



**Cultural Heritage Landscape
Evaluation Report – 200 John
Street East and 588 Charlotte
Street, Niagara-on-the-Lake**

Final Report

June 28, 2021

Prepared for:

Solmar (Niagara 2) Corp.
122 Romina Drive
Concord, Ontario L4K 4Z7

Prepared by:


Stantec Consulting Ltd.
100-300 Hagey Boulevard
Waterloo, ON N2L 0A4
Tel.: (519) 579-4410

161414045



**CULTURAL HERITAGE LANDSCAPE EVALUATION REPORT – 200 JOHN STREET EAST AND 588
CHARLOTTE STREET, NIAGARA-ON-THE-LAKE**

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Prepared by 
(signature)
David Waverman, OALA, CSLA, CAHP

Reviewed by 
(signature)
Meaghan Rivard, MA, CAHP


Approved by 
(signature)
Colin Varley, MA, RPA



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Executive Summary

Stantec Consulting Ltd (Stantec) was retained by Solmar (Niagara 2) Corp (the Property Owner) on November 2, 2020 to prepare a Cultural Heritage Landscape Evaluation Report (CHLER) for the properties municipally addressed as 200 John Street East and 588 Charlotte in the Town of Niagara-on-the-Lake (the “Town”). The purpose of the CHLER is to provide an assessment of the properties under *Ontario Regulation 9/06* (O. Reg. 9/06) to determine cultural heritage value or interest (CHVI) under the *Ontario Heritage Act* (the “OHA”). The properties were listed on the Town’s *Municipal Register of Properties of Cultural Heritage Value or Interest* under Section 27 of the OHA on April 2018. On August 23, 2018, the Town issued Notices of Intention to Designate (NOID) the properties under Section 29 of the OHA. On September 14, 2018, Notices of Objection to the NOIDs were filed based on disagreement with the heritage attributes identified.

The focus of this CHLER is to identify and assess the significance of landscape features on the properties that relate to the issues raised in the appeal of the NOIDs to the CRB including:

- evaluating the cultural heritage value and interest (“CHVI”) of the features on the properties that are attributed to the Dunington-Grubb studios; and
- evaluating the CHVI of the stone wall bordering the properties.

The built features of the properties were previously evaluated in a report by Leah Wallace, a cultural heritage planner. Built features are not re-evaluated in this report.

Based on the analysis contained within this CHLER, the property at 200 John Street East meets five of the nine criteria defined under O. Reg 9/06, and the property at 588 Charlotte Street meets four. Both properties demonstrate historical associative value for their associations with landowners George F. Randwood II and Calvin Rand, notable residents of the Town.

As demonstrated in this report, the Dunington-Grubb designed extant landscape features contain CHVI as a representative and rare example of the limited repertoire of both Dunington-Grubb works and Beaux-Arts decorative elements. As examples of Dunington-Grubb designs, the pool area demonstrates a high degree of artistic merit, being above the industry standard at the time of their construction. The Dunington-Grubb duo is historically significant as leaders in the landscape architecture profession in Canada.

Following a review of primary and secondary sources, extensive site visits, and comparative analysis, the Project Team has determined that the following heritage attributes are identified as known elements of the Dunington-Grubb Studio:

- the tea house and its associated landscape, the plant species (Purple plum, barberry, eastern white cedar and mature boxwoods) beside the tea house, paths, remnant pergola layout, pergola footings, pool location, and associated brick surface paving



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The following heritage attributes are not identified to be of the Dunington-Grubb Studio but identified to demonstrate CHVI:

- Remaining sections of the rear stone wall

The Project Team also noted an earth mound on the property at 200 John Street. The earth mound was considered against the cannon of Dunington-Grub works but no definitive evidence exists that suggests the firm designed the mound or a presumed memorial garden that may have existed southwest of the pool area.

The executive summary highlights key points from the report only; for complete information and findings the reader should examine the complete report.



Project Personnel

Project Manager:	David Waverman CSLA, OALA, CAHP
Heritage Consultant:	David Waverman CSLA, OALA, CAHP
Report Writers:	Kimberley Beech, MLA Lashia Jones, MA, CAHP Frank Smith, MA David Waverman, CSLA, OALA, CAHP
Arborist	Bill Buchanan HBSc Forestry ISA Board Certified Master Arborist NY-0392B
Administrative Assistant:	Leslie Molnar
Quality Reviewer:	Meaghan Rivard, MA, CAHP
Independent Reviewer:	Colin Varley, MA, RPA

Acknowledgements

Lara Carleton	University of Guelph
Leah D. Wallace, MA, MCIP, RPP	Leah D. Wallace Land Use & Heritage Planning Services



Abbreviations

CAHP	Canadian Association of Heritage Professionals
CHLER	Cultural Heritage Landscape Evaluation Report
CHVI	Cultural heritage value or interest
CRB	Conservation Review Board
CSLA	Canadian Society of Landscape Architects
HIA	Heritage Impact Assessment
MA	Master of Arts
MHSTCI	Ministry of Heritage, Sport, Tourism and Culture Industries
MLA	Master of Landscape Architecture
NOID	Notice of Intent to Designate
OALA	Ontario Association of Landscape Architects
O. Reg.	Ontario Regulation
OHA	<i>Ontario Heritage Act</i>



CULTURAL HERITAGE LANDSCAPE EVALUATION REPORT – 200 JOHN STREET EAST AND 588 CHARLOTTE STREET, NIAGARA-ON-THE-LAKE

Introduction
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1.0 INTRODUCTION

1.1 STUDY PURPOSE

Stantec Consulting Ltd. (Stantec) was retained by Solmar (Niagara 2) Corp. (the Property Owner) to prepare a Cultural Heritage Landscape Evaluation Report (CHLER) for the properties located at 200 John Street and 588 Charlotte Street (the Study Area), in the Town of Niagara-on-the-Lake, Ontario (Figure 1 and Figure 2). Adjacent to the Study Area are the designated properties 144 John Street East and 176 John Street East.¹ Together, the properties historically made up the estate known as “Randwood”. Other lands adjacent to the properties were also formerly part of the Randwood Estate but have been severed into subdivisions surrounding Christopher Street and Weatherstone Court.

On August 23, 2018, the Town issued notices of intention to designate (NOID) the properties at 200 John Street East at 588 Charlotte Street East. An objection was filed to the NOIDs on the basis of the identification of heritage attributes, initiating a hearing at the Conservation Review Board (CRB). The purpose of this CHLER is to identify cultural heritage value or interest (CHVI) of the landscape features of the properties that are items of issue in the Conservation Review Board hearing, specifically:

- To determine which surviving elements of the properties are attributable to the Dunington-Grubb Studio;
- To determine whether the surviving Dunington-Grubb features (if any) have cultural heritage value or interest and should be identified as heritage attributes of the properties, and
- To describe the features present at the time of the Dunington-Grubb designed landscape and note changes that have occurred between 1934 and 2018.

1.2 METHODOLOGY

The report content and structure has been guided by the CRB *Guidance to Parties on Expert Reports & Other Disclosure Materials* (Attachment 6 in the Conservation Review Board Procedural Order dated March 24, 2021). The Report Framework provided is outlined in Table 1.

Table 1: Report Framework

CRB Report Guidance	Relevant CHLER Section
An analysis of the property as it exists, describing its features in architectural terms, and placing such features and overall design in the context of architectural history by citing academically credible secondary sources on such history. Images appropriate for highlighting features described should be	Section 2.0

¹ Niagara-on-the-Lake, “Niagara-on-the-Lake Municipal Register of Cultural Heritage Value or Interest”, Accessed May 19, 2021, <https://notl.civicweb.net/document/19008>.



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Table 1: Report Framework

CRB Report Guidance	Relevant CHLER Section
included. Accurate reference to the architectural lexicon is expected when describing architectural features.	
Where applicable, an analysis of the property as it relates to the available corpus of work of the architect or craftsperson in question with reference to primary/archival sources, including contemporaneous issues of relevant architectural journals. Reference should also be made to academically credible secondary sources including, if applicable, the Biographical Dictionary of Architects in Canada.	Section 3.0
Where applicable, a review of the history of the property and the historically relevant themes, events, beliefs, persons, activities, organizations or institutions connected with the property (whichever is applicable), placing the property or such relevant factors in its historical context by citing primary/archival sources, including (but not limited to) archival photographs, historical atlases, archival newspapers, fire insurance plans, original business directories, and archival diaries and correspondence, together with academically credible secondary sources.	Section 4.0
A detailed and criterion-by-criterion evaluation of the property, in light of the analysis conducted, as it applies to the criteria set out in O. Reg. 9/06. If a criterion does not apply, the expert should explain why.	Section 5.0
A conclusion, drawing together these various analytical elements	Section 6.0
A bibliography	Section 7.0
Appendices consisting of: <ul style="list-style-type: none"> Fully and clearly replicated historic and archival materials relied upon in the expert report. Relevant extracts from secondary sources relied upon in the expert report. 	Appendix A

The preparation of this report has been guided by the Ministry of Heritage, Sport, Tourism and Culture Industries' (MHSTCI) *Heritage Property Evaluation; A Guide to Listing, Researching and Evaluating Cultural Heritage Property in Ontario Communities* (InfoSheet #2) and *Appendix 2 Guidance to Parties on Expert Reports & Other Disclosure Materials* by the CRB. This report uses *Ontario Regulation (O. Reg.) 9/06* for determination of CHVI. Several pedestrian site assessments were undertaken to confirm the existing conditions of the Study Area. Site visits were undertaken on October 21, 2020, November 20, 2020, March 8, 2021, March 10, 2021, April 30, 2021, May 12, 2021, and June 17th, 2021. Weather conditions on all dates were fair.

Primary and secondary sources were reviewed to place the property into aesthetic, historical, and associative context. This information was supplemented by site visits to known Dunington-Grubb designed landscapes, including the Parkwood Estate in Oshawa, Gage Park and Whitehern Historic House & Garden National Historic Site both in Hamilton, and the Oakes Park Theatre in Niagara Falls. As a result of the closure of public research institutions due to the COVID-19 pandemic, research was limited to online sources, the corporate Stantec library, and the University of Guelph, which provided digitized copies of their archives and collections.



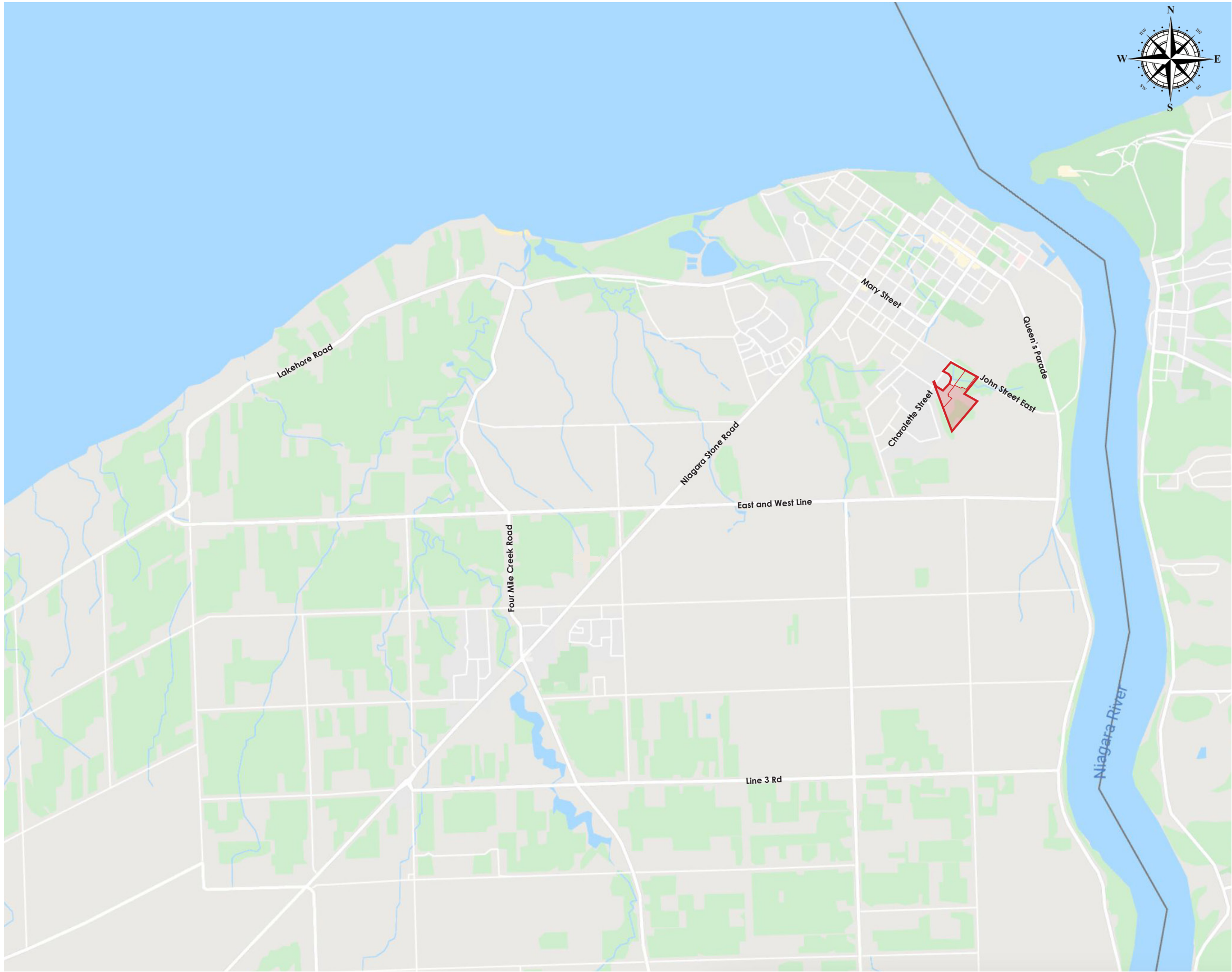
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In addition to the site visits focusing on assessing the cultural heritage resources of the site, a stand-alone tree inventory was completed by Buchanan Expert Tree Care and assisted by Stantec. The purpose of the tree inventory was to fully understand the existing site conditions in terms of the woody plant material population. This also provided the project team information which was relied on to obtain a better understanding of tree ages and if the trees were naturally occurring or planted as cultural amenities. Please refer to the Stantec and Buchanan Expert Tree Care 200 John Street East and 588 Charlotte Street, Niagara-On-The-Lake Ontario Arborist Report and Tree Inventory Report dated June 26, 2021.

The metric system was adopted in Canada between 1971 and 1984. Given the construction date of 200 John Street East, 588 Charlotte Street, and the Randwood Estate in general, measurements would have been prepared in imperial units. Converting imperial measurements that are often standardized into metric may obscure patterns and relationships between features. Therefore, when discussing dimensions and distances of historical structures and landscape components, imperial units are used.







- Legend
-  Adjacent Property Boundaries (Approximate)
 -  Property Boundaries (Approximate)

Figure Not to Scale

Notes



Project Location 161414045
Niagara-on-the-Lake, Ontario Prepared by KB on 2021-04-19

Client/Project
Solmar
Cultural Heritage Evaluation Report 200 John Street and 588
Charlotte Street, Niagara-on-the-Lake

Figure No.
1

Title
Location of Study Area



Legend



-  Adjacent Property Boundaries (Approximate)
-  Property Boundaries (Approximate)

Figure Not to Scale

Notes



Project Location 161414045
Niagara-on-the-Lake, Ontario Prepared by KB on 2021-04-19

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Figure No.
2

Title
Study Area

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Existing Conditions of the Study Area
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2.0 EXISTING CONDITIONS OF THE STUDY AREA

2.1 INTRODUCTION

As outlined in Section 1.2, multiple site visits were conducted between November 2020 and May 2021. The Project Team included David Waverman, Senior Landscape Architect, Lashia Jones, Heritage Consultant, Kimberley Beech, Landscape Architect in Training, and Frank Smith, Cultural Heritage Specialist, all with Stantec, Bill Buchanan, Master Arborist with Buchanan Expert Tree Care, and Leah D. Wallace with Leah D. Wallace Land Use & Heritage Planning Services. Site visits were undertaken over several days and with various members of the Project team, including:

- October 21, 2020 (David Waverman)
- November 20, 2020 (David Waverman, Frank Smith, Leah Wallace)
- March 8, 2021 (David Waverman, Frank Smith, Kimberley Beech, Bill Buchanan)
- March 10, 2021 (Frank Smith, Kimberley Beech, Bill Buchanan)
- April 30, 2021 (Kimberley Beech and Lashia Jones)
- May 12, 2021 (Kimberly Beech, Frank Smith, David Waverman, Bill Buchanan)
- June 17, 2021 (Kimberly Beech, David Waverman, Bill Buchanan)

The site visits consisted of pedestrian surveys of the property. A key plan of the photographs contained in Section 2 are provided in



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Figure 3. Photographs were taken on a Nikon D5300 at a resolution of 6,000 by 4,000 pixels and 300 dots per inch.

Section 2.0 Existing Conditions of the Study Area should be read in conjunction with the BETC Tree Inventory dated June 26, 2021 which goes into detail and informs the CHLER of the sites tree population as to species, age, condition and whether they are naturally occurring or were planted. Built heritage resources were covered in the Leah D. Wallace CHER dated June 28, 2021 and are not re-evaluated in the CHLER.

2.2 200 JOHN STREET EAST

2.2.1 Introduction

The property at 200 John Street East is an irregularly shaped parcel bordered by John Street East to the north, 210 John Street East and 240 John Street East to the east, the Upper Canada Heritage Trail (formerly the Erie and Ontario Railway line) to the south, and 588 Charlotte Street, 144 John Street East, 176 John Street East, and the residential subdivisions along Weatherstone Court and Christopher Street to the west. The property at 200 John Street East contains a concrete and brick wall along John Street East, an entrance gate along John Street East, a former gravel driveway, a tea pavilion and associated pool landscape, a bath house, a residence and carriage house formerly occupied by Calvin Rand, meadows, copses, a whistle stop, and sections of stone wall. The property at 200 John Street is historically associated with the Randwood Estate, which includes present-day 176 John Street East, 144 John Street East, and 588 Charlotte Street. The former main residence of Randwood was located at 176 John Street East.

2.2.2 Linear Strip Accessed via John Street East

Access to 200 John Street East is provided via John Street East by a strip of land 66 feet (20.1 metres) wide between 176 John Street East and 210 John Street East. The linear strip of land that provides access to 200 John Street East consists of a mix of both coniferous and deciduous tree and shrub species varying in age. The public and private realm is divided along John Street East by a brick and concrete wall and entrance gates. The brick and concrete wall is part of a larger wall feature that begins at the boundary between 200 John Street East and 210 John Street East and continues west to the intersection of Charlotte Street and John Street East. South of this intersection, the wall continues as a stone wall and contains brick columns at the entrances to Weatherstone Court and 588 Charlotte Street. At 588 Charlotte Street, the stone wall continues southeast between 588 Charlotte Street, 200 John Street East, and the Upper Canada Heritage Trail. Parts of this section of stone wall have collapsed. The wall located within 200 John Street East appears of more modern construction when compared to the wall located within the adjacent 176 John Street East property (Plate 1 and Plate 2)

The strip of land contains the path of a former gravel driveway that provided access to the rear (south) section of the property. Much of the former gravel driveway is in the early stages of ecological succession



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and much of the gravel is missing or has been overgrown by grass. The path leads to a small cast-in-place single span concrete bridge with stone abutments which spans One Mile Creek. The deck of the bridge is earth (Plate 3 and Plate 4). To the north of the creek the property is delineated with shrub plantings. The west border contains a row of juniper (*Juniperus sp.*) shrubs while the east border contains a row of cedar (*Thuja sp.*) shrubs. The section of the path north of the creek also contains trees in various stages of growth and health conditions, including deciduous trees such as White oak (*Quercus alba*), Big Shell Bark hickory (*Carya laciniosa*), and coniferous trees such as Scot's pine (*Pinus sylvestris*) and Eastern White pine (*Pinus strobus*) (Plate 5).

South of One Mile Creek the property gently slopes upward and the grassy area narrows. The eastern edge of the property is in various stages of ecological succession and contains spreading ground cover and a mix of coniferous and deciduous trees in various stages of growth, including naturally occurring trees and trees that were planted. Deciduous tree species include hickory (*Carya sp.*), ash (*Quercus sp.*), and cherry (*Prunus sp.*) and coniferous tree species include Eastern White pine (*Pinus strobus*). The west edge of the property contains a small concrete retaining wall, decorative boulders, and is lined by a row of Norway spruce (*Picea abies*) trees (Plate 6 and Plate 7). As the pathway and property pass along the Randwood residence at adjacent 176 John Street East the gradient flattens. The former route of the gravel driveway is more clearly evident in this section of the property. The driveway is flanked by groundcover and contains a tree canopy predominantly consisting of Norway spruce (*Picea abies*) (Plate 8).

Approximately 170 feet (51.8 metres) south of the Randwood residence at 176 John Street East the linear 66 foot wide section of the property ends and the property widens. This portion of the 200 John Street property can be generally divided into two sections: the northwest section that contains various structures and the southeast section that is predominantly open meadow and small forested areas

The vegetation of the Linear Strip accessed from John Street is summarized in Section 4.1.1/ Table 9 and the summary of findings states for this section (from an arboricultural point of view): *Due to the higher percentage of naturally occurring trees the linear strip access via John Street East is not believed to be a man-made landscape.*



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Plate 1: Brick and concrete wall, showing entrance gate to 200 John Street East, looking north



Plate 2: Wall section along 176 John Street East, showing different brick color and more complex ornamentation, looking northwest



Plate 3: Bridge over One Mile Creek, looking south



Plate 4: Bridge approach and deck, looking south



Plate 5: Looking north, showing grass, trees, and shrub rows



Plate 6: Looking south from One Mile Creek



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Plate 7: Concrete retaining wall, looking west



Plate 8: Looking north, showing former driveway route visible adjacent to Randwood residence at 176 John Street East

2.2.3 Northwest Section

The northwest section contains structures including the carriage house, Calvin Rand summer house, the pool area and tea house, and the bath pavilion (also referred to as a folly). The Calvin Rand summer house is an irregularly shaped one storey structure clad in stucco. The carriage house is a two-storey structure with a side gable roof and clad in stucco (Plate 9). The bath pavilion is a one storey structure with a hip roof and classically inspired pediment and columns (Plate 10). The pool area contains an inground swimming pool and tea house. The tea house is an open air structure with a hip roof supported by classically inspired columns (Plate 11).

Landscape components of the northwest section of the property include a former east-west access road to the Calvin Rand summer house and carriage house, a former north south access road, a continuation of the access road part of the 66-foot section of the property, an earth mound, the plantings in the pool area, and various plantings along the border between 200 John Street East and 176 John Street East. The roads appear to have been paved with gravel and have begun to naturalize. The north-south access road begins just west of the pool and continues south to intersect with the east-west access road leading to the Calvin Rand summer house and carriage house (**Plate 12**). The north-south access road formerly continued south past the intersection and continued to the mound and whistle stop, but this route is becoming increasingly unrecognizable with the passage of time. The historical evolution of the earth mound, access road, and whistle stop is discussed in Section 4.4. To the east of the pool, the access road that connects to John Street East and the 66-foot-wide section of the property continues south past the pool. Between the pool and access road are concrete footings and wooden columns (Plate 13 and Plate 14).



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Plate 9: Calvin Rand summer house and carriage house, looking west



Plate 10: Bath pavilion, looking east



Plate 11: Pool and tea house, looking west



Plate 12: Looking south on north-south access road towards its intersection with the east-west access road



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Existing Conditions of the Study Area
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Plate 13: Looking north on access road, showing wood columns and concrete footings



Plate 14: Representative photo of concrete footing

Located approximately 160 feet (48 metres) south of the intersection of the east-west and north-south access roads is the location of an earth mound. Historically, the mound was surrounded by a ring of trees. Aerial photography (Figure 27) shows that the ring was partially intact in 2018. Presently, the mound is covered in grass. The small size and height of the mound results in it not being a visually significant component of the landscape (Plate 15 and Plate 16).

The pool area consists of a variety of plantings. The south border of the pool area is lined with a row of mature Canadian plums (*Prunus nigra*) protected by a post and wire fence (Plate 17). A row of Austrian pine (*Pinus nigra*) and Scot's pine trees (*Pinus sylvestris*) is located to the south of the Canadian plum (*Prunus nigra*) row. The northeast section of the pool area is landscaped with mature pine (*Pinus sp.*) trees, and two distinct cedar (*Thuja sp.*) trees surrounded by barberry (*Berberis vulgaris*) (Plate 18). The west section of the pool area is landscaped with barberry (*Berberis vulgaris*), mature pines (*Pinus sp.*), mature Canadian plums (*Prunus nigra*), and two mature boxwoods (*Buxus sp.*) that flank the tea pavilion (Plate 19 and Plate 20).

A buffer of plantings is located between the Calvin Rand summer house and carriage house and the adjacent property at 176 John Street East. This area includes a section of ornamental specimen plantings, a row of rose of Sharon (*Hibiscus syriacus*), a row of cedar (*Platycladus orientalis*), a grove of lilac (*Syringa sp.*), and an area of mixed deciduous and coniferous trees (Plate 21 to Plate 24).

The vegetation of the Northwest section is summarized in Section 4.1.2/ Table 10 and the summary of findings states for this section (from an arboricultural point of view): *Due to the percentage of planted/cultural trees this section is believed to be a man-made landscape. The north corner of this section contains a man-made pool area that is bordered to the south by Group 6. The pool area is a man-made landscape.*



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Existing Conditions of the Study Area
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Plate 15: Looking south at mound



Plate 16: View of mound with staff member atop for scale comparison, looking south



Plate 17: Purple plum shrubs, looking northwest



Plate 18: Cedar trees, pine trees, and barberry, looking north



Plate 19: Boxwood shrub, looking southwest



Plate 20: Barberry, purple plum, and mature pines, looking southwest



CULTURAL HERITAGE LANDSCAPE EVALUATION REPORT – 200 JOHN STREET EAST AND 588 CHARLOTTE STREET, NIAGARA-ON-THE-LAKE

Existing Conditions of the Study Area
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Plate 21: Area of specimen plantings, looking northeast



Plate 22: Cedar row, looking northeast



Plate 23: Rose of Sharon, looking north



Plate 24: Lilac row, looking north

2.2.4 Southeast Section

The southeast section of 200 John Street is predominantly open meadow and small copses (Plate 25 and Plate 26). Built components of the landscape include the partially collapsed stone wall along the south border of the property and the Whistle Stop, which is partially collapsed and located within a copse. The Whistle Stop is a partially collapsed frame structure with a stone border or foundation (Plate 27 and Plate 28). The north copse borders 210 John Street and contains a mix of trees including maple (*Acer sp.*), oak (*Quercus sp.*), hickory (*Carya sp.*), and pine (*Pinus sp.*) in various stages of growth. The understory of this copse is generally dense (Plate 29). The east copse borders 210 John Street East and 240 John Street East and contains trees including elm (*Ulmus sp.*), maple (*Acer sp.*), oak (*Quercus sp.*), hickory (*Carya sp.*), and pine (*Pinus sp.*) in various stages of growth (Plate 30). The understory of this copse is less dense and is easily traversable on foot. The south copse borders the Upper Canada Trail. It runs along the stone wall and Whistle Stop and contains trees including pine (*Pinus sp.*), spruce (*Picea sp.*), oak (*Quercus sp.*), maple (*Acer sp.*), and hickory (*Carya sp.*) in various stages of growth (Plate 31).



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The vegetation of the Southeast section is summarized in Section 4.1.3/ Table 11 of the BETC Tree Inventory Report and the summary of findings states for this section (from an arboricultural point of view): *Due to the higher percentage of naturally occurring trees, the southeast section of 200 John Street East is not believed to be a man-made landscape.*



Plate 25: Copse, looking north



Plate 26: Large meadow, looking south



Plate 27: Whistle Stop, looking south



Plate 28: Partially collapsed stone wall, looking south



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Existing Conditions of the Study Area
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Plate 29: North copse area, looking northeast



Plate 30: East copse, looking east



Plate 31: South copse, looking south

2.3 588 CHARLOTTE STREET

2.3.1 Introduction

The property at 588 Charlotte Street is an irregularly shaped parcel bordered by the Upper Canada Heritage Trail to the south, Charlotte Street and the residential subdivisions along Weatherstone Court and Christopher Street to the west, 144 John Street East to the north, and 200 John Street East to the east. Access to 588 Charlotte Street is provided via Charlotte Street by a small strip of land between the Upper Canada Trail and the residences along Weatherstone Court. The property can generally be divided into an area of land containing an access road to Charlotte Street, a north section, and south section. The property contains a gate along Charlotte Street, sections of stone wall, outbuildings, former residence, meadows, mature trees, and vegetative screening.

2.3.2 Strip Providing Access to Charlotte Street

The strip of land providing access to Charlotte Street is divided from the public realm by a wooden gate with brick columns. The gate is located at the southwest corner of the stone wall that runs along the



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property. This gate area likely accessed a gravel roadway, but it has become overgrown or been removed. The stone wall is generally in good visual condition at 588 Charlotte Street and some mature trees have grown along the wall (Plate 32 and Plate 33). Just east of the strip of land containing the gate are two mature White oak (*Quercus alba*) trees, approximately 175 to 250 years old. The residential subdivision at Weatherstone Court is located just north of the White oak (*Quercus alba*) (Plate 34). The residences are partially screened from 588 Charlotte Street by a row of White cedar (*Thuja occidentalis*).

The vegetation of the 'Strip Providing Access to Charlotte Street' section is summarized in Section 4.2.1/ Table 12 of the BETC Tree Inventory Report and the summary of findings states for this section (from an arboricultural point of view): *Due to the percentage of naturally occurring trees, the Strip Providing Access to Charlotte Street is not believed to be a man-made landscape.*



Plate 32: Looking west towards gate at Charlotte Street and stone wall



Plate 33: Mature trees along stone wall, looking west



Plate 34: Looking northwest at White oaks and cedar screen



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2.3.3 North Section

The north section of 588 Charlotte Street contains a large meadow and a coniferous privacy screen of spruce and pine between the residences of Weatherstone Court. The screen is comprised predominantly of Blue spruce (*Picea pungens*) and Austrian pine (*Pinus nigra*) and the trees are in an intermediate stage of growth (Plate 35). This privacy screen was likely planted when the residences at Weatherstone Court were built in the 1990s.

The vegetation of the 'North' section is summarized in Section 4.2.2/ Table 13 of the BETC Tree Inventory Report and the summary of findings states for this section (from an arboricultural point of view): *Due to the percentage of naturally occurring trees, the North Section is not believed to be a man-made landscape.* However, Group 4 is believed to be planted/cultural to provide screening for the Weatherstone Court properties.



Plate 35: Coniferous privacy screen, looking west

The vegetation of the 'North' section is summarized in Section 4.2.2/ Table 13 of the BETC Tree Inventory Report and the summary of findings states for this section (from an arboricultural point of view): *Due to the percentage of naturally occurring trees, the North Section is not believed to be a man-made landscape.* However, Group 4 is believed to be planted/cultural to provide screening for the Weatherstone Court properties.

2.3.4 South Section

The south section of land is primarily meadow and contains three one storey outbuildings and a residence that resembles, or was converted from, an agricultural structure (Plate 36 and Plate 37). Located on the south side of the residence is a pool that is no longer in working condition, and a wooden children's play structure that has been overgrown by herbaceous material.

The vegetation of the 'South' section is summarized in Section 4.2.3/ Table 14 of the BETC Tree Inventory Report and the summary of findings states for this section (from an arboricultural point of view): *Due to the percentage of naturally occurring trees, the South Section is not believed to be a man-made landscape.*



CULTURAL HERITAGE LANDSCAPE EVALUATION REPORT – 200 JOHN STREET EAST AND 588 CHARLOTTE STREET, NIAGARA-ON-THE-LAKE

Existing Conditions of the Study Area
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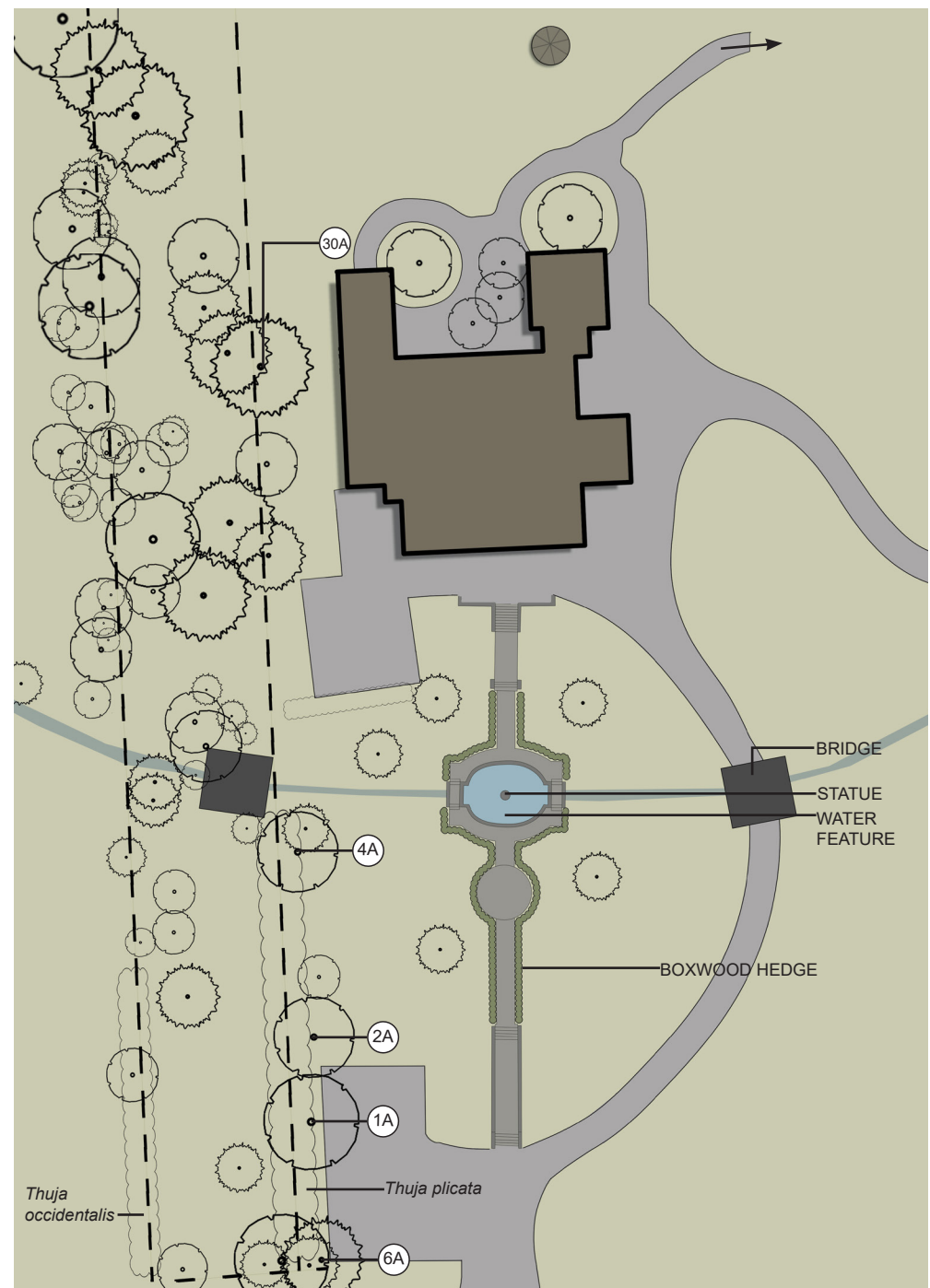
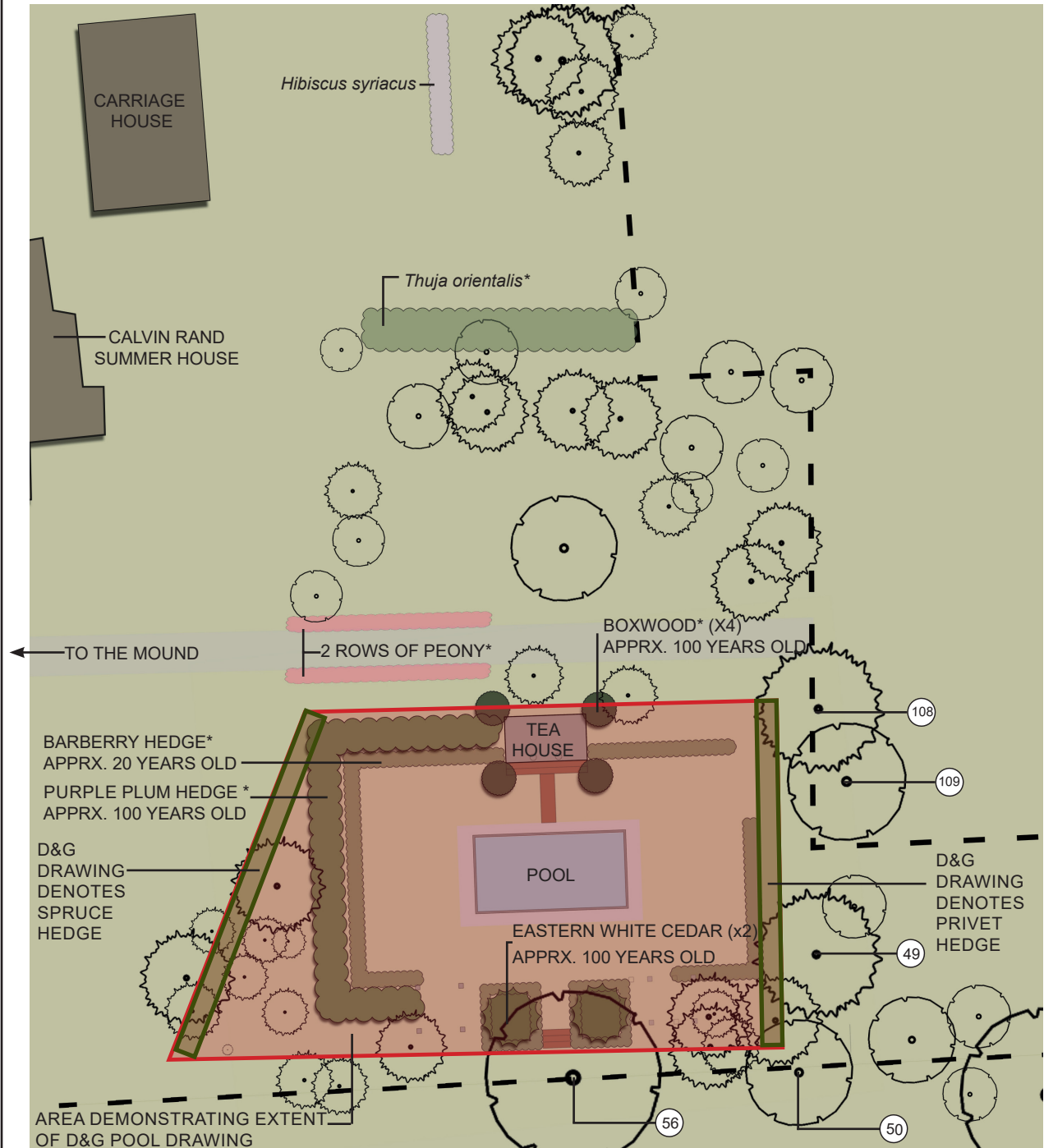


Plate 36: Meadow, looking east



Plate 37: Outbuildings (right) and residence (left), looking south





POOL COMPLEX, TEA HOUSE AND LANEWAY ENLARGEMENT

Tag #	Botanical Name	Common Name	DBH(cm)	Health (Overall Condition)	Canopy Dripline Diameter (m)	Cultural (C) or Natural (N)	Age
1A	<i>Juglans nigra</i>	Black Walnut	83	3	13	N	100
2A	<i>Juglans nigra</i>	Black Walnut	59	3	11.5	N	40
4A	<i>Carya laciniosa</i>	Big Shell Bark Hickory	63	3	11.5	N	100
6A	<i>Pinus strobus</i>	White Pine	44	2	10	N	40
49	<i>Pinus strobus</i>	White Pine	70	2	11	C	100
50	<i>Juglans nigra</i>	Black Walnut	36	2	10	N	25
56	<i>Carya laciniosa</i>	Big Shell Bark Hickory	60	3	16	N	100
108	<i>Pinus nigra</i>	Austrian Pine	71	1	11	C	75
109	<i>Juglans nigra</i>	Black Walnut	61	2	11	N	50

LANEWAY ENLARGEMENT

- Legend
- * Plant material commercially available in the 1930s
 - # Tree tag, refer to Stantec/Buchanan Expert Tree Care Service Tree Inventory Dated () For Detailed Tree Descriptions

Figure Not to Scale

Notes



Project Location
Niagara-on-the-Lake, Ontario

161414045
Prepared by KB on 2021-04-19

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Figure No.
4
Title

Existing Conditions Plan Detailed Areas

3.0 ANALYSIS OF SUBJECT PROPERTIES AND DUNINGTON-GRUBB CANON

3.1 BEAUX-ARTS STYLE

The Beaux-Arts movement dates to the 17th century and originated from the Ecole des Beaux-Arts, an architecture school located in Paris, France.² Forms and details of the Beaux-Arts style were adapted from the principles of multiple styles, including Arabic, Renaissance, and Baroque and several European nations including Italy, France, and Britain.³ The mix of multiple styles resulted in a mosaic of historical references. The typical architectural characteristics of Beaux-Arts design include its formal design, order, symmetry, grandiosity, and elaborate ornamentation.⁴ Beaux-Arts architecture typically contained decorative motifs applied to wall surfaces (with garlands, floral patterns, shields), quoining, pillars or columns often with Ionic or Corinthian inspired capitals, and use of masonry walls or cladding that was often smooth, light coloured stone. It is common for Beaux-Arts buildings to reflect classical styles, with porches or façades supported by columns, cornices with mouldings, or other classically inspired details such as dentils or modillions. Many buildings include roofline or window balustrades⁵.

In the latter half of the 19th century, a growing number of prominent American architects attended Ecole des Beaux-Arts, such as Henry Hobson Richardson.⁶ When the architects returned to North America, the Beaux-Arts style was captured in their work. The Beaux-Arts 'movement' became prominent in American architecture and landscape architecture in the later part of the 1880s, noticeably marked in 1893 by the 'White City' at the Worlds Columbian Exposition in Chicago.⁷ In the late 19th and early 20th century, the French-led Beaux-Arts architectural movement was the foundational influence for the American Country Plan Era. Howard Grubb was educated at Cornell University in New York State and would likely have been influenced by the growing popularity of the Beaux-Arts movement during his time in the United States.⁸

² Edwards Butt and Karl Stensson, *Sheridan Nurseries: One Hundred Years of People, Plans and Plants* (Toronto: Dundurn Press, 2012) 86.

³ "Beaux-Arts / Neoclassical." The Cultural Landscape Foundation, accessed May 10, 2021, www.tclf.org

⁴ David Brain, "Discipline & Style: The Ecole des Beaux-Arts and the Social Production of an American Architecture." 807-868.

⁵ Virginia and Lee McAllester. *A Field Guide to American Houses* (Mount Vernon: Consumer's Union, 1987), 379

⁶ Brain, "Discipline & Style: The Ecole des Beaux-Arts and the Social Production of an American Architecture." 807-868.

⁷ Ibid., 812

⁸ Butts and Stensson, *Sheridan Nurseries: One Hundred Years of People, Plans, and Plants*, 15.



Analysis of Subject Properties and Dunington-Grubb Canon
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3.2 BEAUX-ARTS STYLE AND LANDSCAPE ARCHITECTURE

The Beaux-Arts movement was noticeable in landscape design from the late nineteenth century until the late 1930s. Similar to its approach to architecture, landscape design in the Beaux-Arts movement draws from the European Renaissance, Baroque landscapes, and even the gardens of Islamic-era Spain.⁹ The Beaux-Arts style was captured by an overall formal geometry of the landscape which “emphasized the human enhancement of the environment.”¹⁰ Often the Beaux-Arts styled landscapes included division of the landscape into ‘rooms’ denoted by using linear allées, hedges, walls, and neo-classical pavilions. Other features typically included: classical sculpture focal points, long vistas, arbors, water chains, and oblong reflecting pools.

The details within Beaux-Arts landscapes are usually found to be symmetrical, balanced, and elegant, to create a “marriage of the architecture of buildings to their surroundings.”¹¹ The use of symmetrical circular forms and mounds was common in Beaux-Arts styled landscapes. Circular forms have been used as focal points in symmetric landscape designs, as seen in European Renaissance and Islamic-era Spanish landscape plans. The term ‘mound’ refers to a type of earthwork that resembles an island rising from water: usually mounds are low and wide to allow for growing plants on top.¹²

3.3 DUNINGTON-GRUBB STUDIO

The Dunington-Grubb studio comprised the husband-and-wife duo Howard Grubb and Lorrie Dunington. Howard Grubb was born in 1881 in York, England. In 1904, he enrolled in Cornell University to study landscape architecture. After graduation, he returned to England and was employed by Thomas Mawson, a prominent English landscape architect.¹³ Lorrie Dunington was born in England in 1877 and grew up in India, South Africa, and Australia. She was one of the first women students admitted to the Horticultural College in Swanley, Kent. Howard and Lorrie met in 1910 when Howard attended a lecture held by Lorrie at the Architectural Association in England. Three months after their first introduction, the pair were engaged to be married. In 1911, they immigrated to Canada and settled in Toronto.¹⁴

Landscape architecture was a relatively new profession in Canada and the pair found quick success in Toronto. When they began practicing in Canada there was no ornamental plant nursery. In response, in 1913 they founded Sheridan Nurseries to provide an improved supply of plant materials for their clients and to supplement their income.¹⁵

⁹ “Beaux-Arts / Neoclassical.” *The Cultural Landscape Foundation*

¹⁰ Butts and Stensson, *Sheridan Nurseries: One Hundred Years of people, Plans and Plants*, 86

¹¹ *Ibid.*, 86.

¹² Maureen Gilmer, “Landscaping Earthworks”, *Landscaping Network*, accessed May 28, 2021, [Landscape Berms & Mounds - Landscaping Network](#)

¹³ Butts and Stensson, *Sheridan Nurseries: One Hundred Years of People, Plans, and Plants*, 14-15

¹⁴ *Ibid.*, 16-17

¹⁵ *Ibid.*, 18-20



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Dunington and Grubb worked on a variety of projects, including public and private garden design, civic art and town planning, and park designs. Lorrie was known for her knowledge of perennials and rock garden plants and her style of design which emphasized a variety of colours and textures. Howard, also known as the father of landscape architecture in Canada, was known for his use of the Beaux-Arts style in his designs.¹⁶ Howard preferred the Beaux-Arts style in his work as he was devoted to the values of fine gardening and detail. This grand and formal style was particularly popular for large estates. George F. Rand II of Randwood was one of the many private clients served by the Dunington-Grubb studio.

The pair were also prominent members of Toronto society and Lorrie authored many articles in the *Toronto Globe* on social issues affecting the city. She also wrote articles on landscape design for publications including *Canadian Homes and Gardens* and *Macleans*.¹⁷ Towards the end of the 1920s, Lorrie's health began to deteriorate, and she was diagnosed with tuberculosis. She died in 1944 in her 67th year; Howard carried on as a landscape architect into the 1960s.¹⁸ Notable examples of Howard's later work include the Oakes Garden Theatre at Niagara Falls and the landscaping of University Avenue in Toronto.¹⁹

3.4 ANALYSIS OF THE PROPERTY AS IT RELATES TO THE AVAILABLE CORPUS OF WORK OF DUNINGTON-GRUBB

The following section focuses on an analysis of the landscape features of the property at 200 John Street East and their relationship to the Dunington-Grubb canon of work. The analysis of the property and its relationship to the Dunington-Grubb canon was conducted as described using the methodology stated in Section 1.2. A summary of the existing Dunington-Grubb landscapes in the Study Area are depicted in Figure 5. The property at 588 Charlotte Street does not contain landscape features that are known to be, or thought to be, associated with the Dunington-Grubb studio.

3.4.1 Features Known to be Attributed to Dunington-Grubb

Two features on the property (located in the northwest section) are known to have been designed by Dunington-Grubb based on archival drawings available in the Dunington-Grubb Stensson Collection at the University of Guelph. The collection contains 940 drawings under 237 subject names, containing various plans, designs, and photographs of projects designed by Dunington-Grubb. Within that collection are drawings for the Rand estate tea house, a sunken landscaped pool area, and pergola. The drawings contain different versions of the tea house and a working version that includes a more elaborate structure than appears to have been built. A blueprint dated April 24th, 1928, reflects many of the extant conditions of the pool area, suggesting that the design was executed on the property. The blueprint depicts a central

¹⁶ Ann Milovsoroff, "Lorrie Alfreda Dunington-Grubb," *The Canadian Encyclopedia*, accessed May 10 2022.

¹⁷ Ibid., 28; Macleans, *Art and Decoration for Town and Country Homes*, April 15, 1925.

¹⁸ Butts and Stensson, *Sheridan Nurseries: One Hundred Years of People, Plans, and Plants*, 29-30

¹⁹ Canadian Society of Landscape Architects, *Howard B. Dunington-Grubb*, accessed <https://www.csla-aapc.ca/awards/college-fellows/howard-b-dunington-grubb>



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rectangular pool surrounded by a narrow brick border, grassed area, gravel paths, and landscaped area including a rose garden, herbaceous borders, plum hedge, and Austrian pine trees. A U-shaped pergola is shown on one side of the pool, and a tea house on the opposite side. On the other side of the tea house, the sketch labels an area as a “main walk” pointing in one direction back to the house, and in the other to “memorial garden” (Figure 6Figure 6).

The blueprint and designs for the tea house demonstrate a similarity to other designs of Dunington-Grubb, notably in the symmetry, formality, and combination of pathways, defined landscaped beds integrated with structures, lawn areas, and tree/hedge borders. Similar examples of private residential landscapes by Dunington-Grubb included the T.B. McQueston residence ‘Whitehern’ in Hamilton, the Moffatt residence in Port Colborne, and the Bain estate in Orillia, all of which contained balanced proportions, rectangular planes, formal pathways, sunken garden areas, garden structures, and herbaceous borders.²⁰

The design of the pool area is also consistent with the principles and typical features found in the Beaux-Arts style of landscaping, notably those referenced in Section 3.2. This includes the use of symmetry and balanced proportions, arbors (the pergola), classical design references in the landscape structures (rather than sculpture, in this instance), and the oblong (in this case elongated rectangular) pool. The integration of the pergola and tea house through the pathways and defined planting beds, borders and hedges blend the structures into their surroundings.

3.4.2 Landscape Features without Definitive Connections to Dunington-Grubb

The following sections review available information regarding the “memorial garden” and pathway depicted on the Dunington-Grubb landscape blueprint for the pool area along with the circular driveway. These landscape elements (located in the northwest section of the property) are reviewed in the following sections to determine whether these elements should be attributed to Dunington-Grubb.

3.4.2.1 Memorial Garden

The landscape blueprint for the pool area by Dunington-Grubb shows an arrow pointing to a “memorial garden” from a pathway outside of the pool area. However, there is no drawing, plan, archival record, or photograph of the memorial garden itself to confirm the date of installation, and no definitive evidence that demonstrates that a memorial garden was designed by Dunington-Grubb. Based on an assessment of aerial photography between 1934 and 1972, a linear path extended between the house, the area noted as the memorial garden on the Dunington-Grubb blueprint, and the ‘whistle stop’ at the edge of the property. It is possible that the existing mound of earth at the property may have formed part of a

²⁰ University of Guelph, *Dunington-Grubb and Stensson Fonds, XL3 MSA001004, Bain Estate, Oriole, Ont.*; University of Guelph, *Dunington-Grubb and Stensson Fonds, XL3 MS A001081, J.B. McQueston Residence, Hamilton, Ont.*; University of Guelph, *Dunington-Grubb and Stennson Fonds, XL3 MS A001084, Moffat Residence, Port Colborne, Ont.*



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memorial garden, but no physical features or documented evidence are available to confirm this (Plate 15 and Plate 16).

Several possibilities exist regarding the design of the memorial garden. The first is that it was installed at the direction of George Rand Jr. in 1919 or sometime following the death of his father, George F. Rand. The Dunington-Grubb studio was in active practice at the time and could conceivably have been retained to prepare a design for the memorial garden. There has been, however, no such evidence identified to confirm that Dunington-Grubb was retained by George Rand Jr.

The second possibility is that the memorial garden may have been designed by another individual or firm. The inclusion of both circular geometric forms (the mound) and linear geometric forms (the linear path/axis) was common to the Beaux-Arts style of the era. Mounds were also an established part of the garden lexicon at this time. In addition, as noted previously, the blueprint for the pool area that refers to the memorial garden does so in much the same way the existing house was referenced, suggesting that the memorial garden may have predated the Dunington-Grubb design of the pool area, and that their design simply connected the pool area to the pre-existing 'main walk' that already extended between the house and the memorial garden.

As previously noted, aside from the mound, a common type of garden design at the time, and the aerial photography, the design or presence of the memorial garden are not known. Dunington-Grubb was known to have previously employed mounds in some of their designs, however, there is no definitive evidence that they prepared a design for a mound or memorial garden at the Randwood Estate. There is evidence that the main path would have pre-existed Dunington-Grubb's involvement in the estate, as indicated on the 1928 pool blueprint that depicts an arrow pointing to a memorial garden. There are no known or remnant features of the mound or possible memorial garden that reflect the most common design elements found in the canon of Dunington-Grubb, such as sunken gardens, steps, framed herbaceous borders, low masonry walls, and carefully placed specimen trees. The lack of documentary evidence supporting a Dunington-Grub memorial garden design, alongside the popularity of mounds in general, suggests that the design may have predated their association with the Rand property.

3.4.2.2 Main Walk

Observed evidence in other Dunington-Grubb designs (both existing landscapes and archival plans available) show that they treated walks and promenades formally and with designed intent, often using deliberate flagstone paving, and frequently lining walks with symmetrical borders of lawn, shrubs or hedging and low garden walls. The lack of treatment of the "main walk" seems incongruous with the typical formal, deliberate, and elegant Dunington-Grubb designs, suggesting that it pre-dated their designs for the pool area. The lack of plans showing formalized paths for a "main walk" and the lack of other typical Dunington-Grubb features suggests that this is a strong possibility (Plate 38 and Plate 39).



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- (6) There are no definitive drawings or notes demonstrating the involvement of the Dunington-Grubb studio to this area.

Through analysis of photographs and air photos, the driveway appears to have overtaken what was a symmetrical circular driveway installed at the property during the Livingston ownership circa 1900 (the west side of this appears to remain on the property at 176 John Street East). A portion of the semi-circular driveway at one time likely extended onto what is now the linear strip of 200 John Street East. As previously noted, this feature appears to have pre-dated the Dunington-Grubb design, and there is no definitive evidence that they made any adjustments to the size, orientation, or design of the semi-circular drive. The design prepared for the sunken garden at 176 John Street East does not reference or deliberately integrate the driveway into the sunken garden pathway plan, and it appears that it was a wholly separate, designed feature from the pre-existing, formal and functional driveway. It appears that the Rand family kept the existing circular/oval driveway as is when they took over the residence.

The 200 John Street and 588 Charlotte Street properties also contains numerous mature trees and plantings. This includes specimen trees and plantings such as Chinese cedar and hibiscus hedges in the northwest section of the property, and mature shellbark hickory and Austrian pine in the linear strip accessed via John Street East of the property. A mature White oak is also present on 588 Charlotte Street. The trees and plantings again do not appear on any available drawings prepared by Dunington-Grubb. Some appear to date to the era when Dunington-Grubb prepared the designs of the pool area and sunken garden, but there is no indication that these were planted at the direction of Dunington-Grubb. They could have been planted at the direction of the property owner, either before or after Dunington-Grubb prepared their designs for the property.

3.4.3 Summary of Dunington-Grubb Analysis of the Property

In summary, with respect to the property at 200 John Street East, the following features are known to have been designed by the Dunington-Grubb studio:

- The tea house (Plate 11), pool layout (Plate 20), associated brick paving, and landscaping surrounding the pool, including Purple plum (*Prunus plisardii nigra*)/barberry (*Berberis sp*) hedges (Plate 17). While the barberry and plum species are younger than what would have been planted by Dunington-Grubb, the intent of the design has been maintained through replacement with the same species.

The review of site conditions, background information and comparative analysis determined that while the Dunington-Grubb blueprint includes a pathway labeled 'main walk' beside the pool area, the walkway may have predated the Dunington-Grubb design and dictated the location of the pool. The main path appears to have provided a connection between the house and the memorial garden, as marked on the drawing. It is the Project Team's conclusion that the Dunington-Grubb studio did not provide a separate, landscaped design for the pathway. Similarly, while the blueprint denotes a 'memorial garden', no available designs exist to suggest that Dunington-Grubb designed a memorial garden nor evidence to confirm that the remnant mound on the property was part of a memorial garden.





- Legend
- Approximate Property Boundary
 - Existing Buildings
 - Dunington & Grubb Designed Landscape

Figure Not to Scale

Notes

Source: Google Earth, 2018.



Project Location
Niagara-on-the-Lake, Ontario

161414045
Prepared by KB on 2021-04-19

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Figure No.
5

Title
Dunington & Grubb Existing Landscapes, 2018

Legend

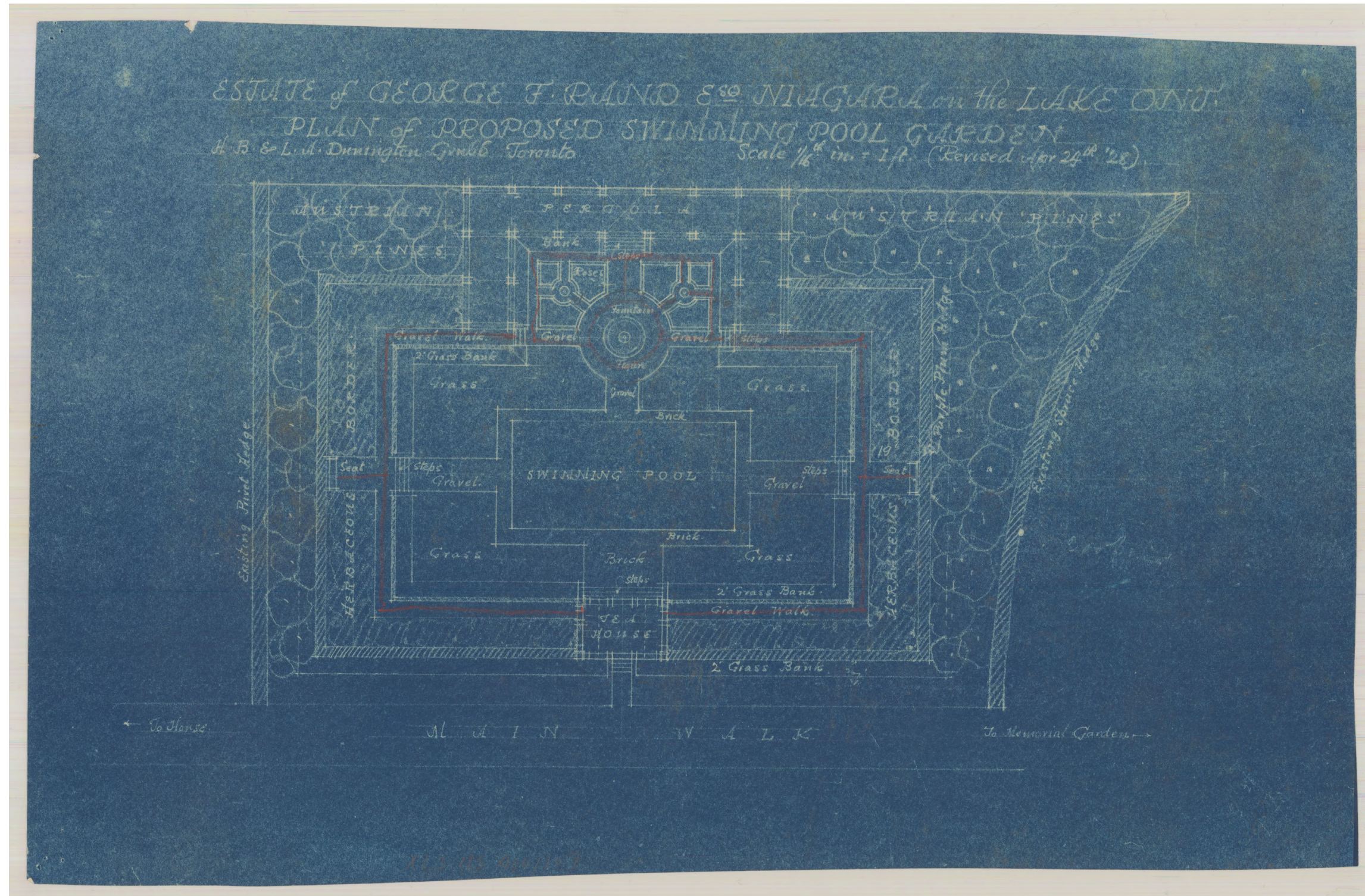


Figure Not to Scale

Notes



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Figure No.
6

Title

1928 Pool Drawing

4.0 HISTORICAL OVERVIEW

4.1 INTRODUCTION

The Study Area is located at 200 John Street and 588 Charlotte Street in the Town of Niagara-on-the-Lake, Regional Municipality of Niagara. Historically, the properties are located on the “broken fronts towards [Lake] Ontario & Niagara River” within the former Township of Niagara.²¹ The following sections outline the historical development of the Study Area from the colonial settlement period to the present.

4.2 PHYSIOGRAPHY

The Study Area is located in the Iroquois Plain Physiographic Region of southern Ontario. This region encompasses the lowland bordering Lake Ontario that was inundated by Lake Iroquois during the last Ice Age and stretches from the Niagara River to the Trent River. The width of the region varies from a few hundred metres to roughly 13 kilometres. The Town of Niagara-on-the-Lake is located within the Niagara Fruit Belt subsection of the Iroquois Plain. This subsection is located between Lake Ontario and the Niagara Escarpment between the Niagara River and the City of Hamilton. The area east of Grimsby contains sections of sandy soils which have facilitated the widespread growing of fruit. In addition, this part of the Iroquois Plain contains a relatively moderate climate which further supports the growing of fruit. Fruits grown within the area include grapes, peaches, cherries, and pears.²²

4.3 TOWNSHIP OF NIAGARA AND NIAGARA-ON-THE-LAKE

4.3.1 18th Century Development

The former Township of Niagara is located on the traditional territory of the Haudenosaunee and Anishinaabe Indigenous peoples.²³ For an overview of the precontact and Indigenous history of the property, the Stage 1-2 and Stage 3 archaeological assessments prepared by Archeoworks Inc. should be consulted.

The colonial settlement of present-day Niagara-on-the-Lake began during the American Revolution (1775-1783). During the war, the British Indian Department was headquartered at Fort Niagara, a former French fort located on the eastern shore of the Niagara River in present-day New York State.²⁴ The

²¹ Niagara Historical Society and Museum, “Land Records from the Crown Grant to the Mid-1860s -Town of Niagara, Newark or Niagara-on-the-Lake”, accessed May 7, 2021, <http://nhsm.ca/media/LR-NOTLTown-Patentto1860s.pdf>.

²² John Chapman and Donald Putnam, *The Physiography of Southern Ontario*, 3rd Edition (Toronto: Ontario Ministry of Natural Resources, 1984), 190-191.

²³ Niagara Regional Council, “Creating Our Way Forward”, accessed May 7, 2021, <https://www.niagararegion.ca/health/equity/pdf/indigenous-engagement-report.pdf>.

²⁴ Mary Fryer, “The War out of Niagara, 1776-1784”, in *Loyal She Remains*, ed. Mary B. Fryer and Charles J. Humber (Toronto: United Empire Loyalists Association of Canada, 1984), 76.



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Indian Department was originally organized to control the fur trade for the British government but took on a military role during the American Revolution. The soldiers of the Indian Department, which included Indigenous warriors and British soldiers, played an important role in the conflict and the officer in command of Fort Niagara held command of the network of forts that encompassed the British Northern Department in the Great Lakes region and Ohio Valley.²⁵

During the war, people loyal to the British Crown congregated around Fort Niagara, seeking protection. Colonel John Butler, a Loyalist and Indian Department official, proposed temporarily settling Loyalists along the western shore of the Niagara River. This community of Loyalists was to be used to grow crops to support the soldiers stationed at Fort Niagara.²⁶ According to a census taken by Butler in 1782, 84 settlers were recorded on the western shore of the Niagara River. After the war, the settlement became permanent as many Loyalists realized a return to the United States would not be feasible. By 1785, the population of the settlement increased to 800.²⁷ The fledgling community was first called Butlersburg, but soon became known as Niagara.²⁸

As the population within the area increased, a formal survey of the lands along the west bank of the Niagara River became necessary to facilitate orderly settlement. In 1787, Phillip Rockell Frey, a former Lieutenant in the Queen's Rangers, surveyed Townships Number 1 and 2, which became known as Niagara Township and Stamford Township, respectively.²⁹ Land in these townships was granted to military veterans and Loyalists. The grants ranged from 50 acres to 1000 acres in size, depending on military rank and marital status.³⁰

The Loyalist population of Canada wished to live under the customs and common law they were familiar with in the former Thirteen Colonies and Great Britain. To accommodate this, the British Parliament passed the *Constitutional Act* in 1791. The act divided Quebec into Upper Canada in the south and Lower Canada in the north. French laws and customs would be preserved in Lower Canada while British laws and customs were implemented in Upper Canada. John Graves Simcoe, a veteran of the American Revolution, was appointed the first Lieutenant Governor of Upper Canada.³¹ In July 1792, Simcoe arrived at the Niagara townsite to begin his administration. The area contained Fort Niagara, located within New York State but still held by the British, and buildings on the west side of the river including a barracks, storehouse, wharf, and about a dozen timber residences.³²

²⁵ Ibid., 76-78.

²⁶ Joy Ormsby, "Building a Town" (Toronto: Dundurn Press Limited, 1991).

²⁷ Niagara-on-the-Lake, "History of Niagara-on-the-Lake", accessed May 7, 2021, <https://notl.civicweb.net/document/3857/History>.

²⁸ Ormsby, "Niagara Institute Background History, First Draft"

²⁹ E. Cruikshank, "Ten Years of the Colony of Niagara, 1780-1790", (Welland: Tribune Print, 1908), 22

³⁰ Ibid., 24-25

³¹ Alan Taylor, "The Late Loyalists: Northern Reflections of the Early American Republic," *Journal of the Early Republic* 27, No. 1 (Spring, 2007): 25.

³² Alan Taylor, "The Civil War of 1812", (New York: Random House Books, 2010), 25.



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Simcoe selected Niagara as the capital for the new colony of Upper Canada because he anticipated renewed conflict with the United States and wished to be in proximity to what he imagined would be the frontline of the conflict.³³ During Simcoe's tenure, Niagara was renamed Newark and developed into the military and social focal point of Upper Canada. In 1794, as Newark continued to grow, the British government ordered a new survey of the townsite. David William Smith, an English-born army officer noted for his administrative prowess was chosen by Simcoe for the task. Smith laid out a military style grid of four-acre parcels subdivided into one acre lots. Smith's plan was based on an earlier survey in 1791 and a model plan for the town from 1788.³⁴

The British military continued to occupy Fort Niagara and other posts on American soil until the terms of *Jay's Treaty* came into effect on June 1, 1796. In 1794, representatives of Great Britain and the United States met to resolve outstanding issues from the American Revolution. The treaty was signed in 1794 and ratified by the United States Senate in 1795.³⁵ The loss of Fort Niagara made Newark susceptible to attack and the capital was to be relocated to York (present-day Toronto) in 1797.³⁶

Before the capital was transferred to York, Simcoe departed Upper Canada in July 1796 and his administration concluded.³⁷ His successor was Peter Russell, who owned land in the Study Area. Further discussion on Peter Russell is contained in Section 4.4. Although Newark was no longer the capital of Upper Canada at the close of the 18th century, it remained one of the major settlements and sites of commerce in the colony³⁸

4.3.2 19th Century Development

During the War of 1812 (1812-1815), the settlement at Newark specifically and the Niagara Peninsula more broadly was an important theater in the conflict. Newark was occupied by the United States from May to December 1813 and the town was razed by American forces during their December 1813 retreat from Upper Canada. Buildings razed include the home of William Dickson, who resided in the Study Area.³⁹ William Dickson is further discussed in the Section 4.4.

In the years following the War of 1812, the name Newark faded from use as most locals continued to use the name Niagara unofficially.⁴⁰ The community of Niagara rebuilt quickly after the war and retained its important role in the economy of Upper Canada as an essential trade route between the colony and New York State. In 1829, the Welland Canal was completed, reducing the importance of the area, which had

³³ Ibid., 25.

³⁴ Ormsby, "Niagara Institute Background History, First Draft"

³⁵ Gerald M. Craig, *Upper Canada: The Formative Years* (Toronto: McClelland and Stewart Limited, 1963), 37; Department of State, "John Jay's Treaty", accessed May 7, 2021, <https://history.state.gov/milestones/1784-1800/jay-treaty>.

³⁶ Niagara-on-the-Lake, "History of Niagara-on-the-Lake"

³⁷ Craig, *Upper Canada: The Formative Years*, 38.

³⁸ Taylor, "The Late Loyalists: Northern Reflections of the Early American Republic,"

³⁹ Leah D. Wallace, "Heritage Impact Assessment 146-176 John Street—Hotel & Restaurant 200 John Street & 588 Charlotte Street—Plan of Subdivision" (Niagara-on-the-Lake: Leah D. Wallace Land Use & Heritage Planning Services, 2017); Niagara-on-the-Lake, "History of Niagara-on-the-Lake"

⁴⁰ Niagara-on-the-Lake Museum, "FAQ", accessed May 10, 2021, <http://nhsm.ca/faq.html>



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served as a portage route.⁴¹ The Welland Canal provided a water link between Lake Ontario and Lake Erie, eliminating the need for an overland portage between the lakes and reduced the dependence of the region on the recently completed Erie Canal in New York State.⁴²

However, the community of Niagara remained the District Seat of the Niagara District and it was incorporated as a town in 1845.⁴³ *Smith's Canadian Gazetteer* of 1846 noted that Niagara "...has been a place of considerable trade, before the opening of the Welland Canal".⁴⁴ Smith noted that the town was well serviced by steamboat service, including daily service to Toronto. The town contained an established professional class including physicians and lawyers as well as numerous merchants including a foundry, chemists, druggists, watchmakers, printers, tailors, various agricultural implement makers, shoemakers, a marbleworks, and tobacconist.⁴⁵ The *Gazetteer* also noted "Niagara [the town] is a pleasant place to reside in, particularly during the summer months", foreshadowing the rise of the town as a popular summer holiday destination.⁴⁶

The Census of 1851 recorded the population of the Town of Niagara as 3,340.⁴⁷ The mid-19th century demographics of the town contained a diverse mix of United Empire Loyalists, more recent British immigrants, Irish immigrants escaping the potato famine, and an established Black community founded by former enslaved people and Black Loyalists.⁴⁸ By the late 19th century, the population of the Town of Niagara began to decline, dropping to 1,349 by 1891.⁴⁹ The population decline of this period was part of a broader trend of urbanization in the late 19th and early 20th century as people flocked to burgeoning cities such as Hamilton and Toronto.⁵⁰

Although the population of the Town declined in the second half of the 19th century, the economic consequences were offset by the development of a large tourist industry. The Town was conveniently accessible via train and steamship from the major cities of Toronto and Buffalo.⁵¹ The Town of Niagara was especially popular with affluent Americans who enjoyed spending long summer holidays in the area because of the moderate climate. As a result, many of these families acquired property and built large summer residences for themselves; one of which was constructed within the Study Area.⁵² The significance of Niagara-on-the-Lake as a recreational destination for Americans is reflected in its frequent coverage in the *New York Times*. This coverage during the closing decade of the 19th century was primarily focused on sports, including tennis, golf, and fishing.⁵³

⁴¹ Niagara-on-the-Lake, "History of Niagara-on-the-Lake"

⁴² Craig, "Upper Canada: The Formative Years", 153-154

⁴³ William H. Smith, "Smith's Canadian Gazetteer" (Toronto: H. & W. Roswell, 1846), 128

⁴⁴ Ibid., 128

⁴⁵ Ibid., 129-130

⁴⁶ Ibid., 129

⁴⁷ Census of Canada, "Census of the Canadas, Personal Census, Vol. I, Quebec, John Lovell, 1851.

⁴⁸ I Voice of Freedom, "Early Beginnings", accessed May 10, 2021, <https://www.vofpark.org/history>

⁴⁹ Dominion Bureau of Statistics, "Ninth Census of Canada, 1951 Volume I—Population. Ottawa: Edmond Cloutier, 1953.

⁵⁰ Ian Drummond, "Progress without Planning", (Toronto: University of Toronto Press, 1987), 30.

⁵¹ Ronald Dale, "Niagara-on-the-Lake", accessed May 10, 2021, <https://www.thecanadianencyclopedia.ca/en/article/niagara-on-the-lake>

⁵² Niagara-on-the-Lake, "History of Niagara-on-the-Lake"

⁵³ New York Times, *Great Day for the Anglers: Fly Catching Contests at Niagara-on-the-Lake Association Started*, August 11, 1893; New York Times, *International Golf: Opening of the Tournament at Niagara-on-the-Lake*, September 3, 1897; New York Times, *Lawn Tennis in Canada: Championship Tournament Opens at Niagara-on-the-Lake*, July 12, 1899



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4.3.3 20th Century Development

Through the 20th century, fruit farming and tourism were the primary drivers of the economy of the Town of Niagara and Township of Niagara. According to local history, the name Niagara-on-the-Lake came into use beginning in 1902.⁵⁴ However, the name Niagara-on-the-Lake appears in the *Toronto Globe* in 1884 (along with the name Old Niagara) and the *New York Times* in 1893.⁵⁵

The population of the Town of Niagara was recorded as 1,258 in 1901 and increased to 1,318 by 1911, reversing a 30-year downward population trend.⁵⁶ By the early 20th century Niagara-on-the-Lake was not only valued for its moderate climate and recreational opportunities, but for its rich history. A 1912 writer to the *Toronto Globe* explained “We are spending the summer at Niagara-on-the-Lake, that very historical town at the mouth of the Niagara River. There are always new places to explore. One morning a party of us set out to visit as many of the old landmarks as possible”.⁵⁷ Between 1921 and 1931 the population of the Town decreased from 1,357 to 1,228.⁵⁸

Niagara-on-the-Lake continued to be a tourist destination into the postwar period. Significant postwar developments in the town included the founding of the Shaw Festival in 1963 and the emergence of the wine industry in the 1970s.⁵⁹ The town also experienced growth as part of the postwar building boom, and between 1951 and 1961 the population grew from 2,108 to 2,712, an increase of 28%.⁶⁰

In 1970, the municipalities within the Counties of Lincoln and Welland were restructured into the Regional Municipality of Niagara. The two counties and their 26 municipalities were replaced by one regional government and 12 municipal governments.⁶¹ When regional government was created, the Township of Niagara and Town of Niagara became the Town of Niagara-on-the-Lake, marking the official adoption of the name Niagara-on-the-Lake.⁶²

4.4 PROPERTY HISTORY

The Randwood Estate is historically located on the broken front lots towards Lake Ontario and the Niagara River. These broken front lots were originally reserved for the Crown as depicted in historical mapping from 1787 (Figure 7). Survey mapping prepared in 1789 shows that the Randwood Estate was part of a large block of land owned by the Honourable Peter Russell (Figure 8). Land registry records

⁵⁴ Niagara-on-the-Lake, “History of Niagara-on-the-Lake”

⁵⁵ *Toronto Globe*, *Niagara-on-the-Lake*, August 27, 1884; *New York Times*, *Great Day for Anglers*

⁵⁶ Dominion Bureau of Statistics, “*Ninth Census of Canada, 1951 Volume I—Population*.”

⁵⁷ *Toronto Globe*, *History in Niagara-on-the-Lake*, August 17, 1912

⁵⁸ Dominion Bureau of Statistics, “*Ninth Census of Canada, 1951 Volume I—Population*.”

⁵⁹ Niagara-on-the-Lake, “History of Niagara-on-the-Lake”; Shaw Festival, “About the Shaw”, accessed May 11, 2021, <https://www.shawfest.com/about/>

⁶⁰ Dominion Bureau of Statistics, “*1961 Census of Canada, Series 1.1, Population*.” Ottawa: Dominion Bureau of Statistics, 1962

⁶¹ Niagara Region, “Origins of the Niagara Region”, accessed May 11, 2021, <https://www.niagararegion.ca/about-niagara/history-of-niagara-region.aspx>

⁶² *Ibid*; Niagara-on-the-Lake, “History of Niagara-on-the-Lake”



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indicate that Peter Russell received two grants of land from the Crown in the broken fronts of Niagara Township. On May 6, 1796 he received a patent for 10 acres of land and on July 2, 1796 he received a patent of 150 acres of land.⁶³ A patent is a legal document used to transfer land from the Crown to a private owner. It is possible that Russell had occupied the land earlier than 1796, as the crown grant process could be complex and lengthy and significant time often passed between the date a settler occupied a lot and the date the crown patent was issued.⁶⁴

Peter Russell was the administrator of Upper Canada following the departure of Simcoe in 1796 (Plate 41). Russell was born in 1733 in Cork, Ireland. He served in the Seven Years War (1756–1763) and rose to the rank of Lieutenant-Colonel. Between the Seven Years War and American Revolution, Russell accumulated large gambling debts in the Caribbean and Thirteen Colonies. At the outbreak of the American Revolution, Russell rejoined the military and rose to the rank of Captain before selling his commission for £2,000. However, he soon found himself in renewed debt and accepted a position in Upper Canada with the support of Simcoe.

In Upper Canada, Russell rose to the position of speaker of the Legislative Assembly and Simcoe recommended Russell as his replacement.⁶⁵ The historian Gerald M. Craig described Russell as a “...cautious and timid man, worried of offending his superiors, and easily depressed by minor irritations” and described his tenure as administrator as “...in general a reasonably capable but rather plodding government...lacking the respect of his associates on the executive council and the authority of a Lieutenant Governor, this elderly functionary had little opportunity and less desire to make a positive imprint upon the province over which he presided so uneasily and so fretfully.”⁶⁶



Plate 40: Peter Russell, c. 1804 (Library and Archives Canada 1804)

⁶³ Niagara Museum, *Land Records from the Crown Grant to Mid-1860s, Town of Niagara, Newark, or Niagara-on-the-Lake*, 2012

⁶⁴ Ormsby, “Niagara Institute Background History, First Draft”

⁶⁵ Edith Firth, Russell Peter, in *Dictionary of Canadian Biography*, V (Toronto: University of Toronto), 1983

⁶⁶ Craig, “Upper Canada: The Formative Years”, 42



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Although the capital of Upper Canada was transferred from Newark to York on February 1, 1796, Russell built a two-storey residence on his property on Niagara-on-the-Lake.⁶⁷ Russel resided on the property with his sister Elizabeth and several enslaved people.⁶⁸ The decision to move the capital to York was not well received by Upper Canada's colonial elites and Russel's sister Elizabeth did not wish to endure the ramshackle conditions of York. Russell, Elizabeth, and their slaves did not relocate to York until 1797.⁶⁹ Peter Russell served as administrator of Upper Canada until 1799 and died in 1808 at York.⁷⁰

In August 1798, Russell sold his 160 acres in Niagara Township to William Dickson. However, the transaction was not registered until July 1824.⁷¹ William Dickson was a prominent member of the colonial elite who was born in 1769 in Dumfries, Scotland. In 1785, Dickson immigrated to Canada and in 1790 settled in Niagara. Dickson became a prominent merchant in the community and sold supplies to the British military garrison. His business flourished and in 1790, at age 21, he built the first brick house in Newark. He used his proceeds to enter into land speculation and acquired large tracts of land along the Grand River.⁷²

In 1811, Dickson built a second home in Newark on the land he purchased within the Study Area. The residence was a one storey brick structure with a hip roof and bookend chimneys. The residence also contained an impressive library of more than 1,000 books, consisting mostly of law books and history books. Dickson did not have long to enjoy his new home; it was burned by American soldiers during the War of 1812 on December 10, 1813. He was then taken prisoner by American forces and was held in Albany, New York until January 1814.⁷³ After his return to Upper Canada, Dickson documented his losses to the Crown and included a water colour of his destroyed home in the Study Area (Plate 41). Historical mapping from 1814 shows the location of the Dickson property (Figure 9).

⁶⁷ Ormsby, "Niagara Institute Background History, First Draft"; Toronto Public Library, *Remembering John Graves Simcoe*, accessed May 12, 2021, <https://torontopubliclibrary.typepad.com/local-history-genealogy/2016/02/snapshots-in-history-february-25-remembering-john-graves-simcoe.html>

⁶⁸ Ormsby, "Niagara Institute Background History, First Draft"; Archives of Ontario, *Peggy: Difficult Property*, accessed May 12, 2021, <http://www.archives.gov.on.ca/en/explore/online/slavery/peggy.aspx>.

⁶⁹ Ormsby, "Niagara Institute Background History, First Draft"

⁷⁰ Firth, "Russel, Peter"

⁷¹ Niagara Township Settlers, "Settler Records, R", accessed May 12, 2021, <https://sites.google.com/site/niagarasettlers2/niagara-township-abstracts/niagara-township-settlers-r>

⁷² Bruce Wilson, "Dickson, William", in *Dictionary of Canadian Biography*, Vol. 7, (Toronto: University of Toronto, 1988).

⁷³ Ibid; Marion Macrae and Anthony Adamson, *The Ancestral Roof*, (Toronto: Clarke, Irwin & Company Limited, 1963), 10-11



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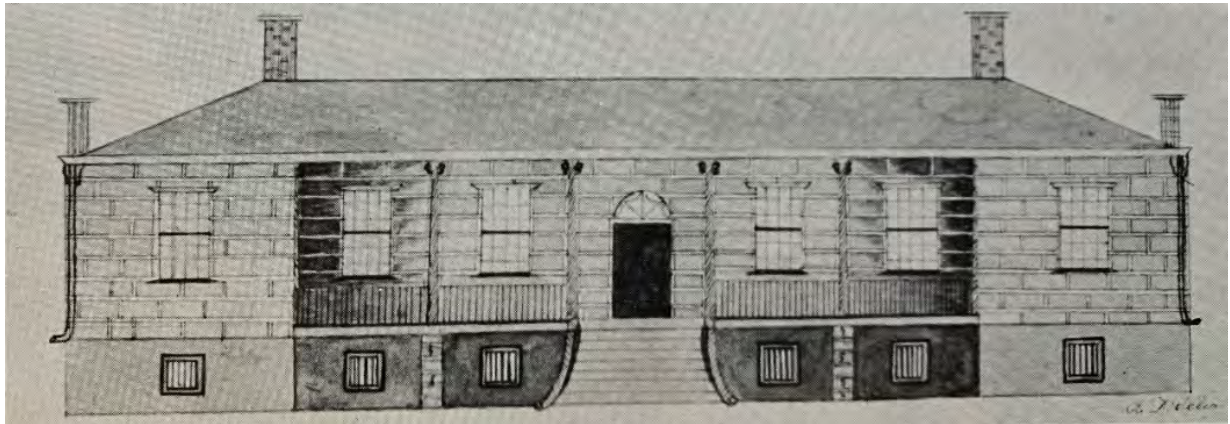


Plate 41: The water colour by Dickson of the destroyed residence within the Study Area (Macrae and Adamson 1963: 10)

In the years after the war, Dickson became heavily involved in the colonization of Dumfries Township in Waterloo County and he divided his holdings in the Study Area between his sons and sold off other parts of the original 160 acres. His oldest son, Robert Dickson received the central portion of the parcel (near the main residence at Randwood) and built a two-storey residence called Woodlawn in about 1822. His second son, William Junior, built a residence on the southeastern end of the property on the property today known as Brunswick House (210 John Street East), adjacent to the Study Area. On the western edge of the property, along present-day Charlotte Street, William Senior built a residence named Rowanwood (near the present-day Devonian House), where he lived after returning from Galt. After William's death in 1846, Rowanwood was inherited by Walter H. Dickson, his third and youngest son.⁷⁴ The physical relationship between these three properties is illustrated in **Plate 42**.

⁷⁴ Wallace, "Heritage Impact Assessment 146-176 John Street—Hotel & Restaurant 200 John Street & 588 Charlotte Street—Plan of Subdivision", 23-24.



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Plate 42: Approximate historical locations of Rowanwood, Woodlawn, and Brunswick House

Robert Dickson (1796-1846) and Walter H. Dickson (1806-1884) were barristers, politicians, and militia officers in Niagara. Robert Dickson served as a Legislative Councilor and Walter served in the Legislative Assembly of Canada from 1841 to 1851 and later also served as a Legislative Councilor. After confederation, he became a Senator for the Dominion of Canada.⁷⁵ William Junior (1799-1877) managed his father's affairs in Galt following his retirement.⁷⁶ Robert died without an heir and following his death Woodlawn was left to William Dickson, the son of Walter Dickson, and the owner of Rowanwood. Historical mapping from 1862 shows William Dickson as the owner of Woodlawn and Walter Dickson as the owner of Rowanwood. The mapping also shows that much of the original 160 acres of the land grant had been sold off and part of 200 John Street East was owned by Mrs. Henderson (Figure 10).

Walter sold Rowanwood to Carol Robertson in 1866 and purchased Woodlawn from William Dickson. In 1873, Walter sold Woodlawn to Henry Livingston Lansing, ending the Dickson association with the Study Area.⁷⁷ Neither the Census of 1871 nor 1881 indicate that a Carol Robertson lived in Ontario. Historical mapping from 1876 shows Henry L. Lansing on the Woodlawn property and no owner is listed for Rowanwood. The mapping also shows that part of 200 John Street East was owned by Fred Nash and was likely used as a farm. The mapping depicts the Erie and Ontario Railway transecting the Woodlawn

⁷⁵ Kitchener Public Library, *William Dickson: Founder of Galt*, accessed May 12, 2021, <https://www.kpl.org/sites/default/files/mc1.pdf>.

⁷⁶ Brock University, *Fonds RG 65-Dickson Family Fonds*, accessed May 12, 2021, <https://www.archeion.ca/dickson-family-fonds>.

⁷⁷ Wallace, "Heritage Impact Assessment 146-176 John Street—Hotel & Restaurant 200 John Street & 588 Charlotte Street—Plan of Subdivision", 24.



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property and bordering Rowanwood. The mapping depicts a structure at Rowanwood and Woodlawn along John Street and depicts significant orchards on the east side of the railway tracks at both Rowanwood and Woodlawn (Figure 11).

Henry Livingston Lansing was born in 1818 in Upstate New York (Plate 43).⁷⁸ Lansing descended from prominent Dutch families of colonial New York, including the 17th century settler Garrit Lansing, and Robert Livingston, an American founding father.⁷⁹ Lansing began his career at the Ontario Bank of Canandaigua, New York, where his grandfathers were large shareholders. In 1838, he married Catherine Olivia, the daughter of the bank manager. During the American Civil War, he attained the rank of Brigadier General of the 31st New York Militia. The position appears to have been administrative in nature and it is unclear if Lansing saw frontline action. His most notable wartime action appears to have been ordering the deployment of troops in response to the New York City Draft Riots. Lansing had a successful business career and rose to the position of treasurer and secretary of the Buffalo and Erie Railroad, headquartered in Buffalo. Lansing retired in 1873 and purchased Woodlawn as a summer residence.⁸⁰ It was Lansing who constructed the main residence at Randwood (present-day 176 John Street East) with its distinctive mansard roof.⁸¹ Lansing was active in the local community and served as patron of the Niagara-on-the-Lake Curling Club in 1884.⁸² The sons of Henry Livingston Lansing, Watts Sherman Lansing and Livingston Lansing, settled in Niagara-on-the-Lake. After the death of their father, Livingston Lansing inherited Woodlawn in 1889.⁸³ A photograph of Woodlawn under the ownership of Livingston Lansing shows the distinctive mansard roof of the main residence and an area of lawn which would eventually contain the sunken garden (Plate 44).

⁷⁸ Mary S. VanDeusen, *Henry Livingston Lansing*, accessed May 12, 2021, [Henry Livingston Lansing \(iment.com\)](http://iment.com).

⁷⁹ New York Times, *Gerard B. Lambert to Wed Mrs. Hull, Mrs. Henry Livingston Lansing Announces Daughter's Troth to Prominent Yachtsman*, April 11, 1936; New York Times, *Mrs. Henry L. Lansing: Mother-in-Law of Gerard B. Lambert, Noted Yachtsman*, August 21, 1939

⁸⁰ Mary S. VanDeusen, *Henry Livingston Lansing*

⁸¹ Wallace "Heritage Impact Assessment 146-176 John Street—Hotel & Restaurant 200 John Street & 588 Charlotte Street—Plan of Subdivision", 31.

⁸² Nick Clemens, *A History of Ice Hockey in Niagara-on-the-Lake*, accessed May 25, 2021, <http://nickclemens.ca/>.

⁸³ *Ibid.*, 24.



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Plate 43: Henry Livingston Lansing (Van Deusen 2004)



Plate 44: View of Woodlawn during the period of ownership by Livingston Lansing, c. 1900 (Clarke 1900)



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The Census of 1891 lists Livingston Lansing as a 49-year-old lawyer born in the United States. He lived with his wife Grace, age 40, and son Earnest, age 8.⁸⁴ In 1905, Lansing sold Woodlawn to Catherine Macdonald. Topographic mapping from 1906 depicts Rowanwood and Woodlawn along an unpaved John Street and northeast of the Michigan Central Railway tracks (Figure 12). Macdonald did not own the property for long and in 1910 she sold Woodlawn to George F. Rand. In 1919, Rand purchased the neighbouring Rowanwood, reuniting the two properties for the first time since William Dickson divided the original 160 acres amongst his sons.⁸⁵

George F. Rand was born in Niagara County, New York, in 1867 (Plate 45). After attending the State Normal School in Brockport, he embarked on a banking career at the age of 16. His first position was as an assistant cashier at the State Bank of North Tonawanda. In 1888, Rand married Vina S. Fisher and together they had four children, George, Calvin, Evelyn, and Gretchen. Rand had a meteoric rise through the world of banking and at age 21 he was elected president of the First National Bank of Tonawanda. In 1911, he relocated to Buffalo and accepted a position as vice president of the Columbia National Bank of Buffalo. He was soon promoted to the president of the Columbia Bank and was made a vice president of the Marine National Bank of Buffalo. Rand was instrumental in the merger of several smaller Buffalo banks into the Marine Trust Company of Buffalo, which became one of the largest banks in the United States.⁸⁶



Plate 45: George F. Rand (Community Foundation for Greater Buffalo 2021)

Rand eagerly supported American participation in the First World War and, under his leadership, Marine National Bank raised \$75 million dollars in war bonds. Rand even offered to equip an entire regiment of American soldiers for war service, an offer declined by the War Department. In 1919, one year after the

⁸⁴ Library and Archives Canada, *Census of 1891*, District 88, Subdistrict F, Item 1989806, 1891.

⁸⁵ Wallace "Heritage Impact Assessment 146-176 John Street—Hotel & Restaurant 200 John Street & 588 Charlotte Street—Plan of Subdivision", 24.

⁸⁶ Edward Dunn, *Buffalo's Delaware Avenue: Mansions and Families*, 2003, 555-557.



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end of the First World War, Rand traveled to Europe for a business trip.⁸⁷ On December 5, 1919, Rand visited the site of the Battle of Verdun and was deeply moved by the bravery of French soldiers who were killed in the defense of the fortress.

After the visit to Verdun, Rand and the American ambassador met with Premier Clemenceau of France. Rand offered the French government 500,000 francs for the construction of a monument to commemorate the fallen French soldiers of Verdun. Shortly after meeting with Clemenceau, on December 11, 1919, Rand boarded an airplane in Paris bound for London. While en route to London the plane encountered poor visibility over Surrey while heading for the airport at Hounslow. The pilot attempted an emergency landing which crashed the plane, killing Rand and critically injuring the pilot. The death of Rand was the first recorded fatality in air service between Paris and London, which had started in August 1919.⁸⁸ George Rand II, the eldest son, inherited Randwood and became the legal guardian of his three siblings, who were minors.⁸⁹ George Rand II was appointed legal guardian as Vina Rand passed away earlier in 1919.⁹⁰

George Rand II followed his father into the banking business and joined Marine Trust in 1916 and by 1929 was president of the Marine Midland Corporation (Plate 43).⁹¹ George Rand II was responsible for commissioning many of the distinctive features of Randwood which remain today. In 1920, he demolished the residence formerly associated with Rowanwood. He also hired the local masons William, John, and James Elliot to build the brick and stone wall that surrounded much of Randwood, and constructed agricultural outbuildings, including the milk house and stables.⁹² The Elliot family was responsible for much of the stonework in the Niagara-on-the-Lake, including the stone wall which runs along the Niagara Gorge.⁹³ In 1922, a new residence was built just west of the original residence by George Rand II. This structure, often called the Sheets House or Devonian House, was built as a wedding gift for Evelyn Rand, a daughter of George Rand I.

⁸⁷ Ibid., 556-557; New York Times. *American is Killed in Paris-London Flight*. December 12, 1919.

⁸⁸ Ibid; New York Times, *Offered Monument to Buried Battalion, G.F. Rand Killed in Paris-London Air Flight*, December 13, 1919.

⁸⁹ Wallace "Heritage Impact Assessment 146-176 John Street—Hotel & Restaurant 200 John Street & 588 Charlotte Street—Plan of Subdivision", 25.

⁹⁰ Western Association of Leavitt Families, *Vina S Fisher*, accessed May 27, 2021, <https://www.leavittfamilies.org/tng/getperson.php?personID=I81506&tree=tree1>.

⁹¹ Elizabeth Masson, *Niagara's History Unveiled, Randwood Part III*, accessed May 12, 2021, <https://niagaranow.com/news.phtml/4841/niagaras-history-unveiled-randwood-part-3-contributions-of-the-duningtongrubbs->.

⁹² Ormsby, "Niagara Institute Background History, First Draft"; Leah D. Wallace "Heritage Impact Assessment 146-176 John Street—Hotel & Restaurant 200 John Street & 588 Charlotte Street—Plan of Subdivision", 25.

⁹³ Niagara Falls Review, *Stone Wall for the Ages*, June 5, 2020.



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Plate 46: George Rand II, also known as George F. Rand Jr. (Polish Everybody's Daily 1921)

Rand retained the services of the landscape architecture firm Dunington-Grubb to design some of the landscape elements of Randwood.⁹⁴ Based on archival drawings at the University of Guelph, the firm designed the sunken garden located to the northeast of the main residence and the pool area located south of the main residence.⁹⁵ An undated postcard in the collections of the Niagara-on-the-Lake Museum show the sunken garden as it appeared in the early to mid-20th century (Plate 47). Based on topographic mapping and aerial photography, George Rand II undertook significant improvements at Randwood between 1930 and 1934. Topographic mapping from 1930 shows the rear portion of the property undeveloped (Figure 13). The earliest available aerial photograph of Randwood shows that distinctive features of the property such as the stables, milk house, memorial garden, pool, and bath pavilion were completed by 1934 (Figure 14). While these landscape components do not appear in topographic mapping from 1930, they do appear in topographic mapping from 1938 (Figure 15). Based on the above discussion, the period between 1920 and 1934 is considered the critical development period of Randwood (Figure 16).

⁹⁴ Ibid

⁹⁵ University of Guelph, *Dunington-Grubb and Stennson Fonds (Finding Aid)*



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Plate 47: The sunken garden at Randwood, early to mid-20th century (Niagara-on-the-Lake Museum N.D.).

By the mid-20th century, Calvin Rand, a son of George Rand II, began to use Randwood as a summer residence. Calvin Rand (1929-2017) was a prominent resident of Niagara-on-the-Lake. Aerial photography from 1953 and 1972 show that the property remained similar to its 1930s appearance (Figure 17 to Figure 19). However, the whistle stop and the path leading to it were no longer used because the railway line had been abandoned. Aerial photography shows that the pathway between the mound and whistle stop was no longer present by 1953. Further photography from 1965 and 1972 confirm that the pathway between the mound and whistle stop was no longer present on the property (Figure 20). Calvin Rand is often remembered for his role in founding the Shaw Festival and was a professor of philosophy at the University of Buffalo.⁹⁶ Between 1961 and 1964, Randwood was Calvin's primary residence. During the 1980s, under his ownership, much of the Randwood Estate bordering Charlotte Street was sold off for subdivision, including the milk stables and the main entrance along Charlotte Street.⁹⁷

In 1976, Calvin Rand sold the main residence at Randwood and the Sheets House to the Devonian Group of Charitable Foundations.⁹⁸ The Devonian Foundation was founded in 1958 by Eric Harvie, a Calgary based lawyer. Between its founding in 1958 and its closure in 1984, the foundation was the largest charitable organization in Canada and spent \$67 million on charitable causes ranging from bike

⁹⁶ Buffalo News, *Shaw Festival Founder, Arts Philanthropist Calvin G. Rand Dies*. January 6, 2017.

⁹⁷ Wallace "Heritage Impact Assessment 146-176 John Street—Hotel & Restaurant 200 John Street & 588 Charlotte Street—Plan of Subdivision", 25-26.

⁹⁸ Globe and Mail. *Home converted to conference centre*, July 15, 1977.



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paths in Vaughan to oil spill research in Newfoundland.⁹⁹ The Devonian Foundation purchased the property to provide funds for the renovation and redecoration of the two residences for use by the Niagara Institute. The Niagara Institute was founded by Calvin Rand and he served as its president. He described the Niagara Institute as "... an independent non-profit educational organization working with senior leaders in business, government, and labor unions from Canada and the United States toward strengthening leadership in those sections and to provide understanding and communication among them".¹⁰⁰ As a result of the opening of the Niagara Institute, Calvin Rand relocated to 20 acres of land on the southern part of Randwood, of which he retained ownership.¹⁰¹ In 1993, the Devonian Foundation sold the property to William and Carol Fox.¹⁰²

The property continued to evolve during the early 21st century based on a review of aerial photography. Between 2000 and 2010, the trees surrounding the mound at 200 John Street East declined in number (Figure 21 to Figure 24). After 2010, the memorial garden began to lose its distinct form as trees that formed the outer ring died or were removed (Figure 26 to Figure 27). Aside from the decline of the treed mound, the overall tree cover, structures, and landscape components of Randwood (176 John Street East, 144 John Street East, and 588 Charlotte Street) remained consistent between 2000 and 2015.¹⁰³

⁹⁹ Globe and Mail. *Philanthropy is Hard Work*, August 25, 1984.

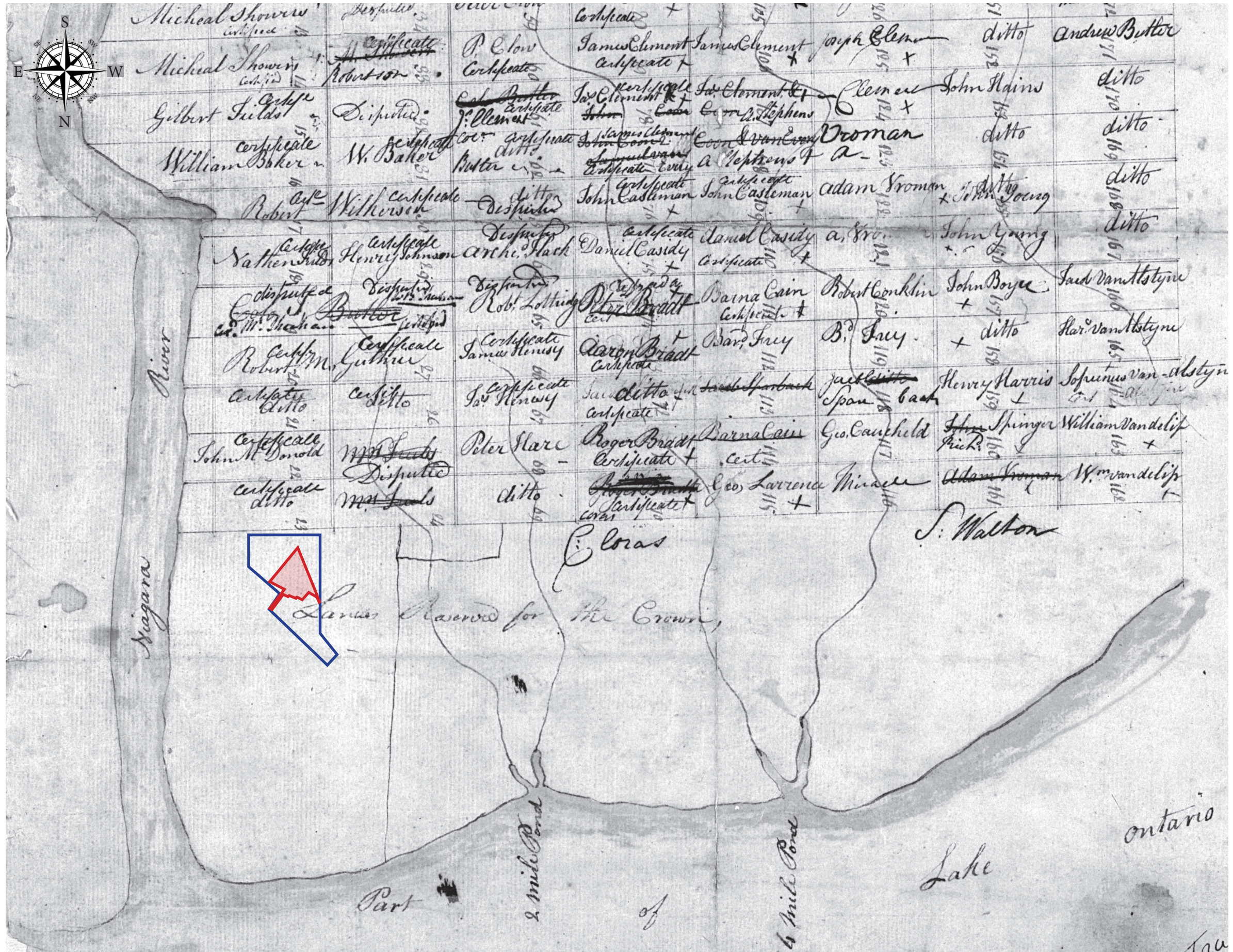
¹⁰⁰ Globe and Mail. *Home converted to conference centre*, July 15, 1977.

¹⁰¹ Ibid

¹⁰² Wallace "Heritage Impact Assessment 146-176 John Street—Hotel & Restaurant 200 John Street & 588 Charlotte Street—Plan of Subdivision", 26.

¹⁰³ Brock University, *Niagara Air Photo Index*, accessed May 12, 2021, <https://www.arcgis.com/apps/webappviewer/index.html?id=33873be71555423db62472eebf317042>.





- Legend
- Historical Property Boundaries (Approximate)
 - Current Property Boundaries (Approximate)

Figure Not to Scale

Notes
Source: Library and Archives Canada. 1787. National Map Collection: NMC-3556.



Project Location
Niagara-on-the-Lake, Ontario

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Figure No.
7

Title
Historical Mapping, 1787

Legend

 Historical Property Boundaries (Approximate)


 Current Property Boundaries (Approximate)

Figure Not to Scale

Notes

Source: Jones, Augustus. 1789. *Niagara*.



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Figure No.
8

Title

Historical Mapping, 1789

Legend

 Historical Property Boundaries (Approximate)


 Current Property Boundaries (Approximate)

Figure Not to Scale

Notes

Source: Elliot, G.A. 1814. *Plan of Part of the Niagara Frontier*.



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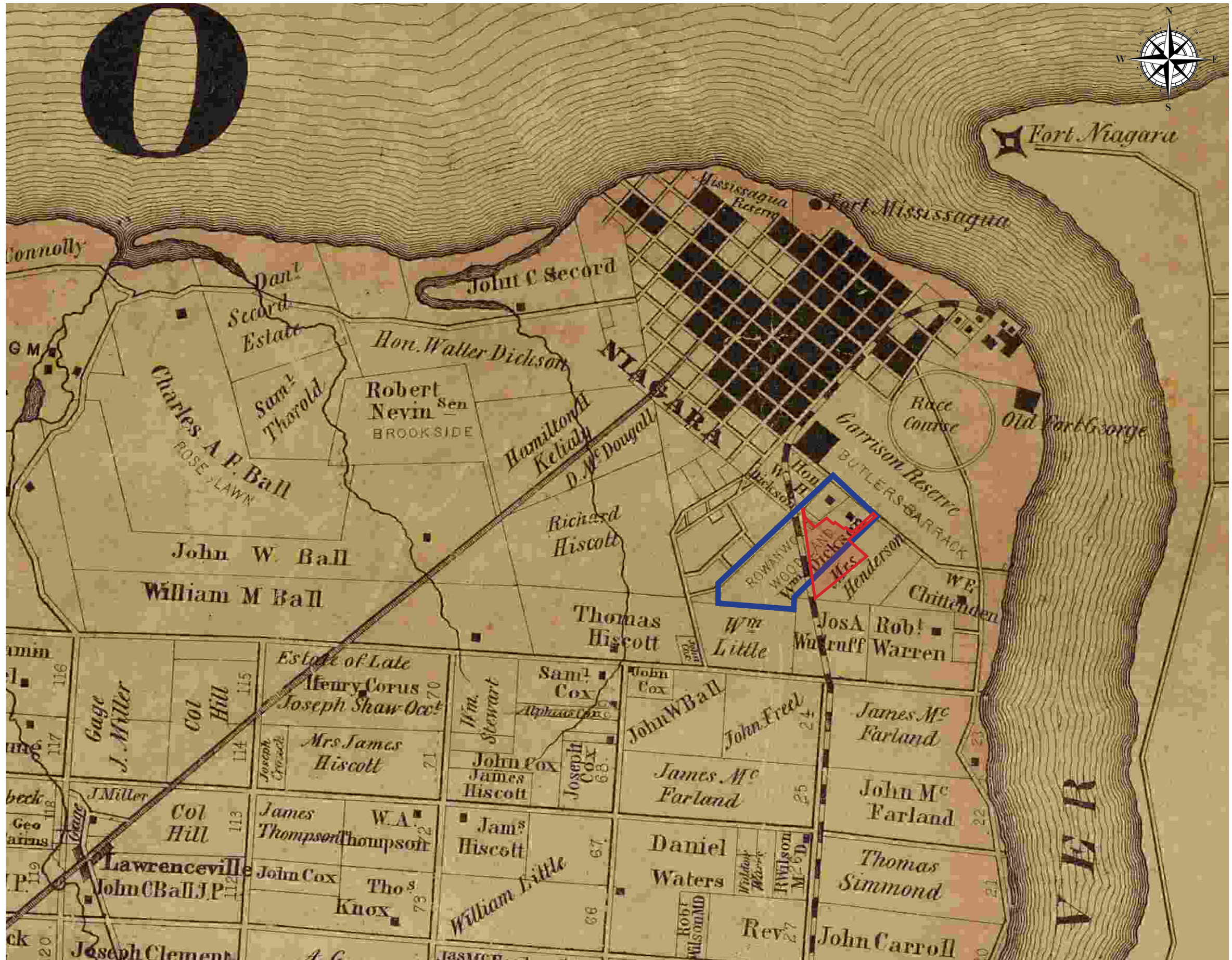
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Figure No.

Figure 9

Title

Historical Mapping, 1814



- Legend
- Historical Property Boundaries (Approximate)
 - Current Property Boundaries (Approximate)

Figure Not to Scale

Notes

Source: Tremaine, George R. and George M. 1862. Tremaine's Map of the Counties of Lincoln and Welland.



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Figure No.
10

Title
Historical Mapping, 1862



- Legend
- Property Boundaries (Approximate)

Figure Not to Scale

Notes

Source: Department of Militia and Defence. 1906. Topographic Map, Ontario, Niagara Sheet.



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Figure No.
12

Title
Topographic Mapping, 1906



Legend
 Property Boundaries (Approximate)

Figure Not to Scale

Notes
Source: Department of National Defence. 1930. Topographic Map, Ontario, Niagara Sheet.



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Figure No.
13

Title
Topographic Mapping, 1930



- Legend
- Adjacent Property Boundaries (Approximate)
 - Property Boundaries (Approximate)

Figure Not to Scale

Notes
Source: Ministry of Natural Resources. 1934. A4700-13.



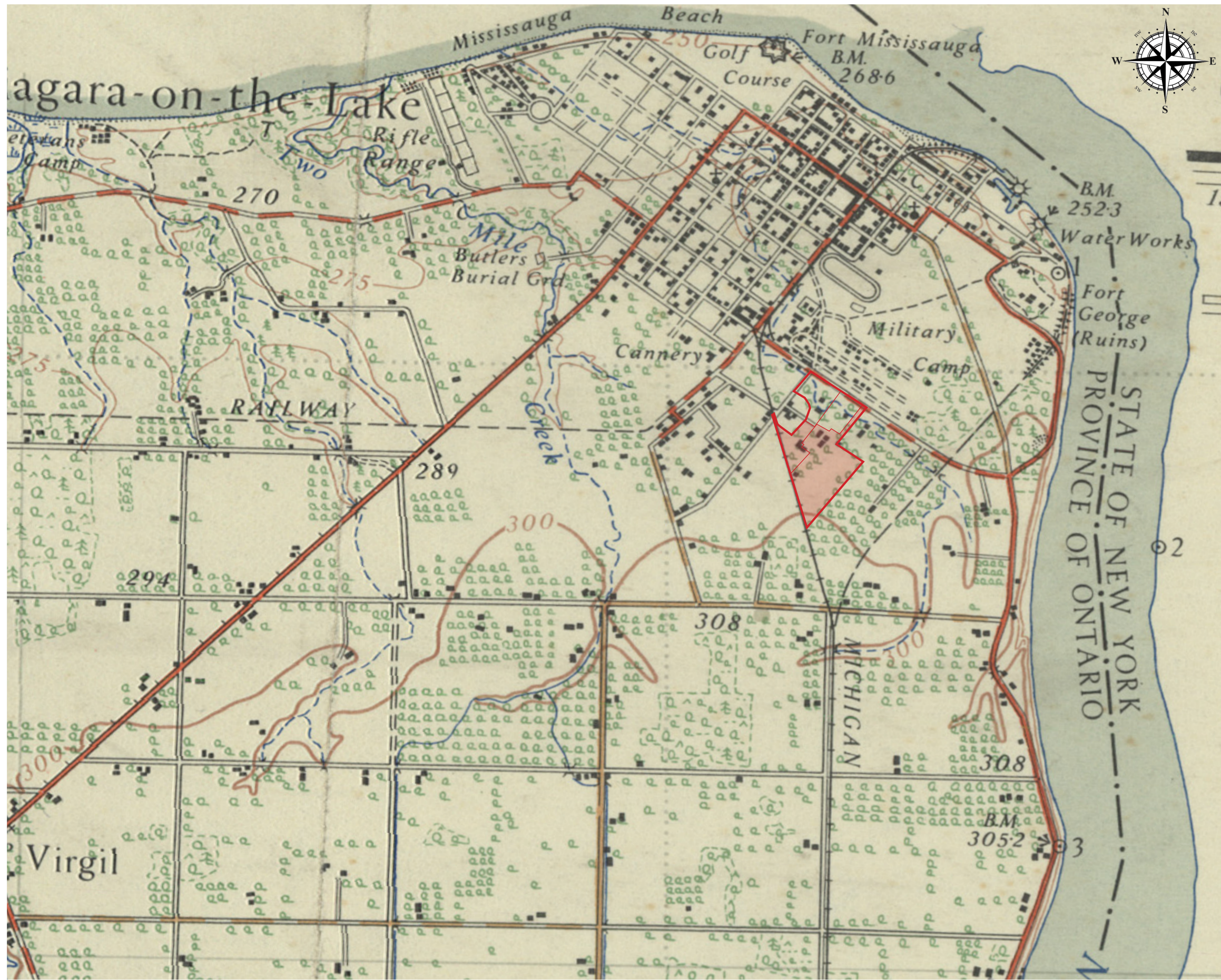
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Figure No.
14

Title
Aerial Photo, 1934



- Legend
- Adjacent Property Boundaries (Approximate)
 - Property Boundaries (Approximate)

Figure Not to Scale

Notes
Source: Department of National Defence. 1938. Niagara, Ontario.



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Figure No.
15

Title
Topographic Mapping, 1938



Legend






-  Landscape of Interest
-  Existing Building Outline
-  Future Building Outline
-  Property Boundary
-  Tree of Interest

Figure Not to Scale

Notes

Source: Ministry of Natural Resources. 1934. A4700-13.



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Figure No.

16

Title

Critical Development Period (THE 1930s)



Legend



-  Adjacent Property Boundaries (Approximate)
-  Property Boundaries (Approximate)

Figure Not to Scale

Notes
Source: Department of Energy, Mines, and Resources. 1953. A13965-15.



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Figure No.
17

Title
Aerial Photo, 1953



Legend



-  Adjacent Property Boundaries (Approximate)
-  Property Boundaries (Approximate)

Figure Not to Scale

Notes
Source: Ministry of Natural Resources. 1965. 18949-65.

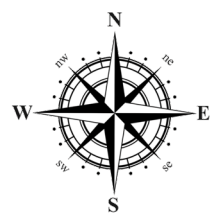


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Figure No.
18

Title
Aerial Photo, 1965





- Legend
-  Adjacent Property Boundaries (Approximate)
 -  Property Boundaries (Approximate)

Figure Not to Scale

Notes
Source: Niagara Navigator, 1972.



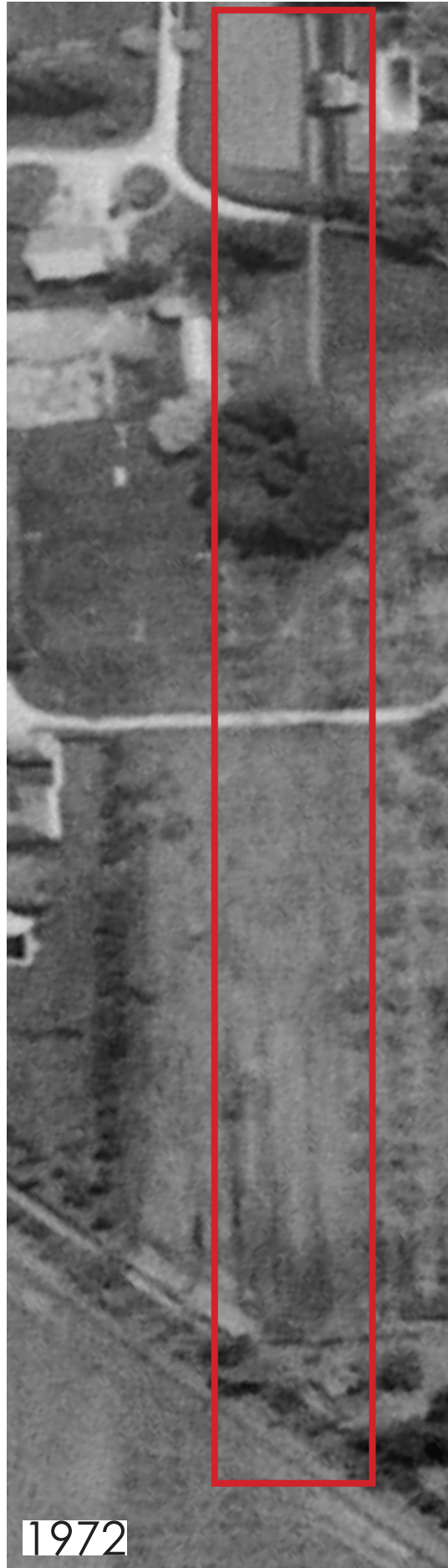
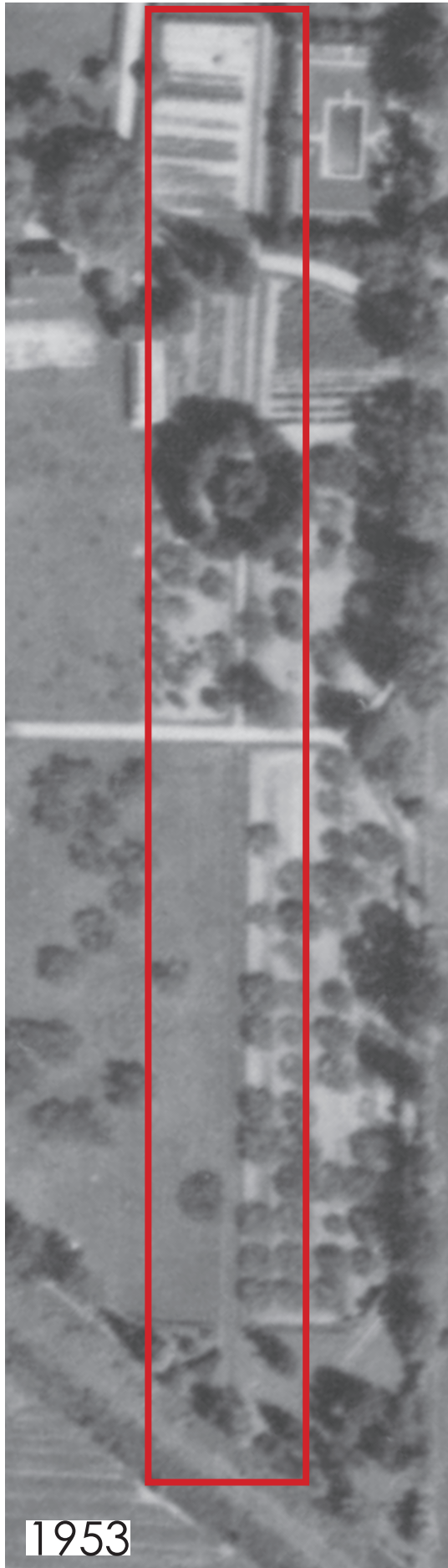
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Figure No.
19

Title
Aerial Photo, 1972



Legend

Area of focus

Figure Not to Scale

Notes

Source: 1934: Ministry of Natural Resources. 1934. A4700-13.
 1953: Department of Energy, Mines, and Resources. 1953. A13965-15.
 1965: Ministry of Natural Resources. 1965. 18949-65.
 1972: Niagara Navigator, 1972.

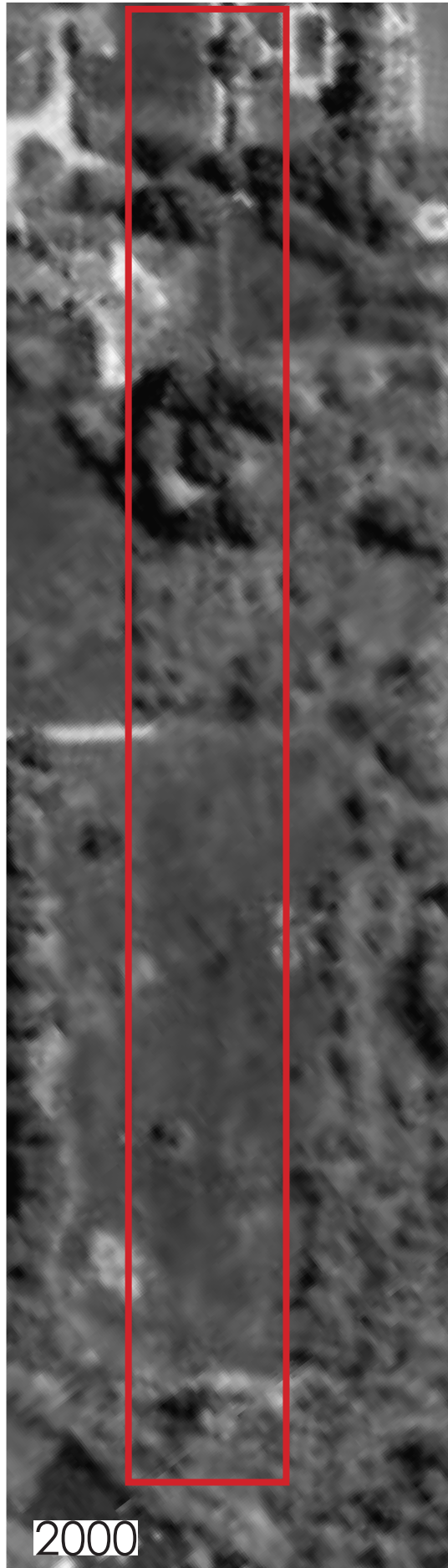


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Figure No.
20-a

Title
Evolution of Pathway to Whistle Stop



Legend



Area of focus

Figure Not to Scale

Notes

Refer to Plates 15 & 16 in CHLER for photograph of current condition of Memorial Garden

Source: 2000: Niagara Navigator, 2000.
2006: Niagara Navigator, 2006.
2013: Niagara Navigator, 2013.
2018: Google Earth, 2018.



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Figure No.
20-b

Title

Evolution of Pathway to Whistle Stop





- Legend
-  Adjacent Property Boundaries (Approximate)
 -  Property Boundaries (Approximate)

Figure Not to Scale

Notes
Source: Niagara Navigator, 2000.



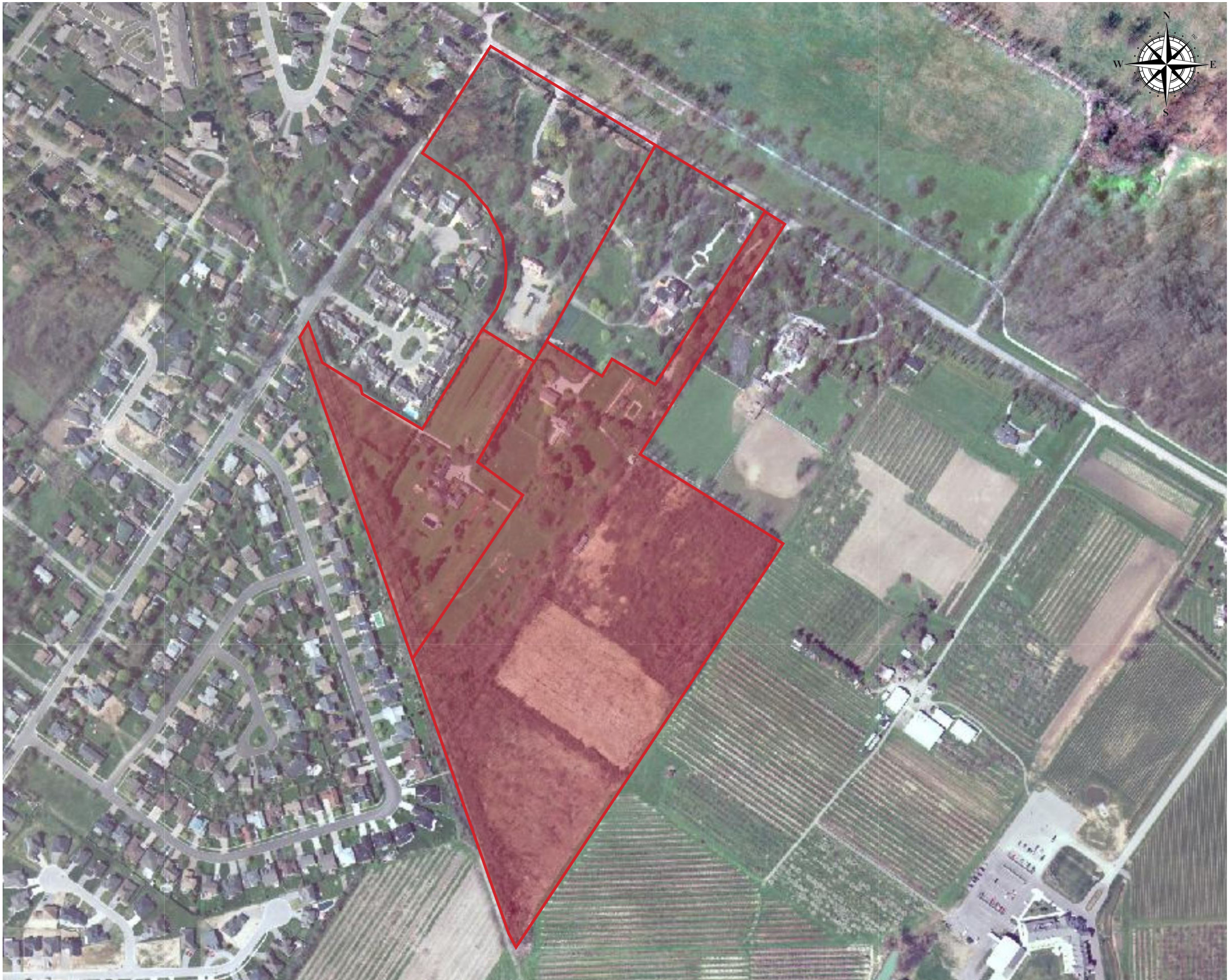
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Figure No.
21

Title
Aerial Photo, 2000



- Legend
- Adjacent Property Boundaries (Approximate)
 - Property Boundaries (Approximate)

Figure Not to Scale

Notes
Source: Niagara Navigator, 2002.



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Figure No.
22

Title
Aerial Photo, 2002





- Legend
-  Adjacent Property Boundaries (Approximate)
 -  Property Boundaries (Approximate)

Figure Not to Scale

Notes
Source: Niagara Navigator, 2006.



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Figure No.
23

Title
Aerial Photo, 2006



- Legend
- Adjacent Property Boundaries (Approximate)
 - Property Boundaries (Approximate)

Figure Not to Scale

Notes
Source: Niagara Navigator, 2010.



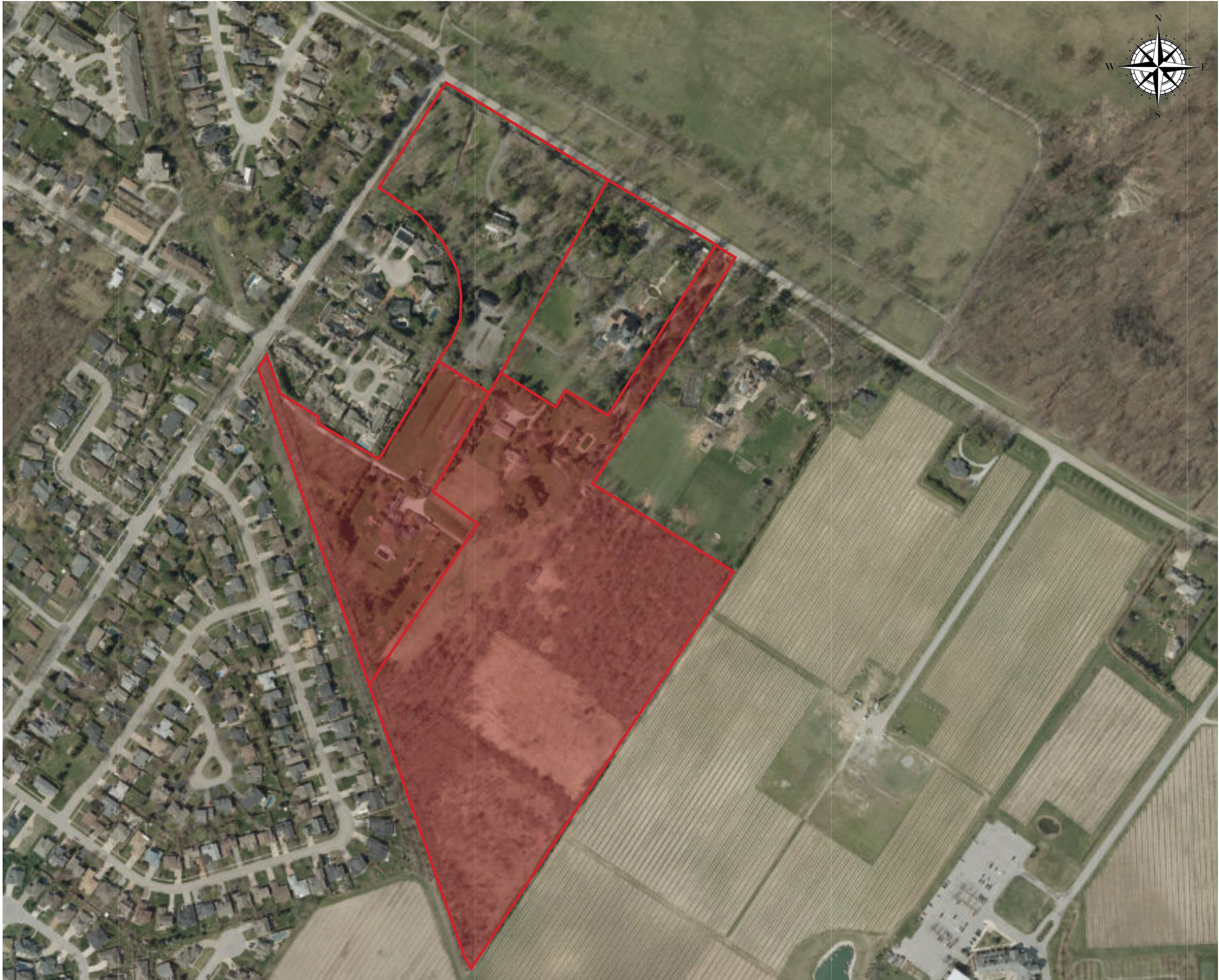
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Figure No.
24

Title
Aerial Photo, 2010





- Legend
-  Adjacent Property Boundaries (Approximate)
 -  Property Boundaries (Approximate)

Figure Not to Scale

Notes
Source: Niagara Navigator, 2013.



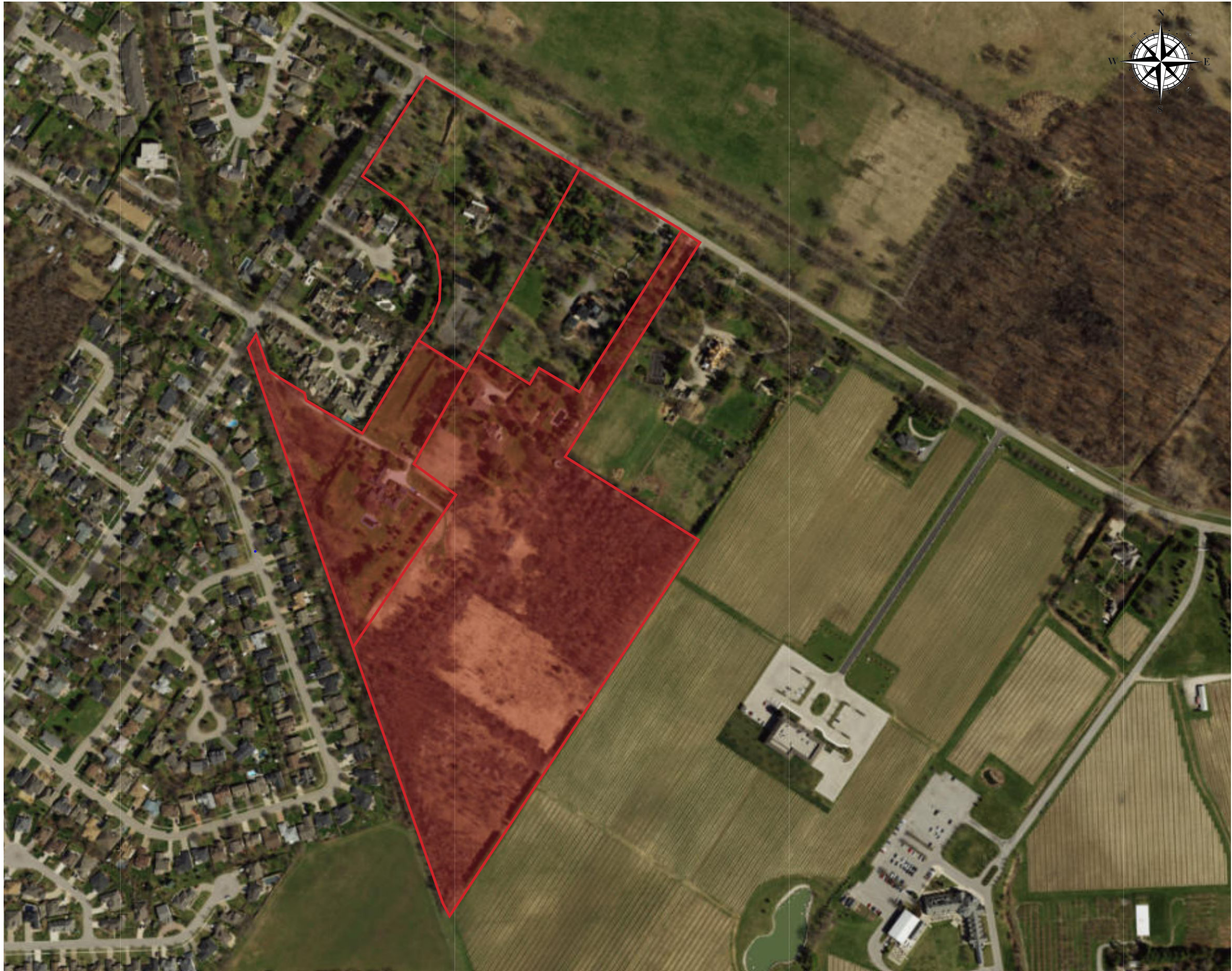
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Figure No.
25

Title
Aerial Photo, 2013



- Legend
- Adjacent Property Boundaries (Approximate)
 - Property Boundaries (Approximate)

Figure Not to Scale

Notes
Source: Niagara Navigator, 2015.



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Figure No.
26

Title
Aerial Photo, 2015



- Legend
- Adjacent Property Boundaries (Approximate)
 - Property Boundaries (Approximate)

Figure Not to Scale

Notes
Source: Google Earth, 2018.



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Figure No.
27

Title
Aerial Photo, 2018

5.0 CULTURAL HERITAGE EVALUATION

5.1 INTRODUCTION

The criteria for determining CHVI is defined by O. Reg. 9/06 of the *Ontario Heritage Act* (OHA). The evaluation of each property according to O. Reg. 9/06 is provided in subsequent sections below. The subject of this evaluation is the landscape of the property. Please refer to the CHER prepared by Leah D. Wallace June 28, 2021 for built heritage attributes containing CHVI. A summary table is included to demonstrate which criteria of O. Reg. 9/06 have been met. Discussion of the properties as they relate to each other is also included.

5.2 200 JOHN STREET EAST

5.2.1 Design or Physical Value

Portions of the property at 200 John Street East demonstrate design/physical value as a representative and rare example of a Beaux-Arts designed landscape that demonstrates a high degree of artistic merit. The property also demonstrates a high degree of craftsmanship as exhibited the stone wall bordering sections of the property.

The tea house and associated pool landscape located on the northwest section of the property are representative and rare examples of a Beaux-Arts landscape design. While it is unknown how many Beaux-Arts landscapes were constructed in Ontario, relatively few documented examples remain. The Beaux-Arts style was popular in Ontario from about 1900 to 1945.

The tea house and associated pool landscape are also representative examples of the Dunington-Grubb studio, whose designs were rooted in the Beaux-Arts style. The gardens surrounding the tea house can be attributed to Dunington-Grubb or contain plantings that fulfill the intent of the Dunington-Grubb design through in-kind replacements. Dunington-Grubb design elements include the use of a symmetrical arrangement and ordering of plants from tallest in the rear to shorter herbaceous borders in the front. The design of the pool and associated landscaping is also consistent with blueprints prepared by Dunington-Grubb and bears a similarity to many of their other landscaped works, most notably in the format of a sunken 'garden' area surrounding the pool.

The landscaping of the pool area, including framing of views, vertical planes, and plant materials demonstrate a high degree of artistic merit. The design and layout of the pool area contains a greater than normal quality of design. The Dunington-Grubb studio was at the forefront of Canadian landscape architecture and the quality of their work in Canada is widely considered to have been above the industry standard.

While the landscaping of the pool area demonstrates a high degree of artistic merit, the pool area and wider property does not demonstrate a high degree of technical or scientific achievement. While Dunington-Grubb was widely respected for their innovative designs, there is no evidence their



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construction methods or construction materials represented a scientific or technical breakthrough in landscape design. Pools, pergolas, and landscaped gardens were all established landscape features in the gardening lexicon by the time of the construction of the pool area and would not have required a high degree of technical or scientific achievement to execute at 200 John Street.

Based on the review of available source materials, the design/physical value attributed to the Dunington-Grubb studio is limited to the tea house and associated pool landscape.

The rear stone wall located on the southeast section of the property displays a high degree of craftsmanship as the wall contains a quality of work and degree of technical skill well above an industry standard. The wall was built at a time when masonry was transitioning from stone to concrete. As a result, the construction methods and skills of stone masonry would have been in the process of becoming an increasingly specialized trade. The length and height of the stone wall are also well above industry standards. The wall was built with minimal use of mortar and considerable sections remain standing after nearly 100 years, exhibiting the high degree of craftsmanship of the masonry. The design of the wall is not attributed to Dunington-Grubb.

5.2.2 Historical or Associative Value

The property at 200 John Street East is historically associated with Peter Russel, William Dickson, Henry Livingston Lansing, George F. Rand, George Rand II, and Calvin Rand, all of whom were prominent individuals in Niagara-on-the-Lake. The property retains direct historical associations with George Rand II and Calvin Rand, through the physical elements of the site including buildings and landscaping.

Peter Russel was the administrator of Upper Canada from 1796 to 1799 and served as the successor to John Graves Simcoe. The property at 200 John Street East was part of the 160-acre land grant he received from the Crown in 1796. Russel built a two-storey residence on this property and resided on the land grant with his sister and several enslaved people. Russel, his sister, and their slaves relocated to York (Toronto) in 1797, after the capital of Upper Canada was transferred from Newark (Niagara-on-the-Lake) to York (Toronto) the previous year. No direct physical evidence remains that can be linked to Russel's occupation of 200 John Street East.

William Dickson purchased the 160-acre parcel from Russel in 1798. Dickson was a prominent member of Upper Canada's colonial elite and was a wealthy merchant and land speculator. In 1811, he built a home on the 160-acre parcel. The residence was razed by American soldiers during the War of 1812 in December 1813 and Dickson was taken prisoner. Later in his life, Dickson divided the 160 acres between his sons. During this time, 200 John Street East became part of the property known as Woodlawn. No direct physical evidence remains that can be linked to Dickson's occupation of the property.

In 1873, Woodlawn was purchased by Henry Livingston Lansing. He was a prominent banker in Buffalo, New York, and served as a Brigadier General during the American Civil War. While it is unclear if Lansing saw frontline action, he assisted with the suppression of the New York City Draft Riots in 1863. Lansing used Woodlawn as a summer residence and was an active member of the local community. No direct physical evidence remains that can be linked to Lansing's occupation of 200 John Street East.



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In 1910, Woodlawn was purchased by George F. Rand. Similar to Lansing, Rand was a successful banker in Buffalo at the Marine Trust Company. Rand was instrumental in several mergers and acquisitions that resulted in Marine Trust becoming one of the largest banks in the United States. Rand was killed in a plane crash in 1919 after touring the battlefield of France following the First World War. No direct physical evidence remains that can be linked to George F. Rand's occupation of 200 John Street East.

His son, George Rand II was also a banker and a prominent citizen of Niagara-on-the-Lake. George Rand II commissioned landscape elements of 200 John Street East still present today, including the pool area. His son, Calvin Rand was a philosophy professor and prominent citizen of Niagara-on-the-Lake. He was instrumental in the founding of the Shaw Festival and was president of the Devonian Foundation, which was based in the adjacent 176 John Street. Calvin Rand commissioned built elements of the property still present today including the summer house. He also maintained the access road from John Street East to the summer house.

The property at 200 John Street East does not yield information that contributes to an understanding of a community or culture. The property does not offer new knowledge or a greater understanding of the canon of Dunington-Grubb or the community of Niagara-on-the-Lake. The property is a private estate and was not particularly notable or influential to the development of Niagara-on-the-Lake's history or culture.

The property at 200 John Street East demonstrates the work of the Dunington-Grubb studio and the stone masons John, James, and William Elliot. The Dunington-Grubb studio was led by Howard Grubb and Lorrie Dunington, prominent Toronto based landscape architects. The pair made a notable contribution to the development of landscape architecture in Canada and designed many civic and private spaces across the country. The pair was recognized as premier landscape architects in their day and continue to be held in high regard by Canada's community of landscape architects. The stone wall was constructed by local stonemasons John, James, and William Elliot. The Elliot family was responsible for constructing much of the stonework in the Niagara area, including the stone wall along the Niagara Gorge.¹⁰⁴

5.2.3 Contextual Value

The property at 200 John Street East is not important in defining, maintaining, or supporting the character of the area. The surrounding character of the property is mixed, including the remainder of the Randwood Estate, adjacent suburban development, the Butler's Barracks National Historic Site, vineyards, and an estate property. This gives the surrounding area a varied streetscape and does not contribute to a unique or definable character. In addition, the property is only publicly visible from a narrow strip of land along John Street. While the property is adjacent to the publicly accessible Upper Canada Heritage Trail, views of the property are obscured by dense vegetation and the stone wall. Therefore, the property does not contribute to the character of the public realm.

The property at 200 John Street East is historically linked to its surroundings, while physical and visual links are limited to the stone wall. The property is part of the larger Randwood Estate and is historically

¹⁰⁴ Niagara Falls Review, *Stone Wall for the Ages*, June 5, 2020.



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linked to other adjacent properties that are part of the former estate including 176 John Street, 144 John Street, and 588 Charlotte Street. While 200 John Street East is historically linked to its surroundings and the stone wall is visually and physically linked to neighbouring properties, the wider property no longer maintains a physical, visual, or functional link to its surroundings. While the entire property was formerly connected to 176 John Street East, these links have eroded overtime and only the wall remains as a physical and visual link.

The property at 200 John Street East has evolved into a separate property parcel and the introduction of screening vegetation has obscured visual and physical links between the residence at 176 John Street East, the pool area, and other components of the landscape at 200 John Street East. The property and pool area are no longer functionally linked to their surroundings while the pool fulfilled a recreational purpose related to residential use of the property, that purpose no longer exists. The property is not linked to its broader surroundings and has been walled off, is not publicly accessible, and only a narrow portion of the property fronts the public realm.

The property at 200 John Street East cannot be considered a landmark. The majority of defining landscape elements of the property are not publicly visible and, in the case of the stone wall, is partially obscured by vegetation along the publicly accessible Upper Canada Heritage Trail. Only a small and inconspicuous portion of the property fronts John Street East. Therefore, 200 John Street East cannot be considered to be a well-known marker of the community or especially memorable or discernible.

Summary of Evaluation

5.2.4 Summary of Evaluation

Table 2: Evaluation of 200 John Street East

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		
Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Y	The property at 200 John Street East has design value limited to the tea house, bath pavilion, associated pool landscape located at the northwest section of the property, and stone wall located at the southeast section of the property. The tea house and associated pool landscape are representative and rare examples of a Beaux-Arts design landscape and representative examples of the work of the Dunington-Grubb studio.



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Criteria of O. Reg. 9/06	Yes/No	Comments
Displays a high degree of craftsmanship or artistic merit	Y	<p>The landscaping of the pool area, including framing of views, vertical planes, and plant materials demonstrate a high degree of artistic merit. The design and layout of the pool area contains a high quality of design. The Dunington-Grubb studio was at the forefront of Canadian landscape architecture and the quality of their work in Canada is widely considered to have been above the industry standard.</p> <p>The rear stone wall displays a high degree of craftsmanship due to its size, appearance as a dry-laid stone wall, and because considerable sections remain standing after 100 years. The wall exhibits a degree of craftsmanship considered greater than normal and above the industry standard at the time it was constructed.</p>
Demonstrates a high degree of technical or scientific achievement	N	While Dunington-Grubb was widely respected for innovative designs, there is no evidence that the construction methods or construction materials used represented a scientific or technical breakthrough in landscape design.
Historical or Associative Value		
Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Y	The property at 200 John Street East has direct associations with George Rand II and Calvin Rand. Both were prominent citizens of Niagara-on-the-Lake and the wider Niagara/Buffalo community. George Rand II commissioned the pool area of the property and Calvin Rand built a summer house on the property.
Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N	The property does not offer new knowledge or a greater understanding of the canon of Dunington-Grubb or the community of Niagara-on-the-Lake. The property is a private estate and was not particularly notable or influential to the development of Niagara-on-the-Lake's history or culture.
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	Y	The property at 200 John Street East demonstrates the work of the Dunington-Grubb studio and the stone masons John, James, and William Elliot. The Dunington-Grubb studio was led by Howard Grubb and Lorrie Dunington, prominent Toronto based landscape architects. The pair made a notable contribution to the development of landscape architecture in Canada and designed many civic and private spaces across the country. The Elliot family were local stone masons credited with undertaking much of the stonework in the Niagara-on-the-Lake
Contextual Value		
Is important in defining, maintaining, or supporting the character of an area	N	The surrounding character of the property at 200 John Street East is mixed, including the remainder of the Randwood estate, adjacent suburban development, and the Butler's Barracks National Historic Site. The landscape elements of the property do not define the character of the area, nor do they maintain or support it as they are not visible from the surrounding area, having been designed as part of the rear yard of a private estate.



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Criteria of O. Reg. 9/06	Yes/No	Comments
Is physically, functionally, visually, or historically linked to its surroundings	Y	<p>The property at 200 John Street East is historically linked to its surroundings. The property is part of the larger Randwood Estate and is historically linked to other adjacent properties that are part of the former estate including 176 John Street East, 144 John Street East, and 588 Charlotte Street.</p> <p>The stone wall at 200 John Street is physically and visually linked to other sections of wall located at 176 John Street East, 144 John Street East, 588 Charlotte Street, and sections of suburban subdivisions along Charlotte Street.</p>
Is a landmark	N	<p>The property at 200 John Street East is not considered a landmark. The defining landscape elements of the property are not publicly visible and only a small inconspicuous portion of the property fronts John Street. While the property is adjacent to the publicly accessible Upper Canada Heritage Trail, views of the property are obscured by dense vegetation. In the case of the stone wall, it too is partially obscured by vegetation along the publicly accessible Upper Canada Heritage Trail.</p>

5.2.5 Statement of Significance and Heritage Attributes

Description of Property

The property at 200 John Street East is an irregularly shaped parcel located in the Town of Niagara-on-the-Lake, within the Regional Municipality of Niagara. The property is bordered to the north by John Street East, to the east by 210 John Street East and 240 John Street East, to the south by the Upper Canada Heritage Trail and Charlotte Street, and to the west by 588 Charlotte Street, 144 John Street East, 176 John Street East, and the residential subdivisions along Weatherstone Court and Christopher Street. The property consists of a gravel access road, remnants of formal gardens, stone wall, whistle stop, former residence and carriage house, bath pavilion, tea house, and associated pool area.

Cultural Heritage Value

The property at 200 John Street East demonstrates design/physical value as it contains representative and rare examples of the Beaux-Arts design style and landscape design alongside representative examples of the work of Dunington-Grubb. These representative and rare components of the property are limited to the tea house, and associated pool area. The landscaping of the pool area, including framing of views, vertical planes, and plant materials demonstrate a high degree of artistic merit, and is of a quality of design above the standard landscaping of the time of its construction. The Dunington-Grubb studio was at the forefront of Canadian landscape architecture and the quality of their work in Canada is widely considered to have been above the industry standard.

The stone wall, located at the rear section of the property, displays a degree of craftsmanship greater than normal quality and would have been considered well above an industry standard at the time of its construction, as noted in the minimal use of mortar and considerable sections remain standing after nearly 100 years, exhibiting the high degree of craftsmanship of the masonry.



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The property retains historical associations with George Rand II and Calvin Rand. George Rand II was a banker and a prominent citizen of Niagara-on-the-Lake. He commissioned landscape elements of 200 John Street East still present today, including the pool area and memorial gardens mound. His son, Calvin Rand, was a philosophy professor and also a prominent citizen of Niagara-on-the-Lake. Calvin was instrumental in the founding of the Shaw Festival and was president of the Niagara Institute, which was based in the adjacent 176 John Street East. Calvin Rand commissioned elements of 200 John Street East still present today including the summer house. He also maintained the access road from John Street East to this summer residence.

The property at 200 John Street East demonstrates the work of the Dunington-Grubb studio and the stone masons John, James, and William Elliot. The Dunington-Grubb studio was led by Howard Grubb and Lorrie Dunington, prominent Toronto based landscape architects. The pair made a notable contribution to the development of landscape architecture in Canada and designed many civic and private spaces across the country. The pair was recognized as premier landscape architects in their day and continue to be held in high regard by Canada's community of landscape architects. John, James, and William Elliot were local stone masons credited with undertaking much of the stonework in the Niagara - on-the-Lake.

The property at 200 John Street East is historically linked to its surroundings. The property is part of the larger Randwood Estate and is historically linked to other adjacent properties that are part of the former estate including 176 John Street East, 144 John Street East, and 588 Charlotte Street.

Heritage Attributes

The following heritage attributes are identified as known elements of the Dunington-Grubb studio: the tea house and its associated landscape, the plant species (Purple plum, barberry, eastern white cedar and mature boxwoods) beside the tea house, paths, remnant pergola layout, pergola footings, pool location, and associated brick surface paving. The following heritage attributes are not identified to be of the Dunington-Grubb studio but identified to demonstrate CHVI:

- Remaining sections of the rear stone wall

5.3 588 CHARLOTTE STREET

5.3.1 Design or Physical Value

The property at 588 Charlotte Street has design value limited to the remaining sections of stone wall along the south border of the property, located within the strip of land providing access to Charlotte Street and the south section of the property, which display a high degree of craftsmanship. The wall was built at a time when masonry was transitioning from stone to concrete. As a result, the construction methods and skills of stone masonry would have been in the process of becoming an increasingly specialized trade. The length and height of the stone wall are also well above industry standards. The wall was built with minimal use of mortar and considerable sections remain standing after nearly 100 years, exhibiting the high degree of craftsmanship of the masonry. The design of the wall is not attributed to Dunington-Grubb.



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The property at 588 Charlotte Street cannot be considered rare, unique, or representative of a style, type, expression, material, or construction method. The property contains little to no formal landscaping aside from the remaining stone wall sections. While the stone wall demonstrates a high degree of craftsmanship, it is not a rare or unique component of a rural or estate landscape. The stone wall does not serve as a portrayal or symbol of this type of masonry and is not considered to be representative of stone walls in general because of its above average craftsmanship. The stone wall was built in the early 20th century and is not an early example of stone walls, a form of masonry that significantly predates the 20th century.

While the stone wall displays a high degree of craftsmanship, its building materials and construction methods were common techniques by the early 20th century. The wider property contains little to no formal landscaping and does not demonstrate a high degree of technical or scientific achievement.

5.3.2 Historical or Associative Value

The property at 588 Charlotte Street is historically associated with Peter Russel, William Dickson, Henry Livingston Lansing, George F. Rand, George Rand II, and Calvin Rand. The property at 588 Charlotte Street retains direct historical associations with George Rand II and Calvin Rand, as direct physical connections remain, including the access routes, stone wall, and outbuildings.

Peter Russel was the administrator of Upper Canada from 1796 to 1799 and served as the successor to John Graves Simcoe. The property at 200 John Street was part of the 160-acre land grant he received from the Crown in 1796. Russel built a two-storey residence on this property and resided on the land grant with his sister and several enslaved people. Russel, his sister, and their slaves relocated to York (Toronto) in 1797, after the capital of Upper Canada was transferred from Newark (Niagara-on-the-Lake) to York (Toronto) the previous year.

William Dickson purchased the 160-acre parcel from Russel in 1798. Dickson was a prominent member of Upper Canada's colonial elite and was a wealthy merchant and land speculator. In 1811, he built a home on the 160-acre parcel. The residence was razed by American soldiers during the War of 1812 in December 1813 and Dickson was taken prisoner. Later in his life, Dickson divided the 160 acres between his sons. During this time, 588 Charlotte Street became part of the property known as Woodlawn.

In 1873, Woodlawn was purchased by Henry Livingston Lansing. He was a prominent banker in Buffalo, New York and served as a Brigadier General during the American Civil War. While it is unclear if Lansing saw frontline action, he assisted with the suppression of the New York City Draft Riots in 1863. Lansing used Woodlawn as a summer residence and was an active member of the local community.

In 1910, Woodlawn was purchased by George F. Rand. Similar to Lansing, Rand was a successful banker in Buffalo at the Marine Trust Company. Rand was instrumental in several mergers and acquisitions that resulted in Marine Trust becoming one of the largest banks in the United States. Rand was killed in a plane crash in 1919 after touring the battlefield of France from the First World War. His son, George Rand II was also a banker and a prominent citizen of Niagara-on-the-Lake. Calvin Rand was a philosophy professor and prominent citizen of Niagara-on-the-Lake. Rand was instrumental in the



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founding of the Shaw Festival and was president of the Devonian Foundation, which was based at the 176 John Street, part of the Randwood Estate.

The property at 588 Charlotte Street does not yield information that contributes to an understanding of a community or culture. The property does not offer new knowledge or a greater understanding of the canon of Dunnington-Grubb or the community of Niagara-on-the-Lake. The property is a private estate and was not particularly notable or influential to the development of Niagara-on-the-Lake's history or culture.

The remaining sections of stone wall at 588 Charlotte Street demonstrate the work of the local stone masons John, James, and William Elliot. The Elliot family was responsible for constructing much of the stonework in the Niagara area, including the stone wall along the Niagara Gorge.

5.3.3 Contextual Value

The property at 588 Charlotte Street is not important to defining, maintaining, or supporting the character of the area. The surrounding character of the property is mixed, including the remainder of the Randwood Estate, adjacent suburban development, the Butler's Barracks National Historic Site, vineyards, and an estate property. This gives the surrounding area a varied streetscape and does not contribute to giving the area a unique or definable character. In addition, 588 Charlotte Street is only publicly visible from a narrow strip of land along Charlotte Street. While the property borders the publicly accessible Upper Canada Heritage Trail, views of the property are obscured by dense vegetation and sections of stone wall. Therefore, the property does not contribute to the character of the public realm.

The property at 588 Charlotte Street is historically linked to its surroundings and the stone wall is physically and visually linked to its surroundings. The property is part of the larger Randwood Estate and is historically linked to other adjacent properties that are part of the former estate, including 176 John Street East, 144 John Street East, and 200 John Street East. The stone wall continues into neighbouring properties that were formerly part of the Randwood Estate, physically and visually linking 588 Charlotte Street with 176 John Street East, 144 John Street East, 200 John Street East, and the suburban residences along Charlotte Street.

The property at 588 Charlotte Street cannot be considered a landmark. The majority of the property is not publicly visible and in the case of the stone wall is partially obscured by vegetation along the publicly accessible Upper Canada Heritage Trail. Only a small and inconspicuous portion of the property fronts Charlotte Street. Therefore, 588 Charlotte Street cannot be considered to be a well-known marker of the community or especially memorable or discernible.



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5.3.4 Summary of Evaluation

Table 3: Evaluation of 588 Charlotte Street

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		
Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	N	The property at 588 Charlotte Street cannot be considered rare, unique, or representative of a style, type, expression, material, or construction method. The property contains little to no formal landscaping aside from the remaining stone wall sections. While the stone wall demonstrates a high degree of craftsmanship, it is not a rare or unique component of a rural or estate landscape. The stone wall does not serve as a portrayal or symbol of this type of masonry and is not considered to be representative of stone walls in general because of its above average craftsmanship. The stone wall was built in the early 20 th century and is not an early example of stone walls, a form of masonry that significantly predates the 20 th century.
Displays a high degree of craftsmanship or artistic merit	Y	The property at 588 Charlotte Street has design value limited to the remaining sections of stone wall along the south border of the property, located within the strip of land providing access to Charlotte Street and the south section of the property. The wall displays a high degree of craftsmanship. The portion of the stone wall located at 588 Charlotte Street is taller than typical fencing/walls and was built to give the appearance of being a dry-laid stone wall. Upon closer inspection, mortar is visible in some sections of the wall. Based on the size of the wall, the design to give it the appearance of a dry-laid stone wall, and that considerable sections of the wall remain standing after nearly a century, the wall exhibits a degree of craftsmanship considered greater than normal and above the industry standard of the time it was constructed.
Demonstrates a high degree of technical or scientific achievement	N	While the stone wall displays a high degree of craftsmanship its building materials and construction methods were common techniques by the early 20 th century and were already being increasingly supplanted by concrete. The wider property contains little to no formal landscaping and does not demonstrate a high degree of technical or scientific achievement.
Historical or Associative Value		
Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Y	The property at 588 Charlotte Street has direct associations with George Rand II and Calvin Rand. Both were prominent citizens of Niagara-on-the-Lake and the wider Niagara/Buffalo community. The access roads, outbuildings, and stone wall were built by George Rand II and later owned by Calvin Rand.



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Table 3: Evaluation of 588 Charlotte Street

Criteria of O. Reg. 9/06	Yes/No	Comments
Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N	The property at 588 Charlotte Street does not yield information that contributes to an understanding of a community or culture. The property does not offer new knowledge or a greater understanding of the canon of Dunington-Grubb or the community of Niagara-on-the-Lake. The property is a private estate and was not particularly notable or influential to the development of Niagara-on-the-Lake's history or culture.
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	Y	The remaining sections of stone wall at 588 Charlotte Street demonstrate the work of the local stone masons John, James, and William Elliot. The Elliot family was responsible for constructing much of the stonework in the Niagara area, including the stone wall along the Niagara Gorge.
Contextual Value		
Is important in defining, maintaining, or supporting the character of an area	N	The property at 588 Charlotte Street is not important to defining, maintaining, or supporting the character of the area. The surrounding character of the property is mixed, including the remainder of the Randwood Estate, adjacent suburban development, the Butler's Barracks National Historic Site, vineyards, and an estate property. This gives the surrounding area a varied streetscape and does not contribute to giving the area a unique or definable character. In addition, 588 Charlotte Street is only publicly visible from a narrow strip of land along Charlotte Street. While the property is adjacent to the publicly accessible Upper Canada Heritage Trail, views of the property are obscured by dense vegetation and the stone wall.
Is physically, functionally, visually, or historically linked to its surroundings	Y	The property at 588 Charlotte Street is historically linked to its surroundings and the stone wall is physically and visually linked to its surroundings. The property is part of the larger Randwood Estate and is historically linked to other adjacent properties that are part of the former estate including 176 John Street East, 144 John Street East, and 200 John Street East. The stone wall continues into neighbouring properties that were formerly part of the Randwood Estate, forming a visual and physical link.
Is a landmark	N	The property at 588 Charlotte Street is not considered a landmark. The defining landscape elements of the property are not publicly visible and only a small inconspicuous portion of the property fronts Charlotte Street. While the property is adjacent to the publicly accessible Upper Canada Heritage Trail, views of the property are obscured by dense vegetation and the stone wall. While a noticeable masonry wall surrounds part of the property, the wall is also associated with other adjacent properties and is not a defining feature related specifically to this property.



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5.3.5 Statement of Significance and Heritage Attributes

Description of Property

The property at 588 Charlotte Street is an irregularly shaped parcel and is bordered by the Upper Canada Heritage Trail to the south, to the west by Charlotte Street and the residential subdivisions along Weatherstone Court and Christopher Street, to the north by 144 John Street East and to the east by 176 John Street East and 200 John Street East. Access to 588 Charlotte Street is provided via Charlotte Street by a small strip of land between the Upper Canada Trail and the residences along Weatherstone Court.

Cultural Heritage Value

The property at 588 Charlotte Street demonstrates design/physical value as the remaining sections of stone wall along the south border of the property display a high degree of craftsmanship. The portion of the stone wall located at 588 Charlotte Street is taller than typical fencing/walls and was built to give the appearance of being a dry-laid stone wall. Upon closer inspection, mortar is visible in some sections of the wall. Based on the size of the wall, the design to give it the appearance of a dry-laid stone wall, and that considerable sections of the wall remain standing after nearly a century, the wall exhibits a degree of craftsmanship considered greater than normal and above the industry standard of the time it was constructed.

The property retains direct historical associations with George Rand II and Calvin Rand, as direct connections remain between 588 Charlotte Street and George Rand II and Calvin Rand. George Rand II was a banker and a prominent citizen of Niagara-on-the-Lake. George Rand II commissioned the stone wall and outbuildings at 588 Charlotte Street, which were later owned by Calvin Rand. Calvin Rand was a philosophy professor and prominent citizen of Niagara-on-the-Lake. Rand was instrumental in the founding of the Shaw Festival and was president of the Niagara Institute, which was based in the adjacent 176 John Street East.

The property at 588 Charlotte Street is historically linked to its surroundings and the stone wall is physically and visually linked to its surroundings. The property is part of the larger Randwood Estate and is historically linked to other adjacent properties that are part of the former estate including 176 John Street East, 144 John Street East, and 200 John Street East. The stone wall continues into neighbouring properties that were formerly part of the Randwood Estate, forming a visual and physical link.

Heritage Attributes

- Remaining sections of stone wall located within 588 Charlotte Street, including brick pillars located at entrance gate along Charlotte Street



Conclusions
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6.0 CONCLUSIONS

The CHLER has determined that the property at 200 John Street East contains one remnant feature known to be attributed to the Dunington-Grubb Studio based on multiple site assessments, historical background research, and a review of comparative designs and completed landscapes of the Dunington-Grubb studio. This feature is the tea house which comprises the pool location, associated brick paving, landscaping surrounding the pool, including Purple plum (*Prunus plisardii nigra*)/barberry (*Berberis sp.*)hedges /mature eastern white cedar (*Thuja occidentalis*) and mature boxwood (*Buxus sp.*), the remnant pergola layout and the pergola footings.

As part of the CHLER, research and assessment were undertaken to determine whether other features of the property (located in the northwest section of 200 John Street East) are attributed to the Dunington-Grubb studio, specifically the ‘memorial garden’ noted on the Dunington-Grubb blueprint of the pool area design, the remnant mound on the property, and the walkway outside of the pool area leading to the denoted memorial garden in the Dunington-Grubb blueprint. No conclusive evidence was identified that would attribute these features to be the work of the Dunington-Grubb studio.

Following evaluation of the property at 200 John Street East according to O. Reg. 9.06 of the OHA, the tea house and pool area, located in the northwest section of the property, demonstrated CHVI as a rare and representative example of a Beaux-Arts design landscape. In addition, it was determined to be a representative example of the work of the Dunington-Grubb studio and demonstrative of a high degree of artistic merit as the Dunington-Grubb studio was at the forefront of Canadian landscape architecture and the quality of their work in Canada is widely considered to have been above the industry standard.

The CHLER has determined that, while not related to Dunington-Grubb, both 200 John Street East and 588 Charlotte Street demonstrate CHVI for their historical associations with George Rand II and Calvin Rand, both prominent local citizens. The properties are historically linked with the surrounding properties that made up the former Randwood Estate (176 and 174 John Street East). The properties also both demonstrate CHVI as having a high degree of craftsmanship related to the stone wall that borders the properties (located in the southeast section of 200 John Street East and access strip to 588 Charlotte Street), which was identified to be above the industry standard at the time of its construction, and is associated with John, James, and William Elliot, local stone masons credited with undertaking much of the stonework in the Niagara area.

The property has experienced many changes from the period of significance associated with the Dunington-Grubb landscape design (1920-1934) until 2018.

Given that CHVI was identified for both properties, having met criteria for design/physical value, historical/associative value, and contextual value, should future changes be proposed for either property that would affect the heritage attributes, a Heritage Impact Assessment (HIA) should be prepared to identified potential direct and indirect impacts and recommend mitigation measures, where applicable.



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APPENDIX A

Notice of Intent to Designate (NOID)

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 metal entrance gate framed with red brick pillars;
- The surviving elements of the Dunington-Grubb landscape including the formal stone path, sunken lily pond with sculpture, arched stone bridges; and
- The concrete and stone wall which extends along John Street East.

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.

Further information respecting the proposed designation is available from Planning Staff. Any person may, not later than the 17th day of September, 2018, send by registered mail or deliver to the Clerk of the Town of Niagara-on-the-Lake notice of their objection to the proposed designation, together with a statement of the reasons for the objection and all relevant facts. If such a Notice of Objection is received the Council of the Corporation of the Town of Niagara-on-the-Lake shall refer the matter to the Conservation Review Board for a hearing.

Dated at the Town of Niagara-on-the-Lake the 23rd day of August, 2018.
Peter Todd, Town Clerk

IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER 0.18

AND IN THE MATTER OF THE LANDS AND PREMISES KNOWN MUNICIPALLY AS 200 JOHN STREET EAST (LT 145 RCP 692 NIAGARA EXCEPT PT 1 TO 9, 30R8436; TOWN OF NIAGARA-ON-THE-LAKE), IN THE TOWN OF NIAGARA-ON-THE-LAKE IN THE PROVINCE OF ONTARIO

NOTICE OF INTENTION TO DESIGNATE

TAKE NOTICE that the Council of the Corporation of the Town of Niagara-on-the-Lake intends to designate the property, including the lands and building known municipally as 200 JOHN STREET EAST as a property of cultural heritage value or interest under Part IV of The Ontario Heritage Act, R.S.O. 1990, Chapter 0.18.

Description of Property

The 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. Both entrances are marked with large red brick pillars; however, the one on John Street is believed to have been built at a later date. 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 teahouse and pool, the pool pavilion, a wooden gazebo (Whistle stop), and the concreted and stone wall. There are many mature trees on the property.

Statement 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 brick and stone wall found at the entrance of John Street East and at the rear of the property is a rare local example of a large wall which 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. The large concrete, brick and stone walls which surround part of the property is important in defining the character of the area. It is physically, functionally, visually or historically linked to its surroundings. The property was originally 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.

Description of Key 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 red pillars located at the rear of the property and on John Street East.

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.

The Calvin Rand Summer House (the Guest House)

- Entire exterior of the dwelling

Further information respecting the proposed designation is available from Planning Staff. Any person may, not later than the 17th day of September, 2018, send by registered mail or deliver to the Clerk of the Town of Niagara-on-the-Lake notice of their objection to the proposed designation, together with a statement of the reasons for the objection and all relevant facts. If such a Notice of Objection is received the Council of the Corporation of the Town of Niagara-on-the-Lake shall refer the matter to the Conservation Review Board for a hearing.

Dated at the Town of Niagara-on-the-Lake the 23rd day of August, 2018.
Peter Todd, Town Clerk

- The concrete and stone wall which extends along John Street East;
- The red brick pillars which mark the entrance to the property;
- The mature trees and plantings and boxwood;
- 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 wood

The Coach House:

- One and half storey massing;
- The steep gable roof with decorative bargeboards;
- The early windows on the ground floor north and south elevations.

Further information respecting the proposed designation is available from Planning Staff. Any person may, not later than the 17th day of September, 2018, send by registered mail or deliver to the Clerk of the Town of Niagara-on-the-Lake notice of their objection to the proposed designation, together with a statement of the reasons for the objection and all relevant facts. If such a Notice of Objection is received the Council of the Corporation of the Town of Niagara-on-the-Lake shall refer the matter to the Conservation Review Board for a hearing.

Dated at the Town of Niagara-on-the-Lake the 23rd day of August, 2018.
Peter Todd, Town Clerk

IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER 0.18

AND IN THE MATTER OF THE LANDS AND PREMISES KNOWN MUNICIPALLY AS 588 CHARLOTTE STREET (LOT 156 RCP 692 NIAGARA; PART LOT 145 RCP 692 NIAGARA EXCEPT PT 1 TO 9, 30R8436; TOWN OF NIAGARA-ON-THE-LAKE), IN THE TOWN OF NIAGARA-ON-THE-LAKE IN THE PROVINCE OF ONTARIO

NOTICE OF INTENTION TO DESIGNATE

TAKE NOTICE that the Council of the Corporation of the Town of Niagara-on-the-Lake intends to designate the property, including the lands and building known municipally as 588 CHARLOTTE STREET as a property of cultural heritage value or interest under Part IV of The Ontario Heritage Act, R.S.O. 1990, Chapter 0.18.

Description of Property

The property is located behind 176 John Street East. The property is bounded by a large concrete and stone wall which runs along the rear edge of the property. The property includes the main residence with additional walled garden, a large in-ground pool at the rear of the property, and a small outbuilding. There is a small outbuilding adjacent to the pool for pool equipment. There is a small outbuilding to the south of main residence. There are many mature trees on the property.

Statement 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 large concrete, brick and stone walls which surround part of the property and Charlotte Street which is a rare local 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.

Description of Key Heritage Attributes

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

- The stone wall located along the rear of the property;
- The red brick pillars and stone wall located at the entrance to the property;
- Main Dwelling and Sheds; and
- The one storey rectangular outbuilding with doors with ornate diamond shaped windows.

Further information respecting the proposed designation is available from Planning Staff. Any person may, not later than the 17th day of September, 2018, send by registered mail or deliver to the Clerk of the Town of Niagara-on-the-Lake notice of their objection to the proposed designation, together with a statement of the reasons for the objection and all relevant facts. If such a Notice of Objection is received the Council of the Corporation of the Town of Niagara-on-the-Lake shall refer the matter to the Conservation Review Board for a hearing.

Dated at the Town of Niagara-on-the-Lake the 23rd day of August, 2018.
Peter Todd, Town Clerk

landscape including the formal stone path,
and
on Street East.

Italianate and Neo-classical features with its form,

available from Planning Staff. Any person may, not later
than the 17th day of September, 2018, send by registered mail or deliver to the Clerk of the Town of Niagara-on-
the-Lake, together with a statement of the reasons for the
objection and all relevant facts. If such a Notice of Objection is received the Council of the Corporation of the Town
shall refer the matter to the Conservation Review Board for a hearing.

At Niagara-on-the-Lake the 23rd day of August, 2018.
Peter Todd, Town Clerk

CHAPTER 0.18

**TOWN MUNICIPALITY AS 200 JOHN STREET EAST
IN THE TOWN OF NIAGARA-ON-THE-LAKE), IN THE TOWN OF**

TO DESIGNATE

The Town of Niagara-on-the-Lake intends to designate the
as **200 JOHN STREET EAST** as a property of cultural
heritage value or interest under Part IV of The Ontario Heritage Act, R.S.O. 1990, Chapter 0.18.

176 John Street East. There are two entrances to the
property located on John Street East and the secondary
property and accessed from the old rail line which is
made of red brick pillars; however, the one on John Street
is the built structures associated with the property which
are remnants of a greenhouse, the tea house and pool,
concrete and stone wall. There are many mature trees

heritage value or interest for its design and physical
features.

and physical value because of its tea house and pool
by Howard and Lorrie Dunington-Grubb. The pool is
located in Niagara-on-the-Lake. The extant wood gazebo
is the stop station used privately. The brick and stone
of the property is a rare local example of a large wall

direct association with Hon. Peter Russel and William
direct associations with the Rand family, who were a
purchased the property in 1910 and built the carriage
1928. The tea house and pool have direct association
own and respected Canadian landscape architects.
George Rand II. Calvin Rand played a direct role in the
an international attraction and a significant cultural
Niagara Institute in 1971. The property also reflects the
couple designed and worked on various areas and
well respected in the Canadian landscape architect

and stone walls which surround part of the property
culturally, functionally, visually or historically linked to its
state known as Randwood, which was owned by the
as part of a small-scale farming operation during the
heritage landscape that includes all the grounds of the
to the surrounding properties.

presented in following heritage attributes:

landscape;

property and on John Street East.

the door openings on the main floor; and
3.

available from Planning Staff. Any person may, not later
than the 17th day of September, 2018, send by registered mail or deliver to the Clerk of the Town of Niagara-on-
the-Lake, together with a statement of the reasons for the
objection and all relevant facts. If such a Notice of Objection is received the Council of the Corporation of the Town
shall refer the matter to the Conservation Review Board for a hearing.

At Niagara-on-the-Lake the 23rd day of August, 2018.
Peter Todd, Town Clerk

- 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.

Further information respecting the proposed designation is available from Planning Staff. Any person may, not later
than the 17th day of September, 2018, send by registered mail or deliver to the Clerk of the Town of Niagara-on-
the-Lake notice of their objection to the proposed designation, together with a statement of the reasons for the
objection and all relevant facts. If such a Notice of Objection is received the Council of the Corporation of the Town
of Niagara-on-the-Lake shall refer the matter to the Conservation Review Board for a hearing.

Dated at the Town of Niagara-on-the-Lake the 23rd day of August, 2018.
Peter Todd, Clerk

IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER 0.18

AND IN THE MATTER OF THE LANDS AND PREMISES KNOWN MUNICIPALLY AS 588 CHARLOTTE STREET
(LOT 156 RCP 692 NIAGARA; PART LOT 145 RCP 692 NIAGARA PART 1 TO 9, 30R- 8436; S/T R0718339, S/T
R0413742, T/W R0413742 (PT 13, 30R1792 EXCEPT PT 5, 30R8436); NIAGARA-ON-THE-LAKE), IN THE TOWN
OF NIAGARA-ON-THE-LAKE IN THE PROVINCE OF ONTARIO

NOTICE OF INTENTION TO DESIGNATE

TAKE NOTICE that the Council of the Corporation of the Town of Niagara-on-the-Lake intends to designate the
property, including the lands and building known municipally as **588 CHARLOTTE STREET** as a property of cultural
heritage value or interest under Part IV of The Ontario Heritage Act, R.S.O. 1990, Chapter 0.18.

Description of Property

The 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.

Statement 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 a large wall that delineates an original estate
boundary. The property has historical/associative 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 of its large concrete, brick and stone walls which are important in defining the character
of the area, including the streetscape on Charlotte Street. 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. It forms part of a larger significant cultural heritage landscape that includes all the grounds
of the original estate.

Description of Key Heritage Attributes

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

- The stone wall located along the rear of the property;
- The red brick pillars and stone wall located at the entrance on Charlotte Street;
- Main Dwelling and Sheds; and
- The one storey rectangular outbuilding with hipped roof and overhanging eaves and large French
doors with ornate diamond shaped windows associated with the original estate.

Further information respecting the proposed designation is available from Planning Staff. Any person may, not later
than the 17th day of September, 2018, send by registered mail or deliver to the Clerk of the Town of Niagara-on-
the-Lake notice of their objection to the proposed designation, together with a statement of the reasons for the
objection and all relevant facts. If such a Notice of Objection is received the Council of the Corporation of the Town
of Niagara-on-the-Lake shall refer the matter to the Conservation Review Board for a hearing.

Dated at the Town of Niagara-on-the-Lake the 23rd day of August, 2018.
Peter Todd, Town Clerk