980. Evelyn Rand was a noted equestrian. In addition, the property was associated with the Devonian Group (now part of the Devonian Group of Charitable Foundations) and The Niagara Institute (now part of the Conference Board of Canada) which used the property for conference, seminars and as a place of teaching. Parts of the surviving landscape reflects the work and design of Howard and

Lorrie A. Dunington-Grubb. The couple were pioneers in their field and well respected in the Canadian landscape architecture community.

The property has contextual value as it is important in defining, maintaining or supporting the character of an area. The large concrete, brick and stone walls that surround the property are important in defining the character of the John Street/Charlotte Street area. It also is physically, functionally, visually or historically linked to its surroundings. The property was original part of the larger estate known as Randwood, which was owned by the Rand family from 1919 until 1980. It forms part of a larger significant cultural heritage landscape that includes all the grounds of the original estate. The property is visually and historically linked to the surrounding properties. Lastly, the property is a local landmark.

8.1.2.4 Heritage Attributes

The cultural heritage value or interest associated with the property is represented in the following heritage attributes:

The property (as a whole):

- The concrete, brick and stone wall which extends along John Street East and Charlotte Street; including the pillars which mark the entrance to the property;
- The mature trees and plantings and boxwood hedge; and,
- The surviving elements of the Dunington-Grubb landscape.

The Devonian House or Sheets House:

- The two and a half storey frame building;
- The gable roof and three attic dormers; and,
- The two-storey open porch supported by wooden paired square post.

The Coach House:

- One and half storey massing;
- The steep gable roof with decorative bargeboard trim; and,
- The early windows on the ground floor north elevation and the first and second floor east elevation and south elevations.

8.2 Evaluation, O. Reg. 9/06 Criteria for Determining Cultural Heritage Value or Interest for 176 John Street

Table 2: 176 John Street East

O. Reg. 9/06 Criteria	Meets Criteria (Y/N)	Summary
1. The property has design value or physical value because it,		
i. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	Yes	<p>The main residence is a representative example of an evolved summer residence that has evidence of multiple architectural styles, such as Second Empire style, Italianate and Neo-Classical features.</p> <p>The concrete, brick and stone wall found along John Street East is a rare local example of intact large wall which delineates the original estate boundary.</p>
ii. displays a high degree of craftsmanship or artistic merit, or	No	The property does not display a high degree of craftsmanship or artistic merit.
iii. demonstrates a high degree of technical or scientific achievement.	No	The property does not display a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	Yes	<p>The property has direct associations with Hon. Peter Russel and William Dickson who were early owners of the property.</p> <p>The property is associated with the Rand Family who originally kept the property as a summer home. George Rand I purchased the property in 1910 and began modifying the existing residence and building many new structures on the estate grounds. The property remained in the Rand Family until 1976.</p> <p>The property is associated with the Devonian Group (now part of the Devonian Group of Charitable Foundations) and The Niagara Institute (now part of the Conference Board of Canada) which used the property for conference, seminars and as a place of teaching. The Niagara Institute was established by Calvin Rand</p>

O. Reg. 9/06 Criteria	Meets Criteria (Y/N)	Summary
		<p>in 1971 and they used the property from 1980 until 1993.</p> <p>The property is associated with Canadian landscape architect team Howard Dunington and Lorrie Dunington-Grubb. The couple designed and worked on various areas and landscapes on the property. The couple were pioneers and well respected in the Canadian landscape architect community.</p>
<p>ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or</p>	<p>No</p>	<p>The property underwent a Stage 1 & 2 Archaeological assessment in 2008. The property exhibits some archaeological potential. However, archaeology can be addressed through another process. Additional assessments may be required by a licenced archaeologist.</p>
<p>iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</p>	<p>Yes</p>	<p>Some of the surviving landscape was designed by Howard and Lorrie A. Dunington-Grubb. The couple were pioneers and well respected in the Canadian landscape architecture community.</p>
<p>3. The property has contextual value because it,</p>		
<p>i. is important in defining, maintaining or supporting the character of an area,</p>	<p>Yes</p>	<p>The view from the entrance gate on John Street East showing the long central axis, lily pond and main residence is important in defining the character of the area.</p> <p>The large concrete, brick and stone walls that front the property is important in defining the character of the area.</p>
<p>ii. is physically, functionally, visually or historically linked to its surroundings, or</p>	<p>Yes</p>	<p>The property was original part of the larger estate known as Randwood, which was owned by the Rand family from 1919 until 1976. It forms part of a larger significant cultural heritage landscape that includes all the grounds of the original estate. The property is visually and historically linked to the surrounding properties.</p>
<p>iii. is a landmark.</p>	<p>Yes</p>	<p>The property is a local landmark.</p>

8.2.1 Summary of Evaluation

The property known as 176 John Street East meets criteria 1.i., 2.i., iii., 3.i., ii. and iii. of Ontario Regulation 9/06. The property is eligible for designation under Section 29, Part IV of the *Ontario Heritage Act*. The property contributes to the cultural heritage value of a larger significant cultural heritage landscape associated with the original estate.

8.2.2 Statement of Cultural Heritage Value or Interest for 174 John Street East

8.2.2.1 Legal Description and Civic House

- 176 John Street East
- The legal address is Part of PIN 46404-0037 (LT) Part Lot 144, RCP 692 NIAGARA being Parts 3, 4, and 5 on 30R-1792, TOWN OF NIAGARA-ON-THE-LAKE

8.2.2.2 Description of Property

The property is located on John Street East and generally follows a rectangular property line. The property is accessed from John Street East through large red brick pillars gate which frame the entrance. There are multiple structures associated with the property including the main residence (Randwood), a wooden gazebo, and a modern brick pavilion. There are numerous landscaping features of note including the wooden and stone foot bridges, stone pathways, water fountain and landscaping features.

8.2.2.3 Summary of Cultural Heritage Value or Interest

The property known as 176 John Street East has cultural heritage value or interest for its design and physical values, its historical/associate values, and its contextual values.

It has physical/design value because of its main residence which is a representative example of an evolved summer residence that has evidence of multiple architectural styles, such as Second Empire style, Italianate and Neo-Classical features. It also has physical/design value for its concrete, brick and stone wall found along John Street East which is a rare local example of intact large wall which delineates the original estate boundary.

The property has historical/associative values due to its many historical associations. The property has direct associations with Hon. Peter Russel and William Dickson who were early owners of the property. It is also direct associations with the Rand Family who originally kept the property as a summer home. George Rand I purchased the property in 1910 and began modifying the existing residence and building many new structures on the estate grounds. The property remained in the Rand Family until 1976. In addition, the property is associated with the Devonian Group (now part of the Devonian Group of Charitable Foundations) and The Niagara Institute (now part of the Conference Board of Canada) which used the property for conference, seminars and as a place of teaching. The Niagara Institute was established by Calvin Rand in 1971 and they used the property from 1980 until 1993. Lastly, the property is associated with Canadian landscape architect team Howard Dunnington and Lorrie Dunnington-Grubb. The couple designed and worked on various areas and landscapes on the property. The couple were pioneers and well respected in the Canadian landscape architect community. The property also has historical/associative value as it demonstrates or reflects their work and ideas.

The property has contextual value as it is important in defining, maintaining or supporting the character of an area. The large concrete, brick and stone walls that front the property are important in defining the character of the John Street area. The view from the entrance gate on John Street East showing the long central axis, lily pond and main

residence also is important in defining the character of the area. It is physically, functionally, visually or historically linked to its surroundings. The property was original part of the larger estate known as Randwood, which was owned by the Rand family from 1919 until 1980. It forms part of a larger significant cultural heritage landscape that includes all the grounds of the original estate. The property is visually and historically linked to the surrounding properties. The property is a local landmark.

8.2.2.4 Heritage Attributes

The cultural heritage value or interest associated with the property is represented in following heritage attributes:

The property:

- The long central axis from John Street East;
- The Victorian wooden gazebo;
- The surviving elements of the Dunington-Grubb landscape including the formal stone path, sunken lily pond with sculpture, arched stone bridges; and,
- The concrete, brick, and stone wall which is extents along John Street East, including the metal entrance gate framed red brick pillars.

Main residence:

- The three-storey brick building with Second Empire, Italianate and Neo-classical features with its form, scale, and massing; and,
- The mansard roof and enclosed brick tower.

8.3 Evaluation, O. Reg. 9/06 Criteria for Determining Cultural Heritage Value or Interest for 200 John Street East

Table 3: 200 John Street East

O. Reg. 9/06 Criteria	Meets Criteria (Y/N)	Summary
1. The property has design value or physical value because it,		
i. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	Yes	<p>The tea house and pool pavilion were built c. 1928 and have design value as a unique example of a design by Howard and Lorrie Dunington-Grubb. The pool is an early example, and have been the first pool in Niagara-on-the-Lake.</p> <p>The extant wood gazebo (Whistle stop) is a unique and rare surviving example of a Whistle stop station used privately.</p> <p>The brick concrete and stone walls found on the property is a rare local example of large wall which delineated an original estate boundary.</p>
ii. displays a high degree of craftsmanship or artistic merit, or	No	The property does not display a high degree of craftsmanship or artistic merit.
iii. demonstrates a high degree of technical or scientific achievement.	No	The property does not demonstrate a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	Yes	<p>The property has direct associations with Hon. Peter Russel and William Dickson who were early owners of the property.</p> <p>The property has direct associations with the Rand family, who were a prominent family in Niagara-on-the-Lake. George Rand I purchased the property in 1910 and built the carriage house c. 1919, and commissioned the tea house and pool c. 1928. The tea house and pool have direct association with Howard and Lorrie Dunington-Grubb, who are well known and respected Canadian landscape architects.</p>

O. Reg. 9/06 Criteria	Meets Criteria (Y/N)	Summary
		<p>It is likely George Rand II built the carriage house to support a small-scale farming operation.</p> <p>The property is most associated with Calvin Rand, son of George Rand II, who inherited the estate property along with other family members. Calvin Rand played a direct role in the establishment of The Shaw Festival, which has grown into an international attraction and a significant cultural feature of the community. Calvin Rand also founded the Niagara Institute in 1971. However, the original residence on the property burned in the early 1970s.</p>
<p>ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or</p>	<p>No</p>	<p>The property exhibits archaeological potential. However, archaeology can be addressed through another process. An archaeological assessment by a licenced archaeologist may be required.</p>
<p>iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</p>	<p>Yes</p>	<p>The property is associated with Canadian landscape architect team Howard and Lorrie Dunnington-Grubb. The couple designed and worked on various areas and landscapes on the property. The couple were pioneers and well respected in the Canadian landscape architect community.</p>
<p>3. The property has contextual value because it,</p>		
<p>i. is important in defining, maintaining or supporting the character of an area,</p>	<p>Yes</p>	<p>The large concrete, brick and stone walls which surround part of the property is important in defining the character of the area.</p>
<p>ii. is physically, functionally, visually or historically linked to its surroundings, or</p>	<p>Yes</p>	<p>The property was original part of the larger estate known as Randwood, which was owned by the Rand family from 1919 until 1980. The property was used as part of a small-scale farming operation during the Rand ownership. It forms part of a larger significant cultural heritage landscape that includes all the grounds of the original estate. The property is visually and historically linked to the surrounding properties.</p>

O. Reg. 9/06 Criteria	Meets Criteria (Y/N)	Summary
iii. is a landmark.	No	The property is not a landmark.

8.3.1 Summary of Evaluation

The property, known as the Calvin Rand House, meets criteria 1.i., 2.i., iii., 3.i. and ii. of Ontario Regulation 9/06. The property is eligible for designation under Section 29, Part IV of the *Ontario Heritage Act*. The property contributes to the cultural heritage value of a larger significant cultural heritage landscape associated with the original estate.

8.3.2 Statement of Cultural Heritage Value or Interest for 200 John Street East

8.3.2.1 Legal Description and Civic Address

- 200 John Street East
- The legal address is Lot 145 RCP 692 Niagara except Part 1 to 9, 30R8436; Town of Niagara-on-the-Lake.

8.3.2.2 Description of Property

The property is located on John Street East and found behind 176 John Street East. There are two entrances to the property. The main entrance is accessed from a long gravel driveway located on John Street East and the secondary entrance is a pedestrian entrance located at the rear of the property and accessed from the old rail line which is now part of Heritage Trail. There are multiple built structures associated with the property which include the carriage house (aka the garage), the guest house, remnants of a greenhouse, the tea house and pool, the pool pavilion, a wooden gazebo (Whistle stop), and the concrete, brick, and stone wall (with surviving pillars). There are many mature trees on the property.

8.3.2.3 Summary of Cultural Heritage Value or Interest

The property known as 200 John Street East has cultural heritage value or interest for its design and physical values, its historical/associate values, and its contextual values.

The property known as 200 John Street East has design and physical value because of its tea house and pool pavilion (c. 1928) which are a unique example of a design by Howard and Lorrie Dunington-Grubb. The pool is an early example of its kind and may have been the first pool in Niagara-on-the-Lake. The extant wood gazebo (Whistle stop) is a unique and rare surviving example of a Whistle stop station used privately. The concrete, brick and stone found on the property is a rare local example of large wall that delineated an original estate boundary.

The property has historical/associative values due to its direct association with Hon. Peter Russel and William Dickson who were early owners of the property. It also has direct associations with the Rand family, who were a prominent family in Niagara-on-the-Lake. George Rand I purchased the property in 1910 and built the carriage house c. 1919, and commissioned the tea house and pool c. 1928. The tea house and pool have direct association with Howard and Lorrie Dunington-Grubb, who are well known and respected Canadian landscape architects. The property is most associated with Calvin Rand, son of George Rand II. Calvin Rand played a direct role in the establishment of The Shaw Festival, which has grown into an international attraction and a significant cultural feature

of the community. Calvin Rand also founded the Niagara Institute in 1971. The property also reflects the ideas and work of Howard and Lorrie Dunington-Grubb. The couple designed and worked on various areas and landscapes on the property. The couple were pioneers and well respected in the Canadian landscape architect community.

The property has contextual value as it is important in defining, maintaining or supporting the character of an area. In particular, the large concrete, brick and stone walls which surround part of the property is important in defining the character of the area. It is also physically, functionally, visually or historically linked to its surroundings. The property was original part of the larger estate known as Randwood, which was owned by the Rand family from 1919 until 1980. The property was used as part of a small-scale farming operation during the Rand ownership. It forms part of a larger significant cultural heritage landscape that includes all the grounds of the original estate.

8.3.2.4 Heritage Attributes

The cultural heritage value or interest of the property is represented in following heritage attributes:

The Property:

- The tea house and pool;
- The surviving elements of the Dunington-Grubb landscape;
- The one storey, rectangular bath pavilion;
- The extant wooden gazebo/whistle stop; and,
- The wall and surviving pillars.

Carriage House:

- The two-storey carriage house with hipped roof;
- The asymmetrical façade with three large French style door openings on the main floor; and,
- The original rectangular diamond patterned windows.

8.4 Evaluation, O. Reg. 9/06 Criteria for Determining Cultural Heritage Value or Interest for 588 Charlotte Street

Table 4: 588 Charlotte Street

O. Reg. 9/06 Criteria	Meets Criteria (Y/N)	Summary
1. The property has design value or physical value because it,		
i. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	Yes	The property has been heavily modified and the form and function of the original stable, horse barn, chicken coop, and granary is no longer legible. The property is not rare or unique example of significant construction method. The concrete, brick and stone wall located along the rear of the property and Charlotte Street is a rare local example of large wall that delineates an original estate boundary.
ii. displays a high degree of craftsmanship or artistic merit, or	No	The property does not display a high degree of craftsmanship or artistic merit.
iii. demonstrates a high degree of technical or scientific achievement.	No	The property does not demonstrate a high degree of technical or scientific achievement.
The property has historical value or associative value because it,		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	Yes	The property has direct associations with Hon. Peter Russel and William Dickson who were early owners of the property. The property has direct associations with the Rand family, who were a prominent family in Niagara-on-the-Lake. George Rand I, purchased the property in 1910, and his son George Rand II built stables and outbuildings to support a small scale farming operation. The property is also associated with Henry Sheets Jr (Evelyn Rand's son) who owned and lived on the property throughout the mid 20 th century.
ii. yields, or has the potential to yield, information that contributes to an	Not Assessed	The property appears to exhibit features that may indicate archaeological potential. However,

O. Reg. 9/06 Criteria	Meets Criteria (Y/N)	Summary
understanding of a community or culture, or		archaeological potential should be evaluated by a licenced archaeologist through a Stage 1 Archaeological Assessment. No previous archaeological assessments of the property were identified during background research. An archaeological assessment by a licenced archaeologist may be required.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	The property does not reflect the work of someone who is significant to the community.
3. The property has contextual value because it,		
i. is important in defining, maintaining or supporting the character of an area,	Yes	The large concrete, brick and stone walls which has encapsulated the property are important in defining the character of the area, including the streetscape on Charlotte
ii. is physically, functionally, visually or historically linked to its surroundings, or	Yes	The property is visually and historically linked to the surrounding properties. The property was original part of the larger estate known as Randwood, which was owned by the Rand family from 1919 until 1980. The property was used as part of a small-scale farming operation during the Rand ownership. Horses, cows and chickens were associated with the stables, barns and surrounding open fields. The property was severed in the 1950s and owned by Henry Sheets Jr. (son of Evelyn Rand), for many decades. Henry Sheets Jr. altered the main buildings and used it as a living spaces and guest house. It forms part of a larger significant cultural heritage landscape that includes all the grounds of the original estate.
iii. is a landmark.	No	The property is not a landmark. .

8.4.1 Summary of Evaluation

The property, known as 588 Charlotte Street, meets criteria 1.i., 2.i., iii., 3.i., and ii. of Ontario Regulation 9/06. The property is eligible for designation under Section 29, Part IV of the *Ontario Heritage Act*. The property contributes to the cultural heritage value of a larger significant cultural heritage landscape associated with the original estate.

8.4.2 Statement of Cultural Heritage Value or Interest for 588 Charlotte Street

8.4.2.1 Legal Description and Civic Address

- 588 Charlotte Street
- Lot 156 RCP Niagara; Part Lot 145 RCP 692 Niagara Part 1-9, 20R- 8436; S/T Ro718339, S/T RO413742, T/W RO413742 (Pt13, 30R1792 Except Pt 5, 30R8436; Niagara-on-the-Lake

8.4.2.2 Description of Property

The property is located behind 176 John Street East and accessed from Charlotte Street where two large red brick pillars frame the gravel driveway. The property follows an irregular property line and a large brick, stone and concrete wall runs along the rear edge of the property. There are multiple built structures associated with the property including the main residence with additional wing, a detached outbuilding, two small sheds, and a wooden gazebo. There is a large in-ground pool at the rear of the main residence; a small purpose-built outbuilding is adjacent to the pool for pool equipment. There is a small pet cemetery enclosed in a white wooded fence located to the south of main residence. There are many mature trees associated with the property.

8.4.2.3 Summary of Cultural Heritage Value or Interest

The property known as 588 Charlotte Street has cultural heritage value or interest for its design and physical values, its historical/associate values, and its contextual values.

The property has design and physical value because of its concrete, brick and stone wall located along the rear of the property and Charlotte Street which is a rare local example of large wall that delineates an original estate boundary. The property has historical/associate value due to its direct associations with Hon. Peter Russel and William Dickson who were early owners of the property, well as the Rand family, who were a prominent family in Niagara-on-the-Lake. George Rand I, purchased the property in 1910, and his son George Rand II built stables and outbuildings to support a small scale farming operation. The property is also associated with Henry Sheets Jr. (Evelyn Rand's son) who owned and lived on the property throughout the mid 20th century. The property has contextual value because it is important in defining, maintaining or supporting the character of an area. In particular, it the large concrete, brick and stone walls associated with the property are important in defining the character of the area, including the streetscape on Charlotte Street and along the Heritage Trail. The property is also visually and historically linked to the surrounding properties. The property was original part of the larger estate known as Randwood, which was owned by the Rand family from 1919 until 1980. The property was used as part of a small-scale farming operation during the Rand ownership. It forms part of a larger significant cultural heritage landscape that includes all the grounds of the original estate.

8.4.2.4 Heritage Attributes

The cultural heritage value or interest of the property is represented in following heritage attributes.

- The wall located along the rear of the property;
- The pillars and wall located at the entrance on Charlotte Street; and,
- The one storey rectangular outbuilding with hipped roof and overhanging eaves and large French doors with original wooden windows associated with the original estate.

9.0 RECOMMENDATIONS AND NEXT STEPS

Based upon the foregoing analysis, it was found that all four of the properties considered meet at least one of the Criteria for designation under Section 29, Part IV of the *Ontario Heritage Act*.

Further, in our professional opinion, the estate complex also represents a significant cultural heritage landscape with the formal and more ornate buildings found along John Street East (144 & 176 John Street East) and the open fields and agricultural buildings located at the rear (200 John Street, 588 Charlotte). A brick, concrete and stone wall located along John Street East, Charlotte Street and along this historic railway right-of-way outlines the original extent of the estate. The original milk house and stables associated with the estate was severed and integrated into two newer subdivisions; the milk house and stables are designated under Part IV of the *Ontario Heritage Act* in part for their association with the Rand estate. In our professional opinion, these properties, and the gatehouse, are an integral part of the larger significant cultural heritage landscape, and as such, should be considered as part of the John/Charlotte Street CHL within the Town's Estate Lot Study (Ongoing). Consideration should also be given to evaluating the Gatehouse under the *Ontario Heritage Act*.

Lastly, as the municipality moves forward with the findings of this report, it is also recommended that it consider the tools available to it under the *Planning Act* and other legislation to facilitate the conservation and interpretation of cultural heritage resources, such as tree conservation by-laws and interpretive plaquing.

10.0 RIGHT OF USE

The information, recommendations and opinions expressed in this report are for the sole benefit of the Town-of-Niagara-on-the-Lake (The 'Owners'). Any other use of this report by others without permission is prohibited and is without responsibility to LHC. The report, all plans, data, drawings and other documents as well as all electronic media prepared by LHC are considered its professional work product and shall remain the copyright property of LHC, who authorizes only the Owners and approved users (including municipal review and approval bodies as well as any appeal bodies) to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of Owners and approved users.

In addition, this assessment is subject to the following limitations and understandings:

- The review of the policy/legislation was limited to that information directly related to cultural heritage management; it is not a comprehensive planning review; and,
- Soundscapes, cultural identity, and sense of place analysis were not integrated into this report.

11.0 SIGNATURE

Please contact the undersigned should you require any clarification or if additional information is identified that might have an influence on the findings of this report.

A handwritten signature in blue ink, appearing to read 'Amy Barnes', enclosed in a light grey rectangular box.

Amy Barnes, MA, CAHP
Project Manager & Public Engagement Specialist
Letourneau Heritage Consulting Inc.

A handwritten signature in blue ink, appearing to read 'Marcus Letourneau', enclosed in a light grey rectangular box.

Marcus Letourneau, PhD MCIP RPP CAHP
Managing Principal, Senior Heritage Planner
Letourneau Heritage Consulting Inc.

12.0 SUMMARY OF RESOURCES/SOURCES CITED

12.1 Legislation and Policy

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12.3 Personnel Involved in Preparing Report

Amy Barnes, MA CAHP

Amy Barnes has been working in the heritage field since 2009. She holds an M.A. in Heritage Conservation from the School of Canadian Studies at Carleton University in Ottawa, Ontario and is a full member with the Canadian Association of Heritage Professionals. Ms. Barnes has successfully completed the International Association of Public Participation (IAP2) Foundations in Public Participation and the IAP2 Planning and Techniques for Effective Public Participation courses. Ms. Barnes has worked in the Heritage Planning Departments at the City of Kingston and the Municipality of North Grenville where her duties involved public consultation, records management and work on a variety of heritage-related planning issues. Ms. Barnes has worked on numerous Heritage Impact Assessments and dozens of Cultural Heritage Evaluation Reports throughout Ontario and has completed large scale heritage inventories for built heritage and cultural heritage landscapes. Ms. Barnes has been an active member of the Cambridge Municipal Heritage Advisory Committee since 2009. Ms. Barnes has presented at numerous conference and speaking engagements on heritage related topics. Ms. Barnes has a great deal of experience researching and presenting historical information to a variety of audiences including both professionals and engaged citizens. Ms. Barnes has worked both independently and as part of a large multidisciplinary team. Ms. Barnes has worked in both the private and public sector on heritage projects that vary in size and scale.

Marcus Letourneau, PhD, MCIP, RPP, CAHP

Dr. Létourneau is Letourneau Heritage Consulting Inc.'s Managing Principal and Senior Heritage Planner. He is also a Senior Associate with Bray Heritage; an Adjunct Assistant Professor in the Department of Geography and Planning at Queen's University; an Adjunct Assistant Professor at the University of Waterloo, and, a Contributing Associate for the Heritage Resources Centre at the University of Waterloo. He is also an instructor for the Willowbank School of Restoration Arts and the Ontario Museum Association and has been commissioned by Routledge to work with Hal Kalman on the second edition of the textbook "Heritage Planning." Marcus currently serves as Past President of the Ontario Association of Heritage Professionals, Past President of the Kingston Historical Society, on the Board of the Friends of the Rideau, and on the Interim Board of Directors for the Heritage Resources Centre at the University of Waterloo. He is a professional member of the Canadian Institute of Planners (MCIP), a Registered Professional Planner (RPP) and a full Canadian Association of Heritage Professionals (CAHP) member.

Marcus was previously the Manager for the Sustainability and Heritage Management Discipline Team (Ottawa/Kingston) and a Senior Cultural Heritage Specialist for Golder Associates Limited (2011-2015). His other positions included: serving as a contract professor at Carleton University in both the Department of Geography and Environmental Studies and School of Canadian Studies (Heritage Conservation); as the senior heritage planner for the City of Kingston (2004-2011) where he worked in both the Planning & Development and Cultural Services Departments; and, in various capacities at Queen's University at Kingston (2001-2007). Other heritage related work includes museum work (volunteer and paid) for the Murney Tower National Historic Site of Canada, the Haliburton Highlands Museum, and the Pump House Steam Museum as well as working for the Haliburton Highlands Chamber of Commerce. He previously served on the Board of Directors for Community Heritage Ontario. Marcus has a PhD in Cultural/Historical Geography; a MA in Cultural Geopolitics; BA (Hons) in Geography with a History Minor; a Diploma in Peace and Conflict Studies; a Professional Certificate in Heritage Conservation Planning; a Certificate in Museum Studies; and training in Marine/Foreshore Archaeology. He has also received training from Parks Canada and CCI (including training on disaster management for historic sites).

Marcus brings over 20 years of experience to his practice, which is particularly focused on heritage legislation, process, and heritage planning. He has been involved in over 200 projects either the project director, project manager and as the senior heritage planner.

Carl Bray, PhD, CSLA, MCIP, RPP, CAHP, Senior Associate LHC

Dr. Bray is a Senior Associate with LHC and Principal of Bray Heritage. He is a landscape architect and heritage planner with graduate degrees in urban design and cultural geography. He has over 40 years of professional experience in both the public and private sectors and has successfully completed projects across Canada and in the US, the Caribbean and Great Britain. He has extensive public service experience, as Area Planner for the City of Toronto (downtown areas) and member of the MMAH review team for OPAs in the GTA as well as contract work for Parks Canada. He has been invited to speak at national and international heritage conferences and currently teaches the heritage planning course (with Dr. Letourneau) in Queen's University's Department of Geography and Planning, where he is an Adjunct Associate Professor.

Carl has extensive experience in heritage conservation planning and design. He is currently preparing such plans for the grounds of the Ontario Legislative Assembly in Toronto and heritage conservation districts in Ottawa. At a municipal scale he has prepared heritage master plans for the Cities of Cambridge and Niagara Falls as well as for the Town of Pelham. He has broad experience working on historic sites as diverse as the Moose Factory and the Mount Arrowsmith Biosphere Reserve. He has worked on the buildings and associated landscapes of the Kingston Naval Shipyard, the Kingston Harbour Fortifications and Rideau Canal World Heritage Sites, as well as the FHBRO Recognized and Classified properties within the Parliamentary Precinct, on the Central Experimental Farm, along Sparks Street, and on the former Prison for Women and Royal Military College in Kingston.

In his consulting practice he has provided consulting services for federal, provincial and municipal agencies, for private development companies, and for non-profit agencies and First Nations communities. He leads or is part of multi-disciplinary teams that encompass a wide range of specialist skills including architecture, landscape architecture, land use planning, environmental engineering, museum planning, management consulting, and archaeology.

13.0 APPENDIX

Appendix A - Flow Chart for Designation Under the *Ontario Heritage Act*

