



**Heritage Commemoration Plan, 200 John
Street East and 588 Charlotte Street,
Niagara-on-the-Lake, Ontario**

September 29, 2022

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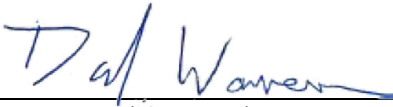
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Project No. 161414045



**HERITAGE COMMEMORATION PLAN, 200 JOHN STREET EAST AND 588 CHARLOTTE STREET,
NIAGARA-ON-THE-LAKE, ONTARIO**

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Executive Summary

Stantec Consulting Ltd. (Stantec) was retained by Solmar (Niagara 2) Corp. (the Proponent) to create a Heritage Commemoration Plan for the built and cultural heritage landscape elements at 200 John Street East and 588 Charlotte Street in Niagara-on-the-Lake, Ontario (the “Subject Lands”) in respect of the development of a residential subdivision. The Proponent is proposing to develop the two properties into a residential subdivision consisting of 39 single detached homes, 26 semi-detached homes and 107 townhouses for a total of 172 dwellings. A Draft Plan of Subdivision and Urban Design Brief (Appendix A) have been prepared by SGL Planning & Design Inc. The Draft Plan of Subdivision and Urban Design Brief includes a Heritage Park Area, where built heritage and cultural heritage landscape (CHL) elements will be concentrated for commemoration. The Heritage Park Area will be connected to the Panhandle and Whistle Stop Walk for pedestrian access. This Heritage Commemoration Plan has been prepared for the development of commemoration options for the Heritage Park Area and the associated built and CHL elements including:

- The stone wall and brick pillars along the railway trail and along John Street East.
- Panhandle.
- Dunington-Grubb landscape features (pool area, tea house, and surrounding plantings).
- Bath House Area.
- Carriage House and Adjacent Plantings.
- Calvin Rand Summer House.
- Whistle Stop Walk Area.
- Stables.

Together the above elements form one integrated commemorative approach. The built elements and the landscape elements together commemorate the heritage of the place; they choreograph the relationship between the elements and their context.

This report provides description and photographs of built and CHL elements for commemoration, Statements of Cultural Heritage Value and identified heritage attributes, heritage commemoration approach and elements, site specific options, and evaluation of provided options and recommendations. The report is reflective of the co-operative and integrated approach taken by the consulting heritage team, urban designers, and landscape architects so that assessments, evaluations, and mitigation strategies of the built and CHL elements were not done in an isolated manner but closely coordinated.

Based on the extensive review and development of options and their evaluation, an overall Heritage Commemoration Plan has been created. The Heritage Commemoration Plan includes the following recommendations:



HERITAGE COMMEMORATION PLAN, 200 JOHN STREET EAST AND 588 CHARLOTTE STREET, NIAGARA-ON-THE-LAKE, ONTARIO

1. Stone/Brick Walls and Pillars:

- Restoration of the stone/brick walls and pillars.

2. Panhandle:

- Retaining walls with Corten Steel to create a commemoration piece.
- Bioswales with Dunington-Grubb influenced design.
- Natural succession plantings to compensate for lost plant material and balance the natural and cultural landscape.

3. Dunington-Grubb landscape features (pool area, tea house, and surrounding plantings):

- Preparation of a Documentation Report for the pool.
- Commemoration of pool area through an interpretive panel/sculpture corten.
- Use of polder/sponge landscape techniques with restoration of existing surfaces around the pool with the introduction of decorative tile.
- Sunken lawn area.
- Introduction of a commemorative Nolli Map; a two-dimensional plan documenting and commemorating the flow of the heritage space. Restoration of the Pool Area as per Dunington-Grubb's pool area plans.
- Trees removed in Pool Area to be salvaged for commemoration purposes.
- Boxwood and purple plum hedges to be preserved.
- Landscape Management Plan.
- Restoration of the Tea House (to be confirmed by structural engineer/conservation architect). Ground surface (bricks) to be retained and restored.
- Installation of a new pergola.

4. Bath House Area:

- Relocation and Restoration of the Bath House within the Heritage Park Area.
- Rehabilitation of Arboretum trees within the Heritage Park Area.

5. Carriage House and Adjacent Plantings:

- Preparation of a Documentation Report.



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- Footprint of Carriage House stalls outlined by transplanted rose of Sharon.
- Commemoration of Carriage House through an interpretative panel/sculpture corten.
- Cedar hedges transplanted and/or propagated.

6. Calvin Rand Summer House:

- Preparation of a Documentation Report.
- Commemoration of Calvin Rand Summer House and Rand Family through an interpretative panel/sculpture.

7. Whistle Stop Walk Area:

- Restoration of the Whistle Stop and its garden.
- Commemoration through an interpretative panel/sculpture.
- Remnants of existing Whistle Stop Walkway to be conserved in original form and material.
- Restoration of the Peony Garden.
- Restoration of the Mound.

8. Stables:

- Preparation of a Documentation Report.
- Relocation and restoration of shed in the Community Park Area.



Project Personnel

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Acknowledgements

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Abbreviations

AODA	Accessibility for Ontarians with Disabilities Act
BLA	Bachelor of Landscape Architecture
CAHP	Canadian Association of Heritage Professionals
CHER	Cultural Heritage Evaluation Report
CHL	Cultural Heritage Landscape
CHLER	Cultural Heritage Landscape Evaluation Report
CPTED	Crime Prevention Through Environmental Design
CSLA	Canadian Society of Landscape Architecture
HIA	Heritage Impact Assessment
MA	Masters of Art
MCIP	Member of the Canadian Institute of Planners
MLA	Masters of Landscape Architecture
OALA	Ontario Association of Landscape Architecture
RPA	Registered Professional Archaeologist
RPP	Registered Professional Planner



Introduction

1.0 INTRODUCTION

“Community landscapes are most effectively designed as operative landscapes: able to be continually remolded to foster resilient urban ecologies, to suit relevant community needs, and to further the notion that urban open space is an ideal medium for positive environmental and community transformation.” Alissa North

1.1 PURPOSE OF REPORT

Stantec Consulting Ltd. (Stantec) was retained by Solmar (Niagara 2) Corp. (the Proponent) to create a Heritage Commemoration Plan for both the built heritage and cultural heritage landscape (CHL) elements at 200 John Street East and 588 Charlotte Street in Niagara-on-the-Lake, Ontario (the “*Subject Lands*”) (Figure 1-1). The Proponent is proposing to develop the two properties into a residential subdivision consisting of 39 single detached homes, 26 semi-detached homes and 107 townhouses for a total of 172 dwellings.

A Draft Plan of Subdivision and *Urban Design Brief* (Appendix A) have been prepared by SGL Planning & Design Inc (SGL). The Draft Plan of Subdivision and *Urban Design Brief* include a Heritage Park Area, where built heritage and CHL elements will be concentrated for commemoration. The Heritage Park Area will be connected to the Panhandle and Whistle Stop Walk for pedestrian access. This Heritage Commemoration Plan has been prepared for the development of commemoration options for the Heritage Park Area and associated built and CHL elements including:

- Stone Walls/Pillars.
- Panhandle.
- Dunington-Grubb landscape elements (pool area, Tea House, and surrounding plantings).
- Panhandle.
- Bath House Area.
- Carriage House and adjacent plantings.
- Calvin Rand Summer House.
- Whistle Stop Walk Area.
- The Stables.

To support the development of commemoration options and accumulation of material for future interpretation elements, the Heritage Commemoration Plan contains the following components:



HERITAGE COMMEMORATION PLAN, 200 JOHN STREET EAST AND 588 CHARLOTTE STREET, NIAGARA-ON-THE-LAKE, ONTARIO

Introduction

- Description and existing condition photographs of built heritage and CHL elements for commemoration and restoration.
- Statements of Cultural Heritage Value and identified heritage attributes.
- Historical and archival elements.
- Site specific options.
- Evaluation of options.
- Recommendations.

The two properties at 200 John Street East and 588 Charlotte Street which comprise the “*Subject Lands*”, together with the adjacent 144 John Street East and 176 John Street East, 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 and subsequently developed.

1.2 METHODOLOGY

The Heritage Commemoration Plan was composed of a review of background studies completed for the Subject Lands. The following background studies have been referenced throughout this report including:

- *Heritage Impact Assessment - 200 John Street East and 588 Charlotte, Niagara-on-the-Lake (HIA)*, prepared by Leah Wallace in 2020.
- *Cultural Heritage Landscape Evaluation Report – 200 John Street East and 588 Charlotte Street East, Niagara-on-the-Lake (CHLER)*, prepared by Stantec in 2021.
- *Cultural Heritage Evaluation Report – 200 John Street & 588 Charlotte Street, Town of Niagara-on-the-Lake (CHER)*, prepared by Leah Wallace in 2021.
- *200 John Street East and 588 Charlotte Street, Niagara-On-The-Lake, Ontario Arborist Report and Tree Inventory Report (Arborist Report)*, prepared by Stantec in association with Buchanan Expert Tree Care Inc.

For project context, the following report was reviewed but did not inform the development of the Heritage Commemoration Plan.

- *Cultural Heritage Evaluation Report for 200 John Street East & 588 Charlotte Street*, prepared by Brendan Stewart with ERA Architects in 2021

A site assessment was conducted on December 2, 2021, by Senior Landscape Architect David Waverman, Senior Urban Designer Brenda Webster Tweel, and Landscape Architectural Intern Kimberley Beech, all with Stantec.



1.3 COMMEMORATION APPROACH

The overall commemoration approach is to retain and combine tangible and intangible elements into one integrated commemorative landscape framework to communicate to all who walk the site the history of the built and CHL elements and their connection to the Randwood Estate. This will be achieved through development of commemoration programs associated with the removals, restoration, and rehabilitation of the tangible-built heritage and CHL features.

The commemoration approach is to conserve the identified heritage value related to the Statements of Cultural Heritage Value contained within Section 2.0. Two CHL elements, the Whistle Stop Walk Area and the Panhandle, do not have identified heritage value as they were not confirmed to be Dunington-Grubb designed, however, they have been included in the Heritage Commemoration Plan as elements which together create an operative landscape framework for the Heritage Park Area. This operative landscape framework both commemorates the history of the land and allows for future uncertainties to be adapted to within space over time. We propose that these elements combine to deliver a landscape that is in a constant state of becoming. For the Dunington-Grubb landscape, the approach is to retain the remaining Beaux-Arts styled landscape elements *in situ* to be incorporated into the Heritage Park Area. This includes the division of the landscape into 'rooms' denoted by using low growing hedges or walls. It is also important to retain the historic grade changes where feasible, and both horizontal and vertical visual relationships. The desire lines of the past are carried forward and the horizon lines may shift and the natural and built contexts transform.





-  Existing Building Outline
-  Approximate Property Boundaries
-  Property Gate

Revision	By	Appd.	YY.MM.DD
File Name:	DW	RS	2022.04.14
	Dwn.	Chkd.	Dsgn.

Permit-Seal			
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Client/Project
SOLMAR (NIAGARA 2) COPR.

Niagara on the Lake, ON Canada

Title

Elements for Commemoration

Project No. 161414045	Scale
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Drawing No.	Sheet	Revision
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2.0 STATEMENTS OF CULTURAL HERITAGE VALUE

Since the completion of the CHER and CHLER, 200 John Street East (By-law 5389-22) and 588 Charlotte Street (By-law 5390-22) were designated under Part IV of the *Ontario Heritage Act* in March 2022. The designating by-laws are included verbatim below as they relate to the built heritage value of 200 John Street East (see Section 3.1.1) and 588 Charlotte Street (see Section 3.2.1). The Statement of Cultural Heritage Value and Heritage Attributes for the CHL value was taken verbatim from the CHLER (see Sections 3.1.2 and 3.2.2).

2.1 200 JOHN STREET EAST

2.1.1 Built Heritage

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 not 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 wood 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/associative values, and its contextual values.

The property known as 200 John Street East has design and physical values 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 the Hon. Peter Russell and William Dickson who were early owners of the property. It also has direct associations with the Rand family, who were 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 were well known and respected Canadian landscape architects. The property is most associated with Calvin Rand, son of



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Statements of Cultural Heritage Value

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 work 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 a 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 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 floors; and
- The original rectangular diamond patterned windows.

The Calvin Rand Summer House (the Guest House)

- Entire exterior of the dwelling.¹

¹ Town of Niagara-on-the-Lake, "The Corporation of the Town of Niagara-on-the-Lake By-Law No. 5389-22," (2022a).



HERITAGE COMMEMORATION PLAN, 200 JOHN STREET EAST AND 588 CHARLOTTE STREET, NIAGARA-ON-THE-LAKE, ONTARIO

Statements of Cultural Heritage Value

2.1.2 Cultural Heritage Landscape

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.

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



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Statements of Cultural Heritage Value

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.²

2.2 588 CHARLOTTE STREET

2.2.1 Built Heritage

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/associative values, and its contextual values.

The property has 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 Russell and William Dickson who were early owners of the property, as well as the Rand family, who were a prominent family in Niagara-on-the-Lake. George Rand I, purchased the property in

² Stantec Consulting Ltd. "Cultural Heritage Landscape Evaluation Report – 200 John Street East and 588 Charlotte Street, Niagara-on-the-Lake," (June 28, 2021) Report on file at Stantec.



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Statements of Cultural Heritage Value

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 originally part of the larger estate known as Randwood, which was owned by the Rand family from 1919 (sic) 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 Heritage Attributes

The cultural heritage value or interest of the property is represented by 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.³

2.2.2 Cultural Heritage Landscape

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 Heritage 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

³ Town of Niagara-on-the-Lake, "The Corporation of the Town of Niagara-on-the-Lake By-Law No. 5390-22," (2022b).



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Statements of Cultural Heritage Value

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.⁴

⁴ Stantec Consulting Ltd. "Cultural Heritage Landscape Evaluation Report – 200 John Street East and 588 Charlotte Street, Niagara-on-the-Lake," (June 28, 2021) Report on file at Stantec.



3.0 DESCRIPTION OF BUILT HERITAGE AND CULTURAL HERITAGE LANDSCAPE ELEMENTS

3.1 INTRODUCTION

A detailed description of the Subject Lands and its existing conditions are contained in the previous reports noted in Section 1.2. A site description focused on the elements for commemoration has been provided for the purposes of this Heritage Commemoration Plan, in a north to south order on the property. The revised Draft Plan of Subdivision encompasses the properties at 200 John Street East and 588 Charlotte Street. A small portion of the property at 176 John Street East will be added to the subdivision to accommodate cultural heritage resources that are being moved and relocated from their current location on 200 John Street East.

The property at 200 John Street East is a remnant parcel of the original Rand Estate which was severed in 1971 from the main estate property. The division of the estate occurred in 1971 when the Rand Estate was sold to the Devonian Group of Charitable Foundations (Devonian Foundation). 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. The Devonian Foundation purchased the property to help the Niagara Institute of International Studies, who leased the Main House and the Sheets family House, to have available funds for the renovation and redecoration of the two residences. The Niagara Institute of International Studies was founded by Calvin Rand and he served as its first president.⁵ The northwest section encompasses the carriage house, Calvin Rand summer house, and remnants of the Dunnington-Grubb landscape (the pool area and tea house). The southwest portion includes the Whistle Stop Walk Area. The property at 588 Charlotte Street was severed and sold from the Rand Estate in the 1950s. The property includes the former Stables that were converted into the Sheets family residence.

3.2 STONE WALLS/PILLARS

The wall along John Street is composed of concrete punctuated by brick pillars and contains three entrances gates. The entrance to 200 John Street East is framed by two brick entrance pillars constructed to resemble the original entrance pillars.⁶ At the rear of the property is the wall with applied cobblestones which extends along Charlotte Street and turns east at the railway trail. The wall marks the full extent of the Rand Estate as it existed during the tenure of that family.⁷

⁵ Stantec Consulting Ltd. "Cultural Heritage Landscape Evaluation Report – 200 John Street East and 588 Charlotte Street, Niagara-on-the-Lake," (June 28, 2021) Report on file at Stantec.

⁶ Ibid., 47.

⁷ Ibid., 49.



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3.3 PANHANDLE

The 'panhandle' is a 66 feet (20.1 metre) wide linear strip which provides access from John Street East to the rear section of 200 John Street. The panhandle sits between 176 John Street East and 210 John Street East. This piece of land consists of a mix of both coniferous and deciduous tree species of varying ages. A brick and concrete wall divides the public and private realm of 200 John Street (Photo 2-1). Along the panhandle a former gravel driveway is faintly present, however ecological succession has taken over, much gravel is missing, and most of the area has been overgrown by grass (Photo 2-2).

The panhandle is important as a non-designed natural landscape associated with the estate providing the "setting" of the main Randwood estate residence both in arrangement and scale. The panhandle also served as an access road for Calvin Rand to his summer house.



Photo 2-1: Panhandle looking north



Photo 2-2: Panhandle looking south

3.4 DUNINGTON-GRUBB LANDSCAPE ELEMENTS

The confirmed Dunington-Grubb landscape elements which remain include the tea house (pavilion), a sunken landscaped pool area, the concrete bases of the former pergola, and some original plantings associated with the pool area. This area is consistent with the principles and typical features found in the Beaux-Arts style of landscaping, including the use of symmetry and balanced proportions, arbors (the pergola), classical design references in the landscape structures, and the oblong (in this case elongated rectangular) pool (refer to CHLER).

The pool area contains the Tea House and an inground concrete swimming pool (Photo 2-3 to Photo 2-6). The tea house was designed Dunington-Grubb and constructed by Sheridan Nurseries in 1928. The tea house is a one storey structure with a hip roof and asphalt shingles. The structure has a wide overhang with wood brackets and a wood eaves. The tea pavilion is an open-air wood frame structure supported by simple wood classically inspired columns. The rear (east) elevation has simple wood railings and boxed newels. The floor of the structure is interlocking brick pavers. The front (west) and rear elevations are accessed by a set of brick and concrete steps capped with cut stone.



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The pool area comprises of an assortment of plantings. The Tea House is framed by two mature boxwoods (*Buxus sp.*). The west section of the pool area consists of a row of barberry (*Berberis vulgaris*), mature pines (*Pinus sp.*), and mature purple plums (*Prunus Pissardii nigra*). The northeast section of the pool area is planted with mature pine trees and two distinct cedars (*Thuja sp.*) each circled by a barberry hedge (*Berberis vulgaris*). The south section is bordered by a post and wire fence lined with mature purple plums (*Prunus Pissardii nigra*) to the inside. To the south of the purple plum (*Prunus Pissardii nigra*) row is a row of Austrian pine (*Pinus nigra*) and Scot's pine (*Pinus sylvestris*).



Photo 2-3: Swimming Pool and Tea House looking west



Photo 2-4: Swimming Pool looking southwest



Photo 2-5: Rear (west) elevation of Tea House looking east



Photo 2-6: Tea House interior looking south

3.5 BATH HOUSE AREA

The Bath House is a one storey structure with a hip roof and asphalt shingles (Photo 2-7 and Photo 2-8). The structure has wide wood eaves. The front (west) elevation has a wood entrance portico, topped with a pediment supported by four simple and classically inspired wood columns and two pilasters. The base of the portico is wood with wood steps. The exterior is clad in smooth stucco. The exterior has wood multi-



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pane casement windows within wood frames. The front entrance has a wood screen door. The interior of the Bath House is a simple space with plastered walls. It contains a small kitchen area and a bathroom (Wallace 2020: 49). In close westerly proximity to the Bath House is a treed area referred to as the Arboretum (Photo 2-9).



Photo 2-7: Bath House front elevation looking southeast



Photo 2-8: Bath House northwest elevation looking southeast



Photo 2-9: Arboretum looking southeast

3.6 CARRIAGE HOUSE AND ADJACENT PLANTINGS

The Carriage House was constructed in the 1920s. It is a two-storey structure with a medium-pitched Dutch-gable roof with asphalt shingles and a brick chimney (Photo 2-10). The structure has wide overhanging eaves and is clad in smooth stucco. A continuous string course delineates the break between the first and second storeys. The front (west) elevation has three double wood entrance doors with diamond pane windows (Photo 2-11). These entry doors are surmounted by pediments and also include a wood half glass entry door with diamond pane windows. Exterior windows are 6/6 wood sash windows (Photo 2-12 and Photo 2-13). The south and east elevations have similar wood half glass entry doors with diamond pane windows. The first floor includes a garage and potting shed, and the second contains floor apartments.



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Photo 2-10: Carriage House front (west) elevation looking southeast



Photo 2-11: Carriage House front elevation looking east



Photo 2-12: Carriage House south and east elevations looking northwest. Notice Calvin Rand Summer House in background.



Photo 2-13: Carriage House north elevation looking south

3.7 CALVIN RAND SUMMER HOUSE

The Calvin Rand summer house was used as his summer home when he severed the property and moved from Randwood in order to accommodate the Devonian Foundation. The summer house, formerly a guest house, was reconstructed in the 1970s by Rand. It is an irregularly shaped one storey structure with a concrete foundation (Photo 2-14 and Photo 2-15). The main portion of the structure has a high-pitched side gable roof with a red brick chimney. Attached to its west elevation is a medium-pitched side gable roof section (Photo 2-16). Attached to its east elevation is a shed and gabled roof section, and a flat roof section that connects to a shed roof portion (Photo 2-17). Its exterior is clad in a smooth stucco. Its front (north) elevation has an offset entrance with a rectangular door opening with a wood paneled door and rectangular sidelights. The exterior has mostly rectangular windows and rectangular glass sliding doors.



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The interior of the Summer House is plain and functional. The entrance hall includes the rear of the brick fireplace that opens onto the main living space. The main living space is a large room with an open ceiling, wide plank floors, and a large brick fireplace with a plain wood mantel. The kitchen is small with plane white walls and pre-fabricated cabinets.⁸

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.



Photo 2-14: Summer House north elevation looking southwest



Photo 2-15: Summer House rear (south) elevation looking northwest

⁸ Ibid., 45.



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Photo 2-16: Summer House west elevation looking southeast



Photo 2-17: Summer House east elevation looking southwest

3.8 WHISTLE STOP WALK AREA

The Whistle Stop Walk was a pedestrian pathway that ran through the centre of the property to the Whistle Stop Trail Head. The trail head provides access through the traditional exit/entrance to the railway trail. The 'Whistle Stop' is a pergola structure located on the south edge of the property (Photo 2-18). The Whistle Stop was once used as a waiting stop for the railway that ran eastward towards Buffalo. By 1953 the path to the Whistle Stop was barely visible, and by 1972 the path had disappeared; however, the structure remains. The Whistle Stop is an open structure in a triangular form with an opening on the east side. The base is made out of mortar and stone, and the top is constructed out of wood. At the time of the site visit the structure appeared in very poor condition (Photo 2-19).



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Photo 2-18: Whistle Stop looking east



Photo 2-19: Whistle Stop looking east

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 (Photo 2-20 and Photo 2-21). Presently, the mound is covered in grass.



Photo 2-20: Looking south at Mound (denoted by arrow)



Photo 2-21: View of Mound with staff member atop for scale comparison, looking south

3.9 THE STABLES

The Stables were constructed on the Rand Estate (now 588 Charlotte Street) in 1936, under the ownership of George Rand II. The building is an eclectic shingle style structure. The Stables may have housed Evelyn Sheets' horses or Mr. Rand's prized cattle. It was converted into a residence in the 1950s by Henry Sheets Junior and experienced various renovations throughout the years during the course of its residential use.⁹ It is a one storey building with a cross gable roof with asphalt shingles (Photo 2-22).

⁹ Wallace, Leah, "200 John Street & 588 Charlotte Street, Draft Plan of Subdivision, Town of Niagara-on-the-Lake, Heritage Impact Assessment," (July 9, 2020) 52.



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The irregularly shaped structure has east, and west wings arranged at right angles creating an entrance courtyard on the north elevation (Photo 2-23 and Photo 2-24). Its exterior is clad in smooth grey stucco. The front (north) elevation has a central entrance bay with a gabled roof that has returned eaves and is tipped with a wooden cupola with metal weathervane. The entry has a wood half glass door and a storm door. The exterior has modern casement windows. The majority of the remaining exterior doors are modern except for the double wooden door on the east wing with diamond paned windows. The west wing end contains a former dovecote (Photo 2-25).

Interior of the structure has been modified to function as a domestic residential living space including a separate apartment. The alterations completed obscure any recognition of the structure's original function as a stable for horses or cattle.¹⁰ The only remaining evidence that the structure used to function as a stable are the four wooden Dutch doors, only visible on the inside of the building.

The large central living space contains a stone fireplace and a second level gallery with utility and storage space. The kitchen is positioned within this central living space and has been modernized, most likely in the late 20th century.¹¹ Separate from the kitchen area is a dining room with built in cupboards. The rear yard is accessed by double French doors leading from the kitchen and living room area. Bedrooms and washrooms are located in the west wing of the house. The east wing includes a separate apartment with kitchen, living room, and bedroom.¹²



Photo 2-22: Stables north elevation looking south



Photo 2-23: Stables west wing end looking west

¹⁰ Ibid., 52.

¹¹ Ibid., 52.

¹² Ibid., 52.



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Photo 2-24: Stables west wing north and west elevations looking south



Photo 2-25: Dovecote at north end of west wing



4.0 HISTORIC AND ARCHIVAL COMMEMORATION ELEMENTS

4.1 INTRODUCTION

Given the variety of materials, both built and natural, situated within the Subject Lands, there is a wide range of elements available for commemoration. Additionally, there is a breadth of historic material available for commemoration, or interpretation, based on the prominent families and designers who contributed to the rich history of Randwood. To consider the various ways of acknowledging both these tangible and intangible things, the below sections seek to provide information about materials available alongside potential means or methods of commemoration.

4.1.1 Historic Salvageable Materials

The following are original materials and elements that can be salvaged and possibly used for commemorative purposes from built heritage structures to be demolished. Their use is further discussed below in Section 5:

The Stables

- Wooden cupola with metal weathervane.
- Wood half glass door.
- Horse stall doors.
- Wood paneling.

Calvin Rand Summer House

- Wide plank wood floors.

Carriage House

- Double wood entrance doors with diamond pane windows.
- Wood half glass entry doors with diamond pane windows.
- 6/6 wood sash windows.

4.1.2 Historic photographs, plans, and mapping

An extensive collection of historic photographs exists for the property in local archival collections. Photographs have been used to inspire and guide the commemoration options presented in Section 5.0, and also help with the restoration of particular elements. Due to copyright, photographs were not included in this Heritage Commemoration Plan, but can be obtained for commemorative features. Table 4-1



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provides a list of available graphic materials including historic maps, topographic maps, and aerial photographs that depict the property.

Table 4-1: Available Graphic Materials

Map Date	Type	Source
1787	Historic map	Library and Archives Canada. 1787. National Map Collection: NMC-3556.
1789	Historic map	Jones, Augustus. 1789. <i>Niagara</i> .
1814	Historic map	Elliot, G.A. 1814. <i>Plan of Part of the Niagara Frontier</i> .
1819	Historic map	Brock University, Map, Data, and GIS Library. 1819. Walpole-Vavasour Plan.
1823	Historic map	Brock University, Map, Data, and GIS Library. 1823. Willson Plan.
1831	Historic map	Brock University, Map, Data, and GIS Library. 1831. Chewett's Plan.
1862	Historic map	Tremaine, George R. and George M. 1862. Tremaine's Map of the Counties of Lincoln and Welland.
1876	Historic map	Page, H.R. 1876. <i>Illustrated Historical Atlas of the Counties of Lincoln and Welland, Ont.</i> Toronto: H.R. Page.
1906	Topographic map	Department of Militia and Defence. 1906. <i>Topographic Map, Ontario, Niagara Sheet</i> .
1920s	Landscape Designs	Dunington-Grubb. Elevation and Plan for Proposed Tea House and Pool. Dunington-Grubb Stensson Fonds, Centre for Canadian Landscape Architecture Archives.
1920	Landscape Design	Dunington-Grubb. Plan for Tea House and Pool with Proposed Planting Plan, Blueprint. Dunington-Grubb and Stensson Fonds, Centre for Canadian Landscape Architecture Archives.
1928	Landscape Design	Dunington-Grubb. Plan and Elevation of Tea Pavilion. 1928. Dunington-Grubb and Stensson Fonds, Centre for Canadian Landscape Architecture Archives.
1930	Topographic map	Department of National Defence. 1930. <i>Topographic Map, Ontario, Niagara Sheet</i> .
1934	Aerial photo	Ministry of Natural Resources. 1934. A4700-13.
1938	Topographic map	Department of National Defence. 1938. <i>Niagara, Ontario</i> .
1953	Aerial photo	Department of Energy, Mines, and Resources. 1953. A13965-15.
1965	Aerial photo	Ministry of Natural Resources. 1965. 18949-65.
1972	Aerial photo	Niagara Navigator. 1972.
2000	Aerial photo	Niagara Navigator. 2000.
2002	Aerial photo	Niagara Navigator. 2002.
2006	Aerial photo	Niagara Navigator. 2006.
2010	Aerial photo	Niagara Navigator. 2010.



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Table 4-1: Available Graphic Materials

Map Date	Type	Source
2013	Aerial photo	Niagara Navigator. 2013.
2015	Aerial photo	Niagara Navigator. 2015.
2018	Aerial photo	Niagara Navigator. 2018.

4.1.3 Themes

4.1.3.1 Life of the Rand Family

The Rand Family had ownership of the estate for nearly seven decades. As a country estate, the importance and link with the landscape both aesthetically and functionally is paramount to the heritage character and narrative of the site. It is this narrative that provides a rich palette of historical themes to be acknowledged and commemorated. The following itemizes these themes that are behind the recommendation of commemoration features in addition to the built heritage resources:

- Working Farm (Randwood Farms Ltd. incorporated in 1929) and later with the severing of the property, the model/ornamental farm, aka ferme ornée.
- Maintaining the gardens (gardening) as evident by the presence of the on-site arboretum and historical presence of groundskeepers.
- Orchards.
- Contemplation as a theme as expressed through both the presence of the former Memorial Garden (circular mound) and the waiting for the train at the Whistle Stop.
- The importance of the equestrian theme and equestrian activities including support structures present within the site.
- Social life and garden/lawn parties from turn of century to end of Rand era, including “pool parties” and entertaining important cultural and political dignitaries.
- Cultural life of the Rand family including founding of the Shaw Festival.
- Devonian Foundation and Niagara Institute involvement in the lands.

4.1.3.2 Dunington-Grubb Landscape

Based on archival drawings available in the Dunington-Grubb Stensson Collection at the University of Guelph, it has been determined that specific features/areas were designed by the Dunington-Grubb studio. The collection contains 940 drawings under 237 subject names, including various plans, designs, and photographs of projects designed by Dunington-Grubb. Within that collection are drawings for the



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Rand estate tea house, a sunken landscaped pool area, and pergola. The drawings contain different versions of the tea house. 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 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 a “memorial garden.”

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.¹³

The design of the pool area is also consistent with the principles and typical features found in the Beaux-Arts style of landscaping. 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.

Beaux-Art Landscape Design

The Beaux-Arts movement was noticeable in landscape design from the late 19th 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.¹⁴ The Beaux-Arts style was captured by an overall formal geometry of the landscape which “emphasized the human enhancement of the environment.”¹⁵ 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.

¹³ University of Guelph, *Dunington-Grubb and Stensson Fonds, XL3 MSA001004, Bain Estate, Orillia, Ont.*; University of Guelph, *Dunington-Grubb and Stensson Fonds, XL3 MS A001081, J.B. McQueston Residence, Hamilton, Ont.*; University of Guelph, *Dunington-Grubb and Stensson Fonds, XL3 MS A001084, Moffat Residence, Port Colborne, Ont.*

¹⁴ “Beaux-Arts / Neoclassical.” *The Cultural Landscape Foundation*

¹⁵ Butts and Stensson, *Sheridan Nurseries: One Hundred Years of people, Plans and Plants*, 86



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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.”¹⁶ 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.¹⁷

4.1.3.3 Country Estate

Farming and Equestrian

The estate has a history of farming and equestrian use. Randwood Farms Ltd. was established in 1929, and a series of stables and outbuildings were constructed to support a small-scale farming operation that included prize-winning cattle and horses, chickens, orchards, vegetable gardens, and possibly a plant nursery.¹⁸ George Rand kept prized cattle on the farm. Farming operations were scaled down towards the end of the 1940s, with the sale and severance of some of the farmland in 1947, that included the milkhouse, Stables, and gatehouses. Some of the agricultural aspects remained throughout the 1950s-1960s including orchards, vegetable gardens and possibly plant nurseries. Evelyn Rand Sheets had a keen interest in equestrian and maintained horses on the estate.

Social Life

The estate was a vibrant social setting, with the Rands hosting countless events that ranged from formal garden parties and dances to tennis tournaments and annual firework displays. The swimming pool, believed to be the first private pool in the community, was said to have been the central attraction for entertaining.¹⁹ In connection with the Shaw Festival, Calvin Rand held opening night parties at Randwood in the 1960s, which sometime involved 300 to 400 people.²⁰

Shaw Festival Connection

The Shaw Festival began in 1962, when Brian Doherty, Calvin Rand, and a small group of individuals produced eight weekend performances of Bernard Shaw’s *Don Juan in Hell* and *Candida* in the Assembly Hall of the Old Court House in an event titled “A Salute to Shaw.” The following year the Shaw Festival Theatre Foundation was established as a non-profit organization. Calvin Rand was the first Chair of the

¹⁶ Ibid., 86.

¹⁷ Maureen Gilmer, “Landscaping Earthworks”, *Landscaping Network*, accessed May 26, 2022, <https://www.landscapingnetwork.com/lawns/berms-mounds.html>

¹⁸ Elizabeth Masson, “Randwood: Triumph and tragedy for Rand family”, Niagara Now, accessed May 26, 2022, [Randwood: Triumph and tragedy for Rand family – Niagara Now](#)

¹⁹ Town of Niagara-on-the-Lake, “The Corporation of the Town of Niagara-on-the-Lake By-Law No. 5389-22,” (2022a).

²⁰ Elizabeth Masson, “Randwood Part 4: Calvin Rand and the modern era,” Niagara Now, accessed: May 26, 2022, <https://www.niagaranow.com/news.phtml/4842-randwood-part-4-calvin-rand-and-the-modern-era>



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Board of Governors and Andrew Allen was the first Artistic Director. In the 1960s, the Randwood Estate was the setting for annual opening dinners and post-performance parties, attended by noted guests including prime ministers, premiers, and ambassadors. Other buildings on the estate provided lodging for the festival's co-founder Brian Doherty, as well as seasonal lodging for the festival's actors.

On June 20, 1973, the Festival Theatre was officially opened by Her Majesty Queen Elizabeth II. The theatre was designed by renowned Canadian architect Ronald Thom. In 1980, a new era of productions began under Artistic Director Christopher Newton's leadership, which created a reputation for the festival of exception ensemble acting and innovative theatrical designs. In 2000, the festival began producing new plays written about Shaw's lifetime (1856-1950). In 2003, Artistic Director Jackie Maxwell, introduced programming largely written by female playwrights. That year, The Shaw embarked on its largest construction and renovation project. The Donald and Elaine Triggs Production Centre was officially opened in 2009, with three rehearsal halls.²¹

4.1.3.4 Devonian Foundation and Niagara Institute

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 paths in Vaughan to oil spill research in Newfoundland.²² 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".²³

4.1.4 People

Peter Russell

Peter Russell (1733-1808) was the administrator of Upper Canada following the departure of Simcoe in 1796 (Plate 4-1). 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.

²¹ The Shaw Festival, "History," *Shaw Festival Theatre*, accessed: May 26, 2022, <https://www.shawfest.com/about/history/>

²² Globe and Mail. *Philanthropy is Hard Work*, August 25, 1984.

²³ Globe and Mail. *Home converted to conference centre*, July 15, 1977.



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In Upper Canada, Russell rose to the position of speaker of the Legislative Assembly and Simcoe recommended Russell as his replacement.²⁴ 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 in Niagara-on-the-Lake.²⁵ Russell resided on the property with his sister Elizabeth and several enslaved people. Peter Russell served as administrator of Upper Canada until 1799 and died in 1808 at York. In August 1798, Russell sold his 160 acres in Niagara Township to William Dickson. However, the transaction was not registered until July 1824.²⁶



Plate 4-1: Peter Russell, c. 1804 (Library and Archives Canada 1804)

William Dickson

William Dickson (1769-1846) 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.²⁷ In 1811, Dickson built a second home in Newark on the land he purchased within the Subject Lands. 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 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

²⁴ Edith Firth, Russel Peter, in *Dictionary of Canadian Biography*, V (Toronto: University of Toronto), 1983

²⁵ Ormsby, "Niagara Institute Background History, First Draft"; Toronto Public Library, *Remembering John Graves Simcoe*, accessed May 26, 2021, <https://torontopubliclibrary.typepad.com/local-history-genealogy/2016/02/snapshots-in-history-february-25-remembering-john-graves-simcoe.html>.

²⁶ Niagara Township Settlers, "Settler Records, R", accessed May 26, 2022, <https://sites.google.com/site/niagarasettlers2/niagara-township-abstracts/niagara-township-settlers-r>.

²⁷ Bruce Wilson, "Dickson, William", in *Dictionary of Canadian Biography*, Vol. 7, (Toronto: University of Toronto, 1988).



HERITAGE COMMEMORATION PLAN, 200 JOHN STREET EAST AND 588 CHARLOTTE STREET, NIAGARA-ON-THE-LAKE, ONTARIO

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December 10, 1813. He was then taken prisoner by American forces and was held in Albany, New York until January 1814.²⁸

In the years after the war, Dickson became heavily involved in the colonization of Dumfries Township in Waterloo County and he divided his holdings between his sons Robert and Walter, 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). 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.²⁹

Henry Livingston Lansing

Henry Livingston Lansing was born in 1818 in Upstate New York (Plate 4-2).³⁰ Lansing descended from prominent Dutch families of colonial New York, including the 17th century settler Garrit Lansing, and Robert Livingston, an American founding father.³¹ 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.³²

It was Lansing who constructed the main residence at Randwood (present-day 176 John Street East) with its distinctive mansard roof.³³ Lansing was active in the local community and served as patron of the Niagara-on-the-Lake Curling Club in 1884.³⁴ The sons of Henry Livingston Lansing, Watts Sherman

²⁸ Ibid; Marion Macrae and Anthony Adamson, *The Ancestral Roof*, (Toronto: Clarke, Irwin & Company Limited, 1963), 10-11

²⁹ Wallace, "Heritage Impact Assessment 146-176 John Street—Hotel & Restaurant 200 John Street & 588 Charlotte Street—Plan of Subdivision", 23-24.

³⁰ Mary S. VanDeusen, *Henry Livingston Lansing*, accessed May 26, 2022, <http://www.iment.com/maida/familytree/lansing/henrylivingstonlansing.htm#navigate>.

³¹ 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

³² Mary S. VanDeusen, *Henry Livingston Lansing*

³³ Wallace "Heritage Impact Assessment 146-176 John Street—Hotel & Restaurant 200 John Street & 588 Charlotte Street—Plan of Subdivision", 31.

³⁴ Nick Clemens, *A History of Ice Hockey in Niagara-on-the-Lake*, accessed May 26, 2022, <http://nickclemens.ca/>.



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Lansing and Livingston Lansing, settled in Niagara-on-the-Lake. After the death of their father, Livingston Lansing inherited Woodlawn in 1889.³⁵

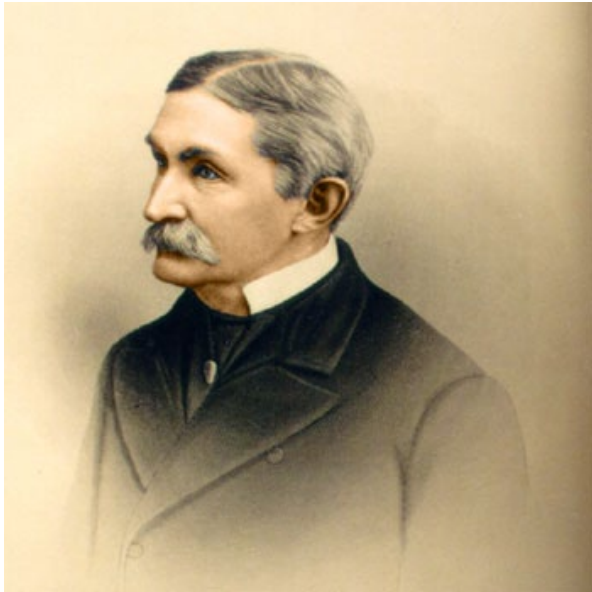


Plate 4-2: Henry Livingston Lansing (Van Deusen 2004)

George F. Rand

George F. Rand was born in Niagara County, New York, in 1867 (Plate 4-3). 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.³⁶

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 end of the First World War, Rand traveled to Europe for a business trip.³⁷ On December 5, 1919, Rand

³⁵ Ibid., 24.

³⁶ Edward Dunn, *Buffalo's Delaware Avenue: Mansions and Families*, 2003, 555-557.

³⁷ Ibid., 556-557; New York Times. *American is Killed in Paris-London Flight*. December 12, 1919.



HERITAGE COMMEMORATION PLAN, 200 JOHN STREET EAST AND 588 CHARLOTTE STREET, NIAGARA-ON-THE-LAKE, ONTARIO

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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 enroute 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 1919.³⁸



Plate 4-3: George F. Rand (Community Foundation for Greater Buffalo 2021)

George Rand II

George Rand II, the eldest son of George F. Rand inherited Randwood and became the legal guardian of his three siblings, following the death of their father (Plate 4-4). 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.³⁹ 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

³⁸ Ibid; New York Times, *Offered Monument to Buried Battalion, G.F. Rand Killed in Paris-London Air Flight*, December 13, 1919.

³⁹ Elizabeth Masson, *Niagara's History Unveiled, Randwood Part III*, accessed May 26, 2021, <https://niagaranow.com/news.phtml/4841/niagaras-history-unveiled-randwood-part-3-contributions-of-the-duningtongrubbs->.



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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.⁴⁰ Rand retained the services of the landscape architecture firm Dunnington-Grubb to design some of the landscape elements of Randwood.⁴¹ George Rand II undertook significant improvements at Randwood between 1930 and 1934. George Rand II died in 1942, and his three children, George Rand III, Isabel, and Calvin inherited Randwood.⁴²



Plate 4-4: George Rand II, also known as George F. Rand Jr. (Polish Everybody's Daily 1921)

Calvin Rand

Calvin Rand (1929-2017) was a prominent resident of Niagara-on-the-Lake. By the mid-20th century, Calvin Rand, a son of George Rand II, initially used Randwood as a summer residence. Calvin Rand is often remembered for his role in founding the Shaw Festival and was a professor of philosophy at the University of Buffalo. Between 1961 and 1964, Randwood was Calvin's primary residence. In 1976, Calvin Rand sold the primary residence at Randwood and the Sheets House to the Devonian Group of Charitable Foundations.

Dunnington-Grubb

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.⁴³ Lorrie Dunnington 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

⁴⁰ 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.

⁴¹ Ibid

⁴² Elizabeth Masson, *Niagara's History Unveiled, Randwood Part III*, accessed May 26, 2021, <https://niagaranow.com/news.phtml/4841/niagaras-history-unveiled-randwood-part-3-contributions-of-the-duningtongrubbs->

⁴³ Butts and Stensson, *Sheridan Nurseries: One Hundred Years of People, Plans, and Plants*, 14-15



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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.⁴⁴

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.⁴⁵

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.⁴⁶ 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 Rand II retained the services of the landscape firm Dunington-Grubb to design some of the landscape elements of Randwood. 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.

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.⁴⁷ Notable examples of Howard's later work include the Oakes Garden Theatre at Niagara Falls and the landscaping of University Avenue in Toronto.⁴⁸

4.1.5 Family Trees

The use of family trees for inspiration for images in interpretive features such as interpretive panels of the landowner families including Russell, Dickson, Lansing, or Rand.

4.1.6 Significant Historical Dates

Based on the above discussion within Sections 4.1.3, 4.1.4, and 4.1.5, a timeline of significant historical dates would serve to place the history of the site within the broader historical context. Presented in Table 4-2 is a list of notable dates related to wider geo-political events alongside those that pertain specifically to Randwood.

⁴⁴ Ibid., 16-17

⁴⁵ Ibid., 18-20

⁴⁶ Ann Milovsoroff, "Lorrie Alfreda Dunington-Grubb," *The Canadian Encyclopedia*, accessed May 26, 2022.

⁴⁷ Butts and Stensson, *Sheridan Nurseries: One Hundred Years of People, Plans, and Plants*, 29-30

⁴⁸ Canadian Society of Landscape Architects, *Howard B. Dunington-Grubb*, accessed May 26, 2022, <https://www.csla-aapc.ca/awards/college-fellows/howard-b-dunington-grubb>.



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Historic and Archival Commemoration Elements

Table 4-2: Site and Contextual History Timeline

Date	Event
1787	The Township of Niagara (Township 1) was surveyed by Phillip Rockell Frey.
1792	Lieutenant-Governor John Graves Simcoe selected Niagara (later known as Newark) as the capital for the new colony of Upper Canada.
1793	The capital of Upper Canada is relocated to York.
1794	The town site of Newark was surveyed by David William Smith.
1796	Peter Russell received 160-acre land grant from the Crown (including what became 200 John Street East and 588 Charlotte Street). Russell built a two-storey residence on this property and resided on the land grant with his sister and several enslaved people.
1798	William Dickson purchased the 160-acre parcel from Russell.
1811	Dickson built a house on the 160-acre parcel.
1812-1815	War of 1812
1813	Dickson house was burnt down by American soldiers (War of 1812). Dickson divided the 160-acres between his sons creating a property known as Woodlawn which encompassed what became 200 John Street East and 588 Charlotte Street.
1829	The Welland Canal was completed between Lake Ontario and Lake Erie.
1845	Niagara was incorporated as a town.
1873	Woodlawn purchased by Henry Livingston Lansing.
1905	Woodlawn purchased by Catherine Macdonald.
1910	Woodlawn purchased by George F. Rand.
1919	Rand purchased the neighbouring Rowanwood, reuniting the original 160-acre parcel. George F. Rand was killed in a plane crash after touring the battlefield of France following the First World War. His eldest son, George Rand II inherited the Randwood estate.
1920s	Landscape firm Dunington-Grubb is retained to design landscape elements.
1920	William, John, and James Elliot built the brick and stone wall surrounding Randwood, and constructed agricultural outbuildings, include the milk house and stables.
1922	A new residence (Sheets House or Devonian House) was built on the property for George Rand II.
1930-1934	The memorial garden, pool, and bath pavilion were completed.
1961-1964	Calvin Rand, the son of George Rand II, began to use the property as his primary residence after living in Buffalo part time.
1963	The Shaw Festival was founded.
1970s	Emergence of the wine industry in the region.
1970	The Regional Municipality of Niagara is established.
1971	The Rand Estate is sold, by Calvin Rand, to the Devonian Group of Charitable Foundations.



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Historic and Archival Commemoration Elements

Table 4-2: Site and Contextual History Timeline

Date	Event
1976	The primary residence at Randwood, along with the Sheets House, was sold to the Devonian Group of Charitable Foundations.
1993	The property was purchased by William and Carol Fox.
2006	The property was purchased by Gary Peterson and Trisha Romance.
2016	The property was purchased by Benny Marotta.

4.2 EXAMPLES OF COMMEMORATION

The following are examples of approaches to commemoration that have been used in the past and currently as ways to commemorate cultural heritage resources and/or events, where conservation of heritage resources in-situ is not possible due to proposed development plans.

- Commemorative/Dedication plaques.
- Quick Response (QR) Systems/Codes leading to verbal narrative or visual material, such as dedicated webpage.
- Interpretive panel(s).
- Historical markers, including property markers.
- Historical plantings (i.e. commemorative grove, planting feature, or combination).
- Adaptive reuse of remnant materials of building.
- Transportation of remnant structure to new location.
- Commemorative feature such as sculpture, garden, environmental art.
- Alterations (interventions) to remnant structure to improve form, aesthetic appeal and cultural/community value including interpretive and educational opportunities.



5.0 SITE SPECIFIC OPTIONS

5.1 STONE WALLS/PILLARS

The preferred approach for the stone/brick walls and pillars is **restoration**. At the detailed design stage, the restoration will be guided by the recommendations of the structural engineering/masonry conservator's reports.

5.2 PANHANDLE

It is understood, based on a review of engineering drawings, that the introduction of retaining walls and bioswales will impact the 'soft' landscape character of the existing Panhandle area of the property. Retaining walls and bioswales are required for structural support along the Panhandle. Both elements present unique opportunities to commemorate the design style of the Dunington-Grubb studio, specifically inspired by Lorrie Dunington-Grubb's perennial rock gardens. The following options are considered as a means to commemorate the changes to the landscape character of the Panhandle.

1. Retaining walls may be used as a commemoration piece through incorporation of Corten Steel with cut outs of the tree species removed in this area (Photo 5-1).
2. Bioswales may include plant selection from the Dunington-Grubb studio's plant catalogue which provides for interpretive opportunities related to historic plant materials in a modern setting.
3. Succession will be used as a mitigation effort for the areas where trees are removed. Succession meaning that, over time ,the area will naturally replant itself. The plan is to reestablish the trees within this area, although the original infill planting was cultural, the area will be designed to promote natural succession.



Site Specific Options



Photo 5-1: Example of steel with cutouts (Dusil Design 2022)

5.3 DUNINGTON-GRUBB LANDSCAPE ELEMENTS

5.3.1 Swimming Pool

As described within the *200 John Street & 588 Charlotte Street, Draft Plan of Subdivision Town of Niagara-on-the-Lake, Heritage Impact Assessment*, the Swimming Pool will be removed and commemorated. It will also be the subject of a Documentation Report prior to its removal. The following options are considered as a means to commemorate the Swimming Pool.

Options:

1. Use of polder (porous surface to be filled with rainwater during and after rainfall-hard or soft surface – assists with site drainage and ground-water infiltration) at the location of the pool could be considered (Photo 5-2).
2. Hard decorative paving surface or soldier coursing, outlining the pool; materials such as brick, clay or ceramic tiles, alternative paving patterns, colours, textures, finishes, form could be considered.
3. Glass block or recycled tumbled glass mulch, including solar powered illuminated glass pavers, could be considered for placement within the former location of the pool (Photo 5-3).
4. The pool could be converted into a sunken lawn area to depict its physical boundaries and be adopted as a recreational space (Photo 5-4).
5. Aspects of the pool and pool area could be commemorated in an interpretive panel located within the pool area to commemorate the life and achievements of Dunington-Grubb and the period landscape. This could include original pool drawings by Dunington-Grubb.



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Site Specific Options

6. Regardless of commemorative option selected, all commemorative features would need to adhere to Crime Prevention Through Environmental Design (CPTED) and Accessibility for Ontarians with Disabilities Act (AODA) principles.

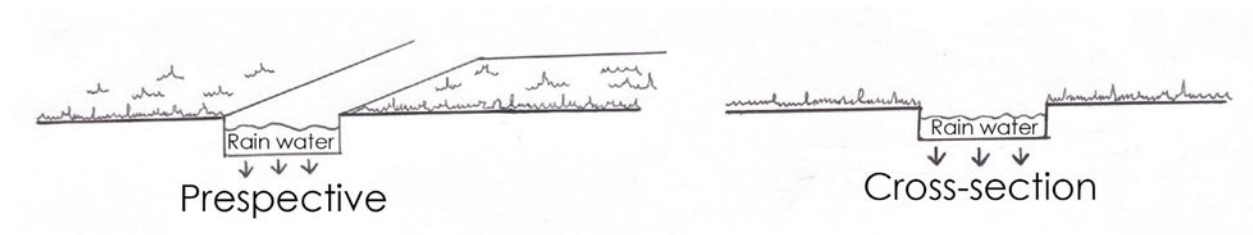


Photo 5-2: Hand sketches of polder for swimming pool commemoration



Photo 5-3: Example of glass blocks as pavers (Obeco 2022)



Photo 5-4: Example of sunken lawn area (Jalbert 2022)

5.3.2 Pool Area Hard and Soft Surfaces

As described within the *200 John Street & 588 Charlotte Street, Draft Plan of Subdivision Town of Niagara-on-the-Lake, Heritage Impact Assessment*, the hard and soft surfaces of the Pool Area will be restored while the brick steps of the pool will be temporarily relocated to allow for laneway construction. More specifically, restoration of existing paved surfaces within the pool area, embankments, and stairs leading from pool to Tea House will occur. This restoration work will include the replacement of any broken pavers and the repointing of mortar joints which will also for historical patterns and colours/ banding to be maintained. While the area layout may be adjusted to suit swimming pool commemoration, all elements will be the subject of a Documentation Report prior to restoration and temporary relocation. The following options are considered as a means to commemorate the pool area hard and soft surfaces.



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Site Specific Options

Options:

1. Introduction of a 'Nolli Map' could be considered for larger interpretive purposes (Photo 5-5). The Nolli Map could be in fretted Corten Steel screen and may tell the story of the site through a large 'map' of the site plan of the Rand Estate (Photo 5-6). To achieve this it is envisioned that the buildings of the site are commemorated with openings in the Nollie which would span along the side of the Tea House and at the edge of the pool registering the topography sunken gardens of Dunington-Grubb. The aging patina of the Corten Steel contemplated evokes memories of the 19th century.
2. Re-creation/enhancements of landscape layout as per historical photos and original Dunington-Grubb pool area plans, including placement of sun-dial like feature, barbary hedge parterres and hedges may be considered for additional interpretive opportunities.
3. Regardless of commemorative option selected, all enhancements would need to adhere to CPTED and AODA principles.



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Site Specific Options

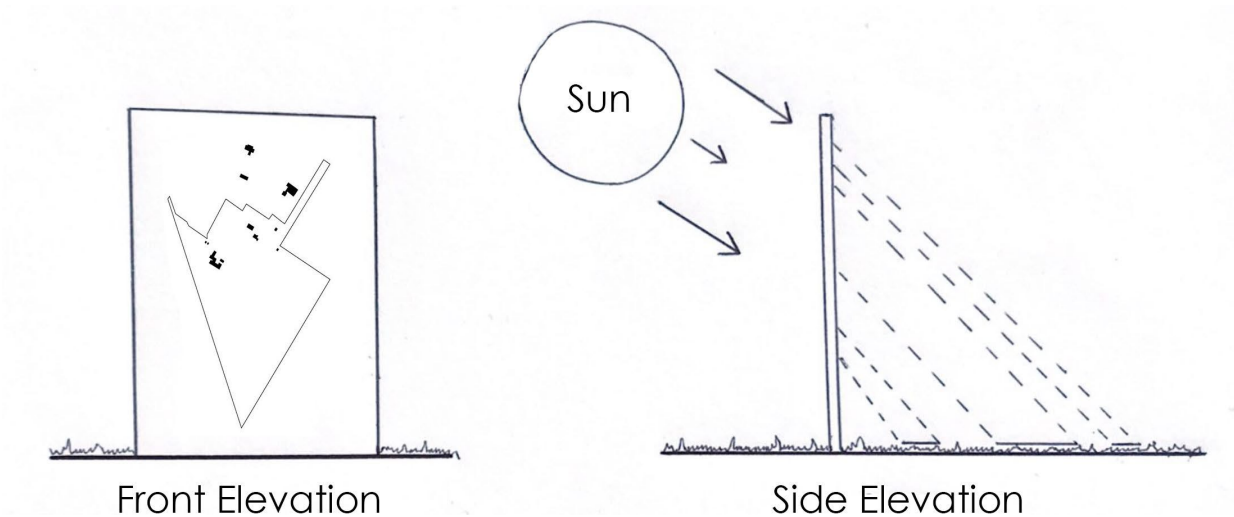


Photo 5-5: Hand sketches of 'Nollie'



Photo 5-6: Example texture of Corten Steel 'Nolli Map' (Mazon

2022) 5.3.3 Pool Area Plantings

As described within the *200 John Street & 588 Charlotte Street, Draft Plan of Subdivision Town of Niagara-on-the-Lake, Heritage Impact Assessment*, it is anticipated that some trees will be removed for construction of lots and the road/walkway systems. These removals will be a component of a separate Landscape Management Plan ; however, given that the plantings are living beings, the opportunity for rehabilitation is available alongside selective commemoration. Refer to the Stantec arborist report for preservation strategies of boxwood and purple plum hedges during construction period, including mature oak of cultural value to be preserved. The following options are considered as a means to commemorate the pool area plantings where rehabilitation is not viable.



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Site Specific Options

Options:

1. Wood may be salvaged for potential reuse in the Heritage Park Area, mound, and Whistle Stop (i.e. wood for benches and/or standing interpretive panels).

5.3.4 Tea House

The preferred approach for the Tea House will be **restoration**.

As described within the *200 John Street & 588 Charlotte Street, Draft Plan of Subdivision Town of Niagara-on-the-Lake, Heritage Impact Assessment*, the Tea House will be examined by a structural engineer to determine its structural integrity and recommendations made to facilitate its full historic restoration. It will also be the subject of a Documentation Report prior to its restoration. Given the restoration, no commemorative activities are contemplated

5.3.5 Pergola

As described within the *200 John Street & 588 Charlotte Street, Draft Plan of Subdivision Town of Niagara-on-the-Lake, Heritage Impact Assessment*, the pergola will be reconstructed as it is no longer extant. The following options are considered as a means to commemorate the former pergola and interpret the new structure for the public.

Options:

1. The play of light and shadow could be reinstated with a modern pergola-like structure placed over a proposed road in the original location of the pergola (Photo 5-7). Additional location options include over the stairs or over the sidewalk (Photo 5-8 and Photo 5-9). Should a reconstruction be selected, it is important for the design to be distinguished from its original design (Photo 5-10 and Photo 5-11).
2. The construction of a modern pergola provides the opportunity to assist with breaking the linear road/pathway into a "room."
3. Should a modern location be selected, consideration could be given to relocation within the Heritage Park Area to demarcate entrance into the park and maintain relationship between pergola and pool area.
4. Further consideration could be given to the adaptive reuse of timber salvaged from trees to be removed for road/pathway, including using trees to be removed as a source of laminate (glulam wood).



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Site Specific Options

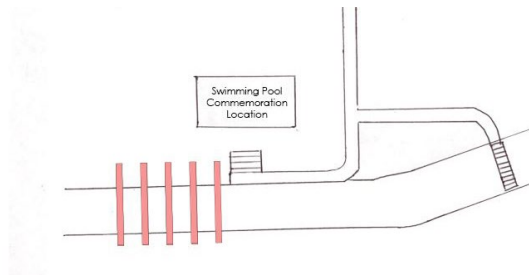


Photo 5-7: Potential location of pergola structure over driveway

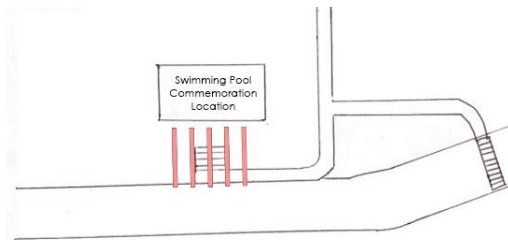


Photo 5-8: Potential location of pergola structure over stairs

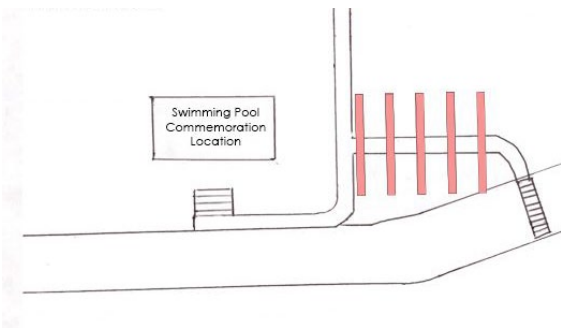


Photo 5-9: Potential location of pergola structure over sidewalk



Photo 5-10: Example of pergola structure from amphitheater/main plaza of Shadbolt Park in Abbotsford, BC,



Photo 5-11: Example of pergola structure

5.4 BATH HOUSE AREA

5.4.1 Bath House

As described within the *200 John Street & 588 Charlotte Street, Draft Plan of Subdivision Town of Niagara-on-the-Lake, Heritage Impact Assessment*, the Bath House will be moved from its current location, restored, and relocated to the Heritage Park Area (Photo 5-11). Relocation allows for the historic orientation of the Bath House related to the pool to be reinstated so that the Bath House faces the pool



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Site Specific Options

and is slightly obscured (filtered view) by vegetation to restore the element of 'discovery' and 'picturesque' qualities. A structural assessment coupled with a conservation plan to address technical/engineering aspects of relocation with supervision throughout by a qualified conservation specialist/expert is recommended. The Bath House will also be the subject of a Documentation Report prior to its removal.

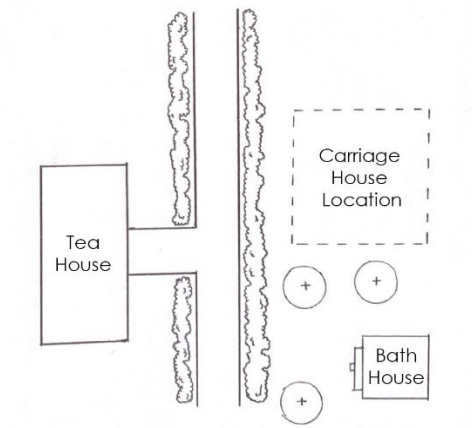


Photo 5-12: Hand sketch of proposed new Bath House location with Heritage Park

5.4.2 Arboretum

It is anticipated that some trees in this location will be removed for a future archeological dig and for residential development. However, for the trees that remain within the Heritage Park Area boundaries, it is anticipated that rehabilitation will be prioritized. The following options are considered as a means to commemorate the removed trees.

Options:

1. Additional plantings, such as those recommended to create filtered views to the Bath House from the Tea House, will be taken from the Dunington-Grubb palette of species. The following approach to species selection may be considered:
 - a. The project Landscape Architects in their Detailed Design may refer to the Dunington-Grubb Collection (Research and content list by Pleasance Kaufman Crawford, 1998) for a full palette of species used by Dunington-Grubb.
 - b. To tie in with extant species associated with the Dunington-Grubb studio, the following species may be considered:
 - i. Purple plum (*Prunus pissardii/nigra*).
 - ii. Boxwood (*Buxus microphylla*).



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Site Specific Options include:

- iii. Chinese cedar (*Thuja arborivita*).
 - iv. White pine (*Pinus strobus*).
 - v. Austrian Pine (*Pinus nigra*).
 - vi. Rose of Sharon (*Hibiscus spp.*).
 - vii. Lilac (*Syringa vulgaris spp.*).
- c. Should a detailed planting plan be prepared, it should be reviewed by Bill Buchanan of Buchanan Expert Tree Care from an arboricultural perspective for its suitability in terms of growing conditions. The planting plan should also be reviewed by a landscape architect in good standing with Canadian Association of Heritage Professionals to comment on suitability in terms of the relationship to the overall cultural heritage character of the site.

5.5 CARRIAGE HOUSE AND ADJACENT PLANTINGS

As described within the *200 John Street & 588 Charlotte Street, Draft Plan of Subdivision Town of Niagara-on-the-Lake, Heritage Impact Assessment*, the Carriage House will be demolished and commemorated while the adjacent plantings including the rose of Sharon, row of cedars, grove of lilacs, and mix of deciduous and coniferous trees will be rehabilitated. It will also be the subject of a Documentation Report prior to its removal. The following options are considered as a means to commemorate the Carriage House and rehabilitate the adjacent plantings.

Options:

1. The Carriage House could be commemorated within the Heritage Park Area, adjacent to the pool area. This commemoration would be based on the Documentation Report required by the above referenced HIA.
2. The footprint of the stalls could be outlined by transplanted rose of Sharon bushes from the existing rose of Sharon hedge that is anticipated to be removed during lot development. The stalls could create places for people to gather in small groups. Additional existing shrubs such as lilacs may also be relocated/transplanted to enhance the landscaping elements in the area.
3. The cedar hedges should be photographed in place for photo documentation and then condition and roots examined by a horticulturalist and/or a Certified Arborist.
4. If the cedar hedges are deemed suitable for transplanting, the orientation or aspect of the tree could be marked and relocated with the same orientation. If they are deemed not suitable for transplanting, a sample strip of 12 cuttings could be taken by either a qualified horticulturalist or nursery and propagated. These would be transplanted as per landscape architectural drawings. The remainder of the hedges would be planted with new nursery stock.



Site Specific Options

5.6 CALVIN RAND SUMMER HOUSE

As described within the *200 John Street & 588 Charlotte Street, Draft Plan of Subdivision Town of Niagara-on-the-Lake, Heritage Impact Assessment*, the Calvin Rand Summer House will be demolished and commemorated. It will also be the subject of a Documentation Report prior to its removal. The following options are considered as a means to commemorate the Calvin Rand Summer House.

Options:

1. The Calvin Rand Summer House will be commemorated through Documentation as required by the above referenced HIA. This will serve as a baseline document to shape subsequent commemorative activities.
2. Commemoration could focus on Calvin Rand and the Rand family through interpretive/educational features such as standing interpretive panels.
3. As an entrance to the former Rand Estate, and in commemoration of the Rand family waiting for the train, the interpretive panel could be located at the Whistle Stop station.

5.7 WHISTLE STOP WALK AREA

The Whistle Stop Walk Area is an important Cultural Heritage Asset and greatly contributes to the historical narrative of Randwood and the Rand's family connection with the property. As such we have proposed the following commemorative approaches through an interactive process with the Proponent as the project Landscape Architects and Urban Planners/Designers.

5.7.1 Whistle Stop

As described within the *200 John Street & 588 Charlotte Street, Draft Plan of Subdivision Town of Niagara-on-the-Lake, Heritage Impact Assessment*, the Whistle Stop will remain in situ. Heritage attributes associated with this portion of the property will be repaired and restored, including the landscape elements. Nonetheless, there remain opportunities for further enhancement. The following options are considered as a means to enhance the area through commemorative activities.

Options:

1. Creation of a Whistle Stop garden would complement the historical function of the space. To achieve this, the garden should be restored to its original design as enjoyed by the members of the Rand Family, who used the Whistle Stop as their private "station" when waiting for the steam train to Buffalo.
2. To provide public context, interpretive signage would be installed to illustrate and address the historical connection of the Rand family to the Randwood Estate and the Upper Canada Trail. Signage would include the lives of the female members of the multi-generational Rand family and their contribution to the shaping of the Randwood Estate and to the cultural and social life of Niagara-on-the-Lake.



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5.7.2 Whistle Stop Walkway

As described within the *200 John Street & 588 Charlotte Street, Draft Plan of Subdivision Town of Niagara-on-the-Lake, Heritage Impact Assessment*, the existing remnants of the central walkway, known as the Whistle Stop walkway, will be conserved in their original form and material abutting the Tea House. The pathway will be extended as a pedestrian laneway (Photo 5-13). The changes in elevation along the Whistle Stop Walk will commemorate Dunington-Grubb's use of 'sunken rooms' within their landscape design (Photo 5-14). The manipulation of the elevation will create interesting spots along the Whistle Stop Walk for resting, gathering, and contemplation. AODA and CPTED principles to apply in terms of visual surveillance, grades/slopes, and paving surfaces.

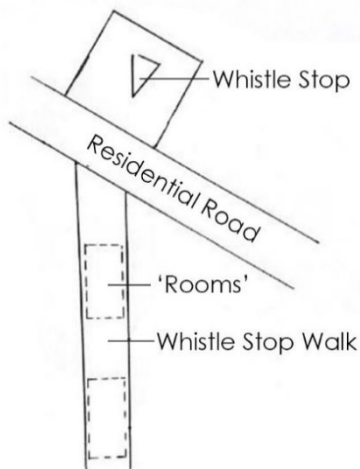


Photo 5-13: Hand sketch of proposed Whistle Stop Walk design

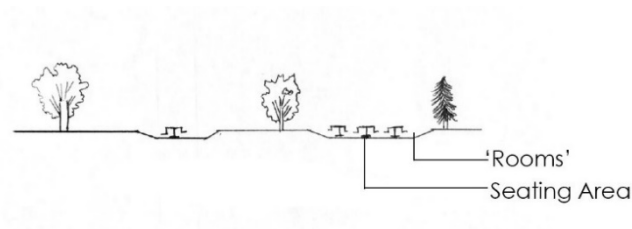


Photo 5-14: Hand sketch of 'sunken rooms' along Whistle Stop Walk

5.7.3 Peony Garden

The peony garden associated with the Whistle Stop Walk Area is anticipated to be restored. This includes restoration of the full peony garden and extension along the Whistle Stop Walk within the Heritage Park area (Photo 5-15). This also includes re-establishment of peony garden as per historical photos to include methods of varying species and/or colours to identify original peonies (extant) from newly planted peonies. Species will be selected by referencing Sheridan catalogues as to which cultivars were available in the 1920s-1930s and are still commercially available (Photo 5-16).



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Site Specific Options

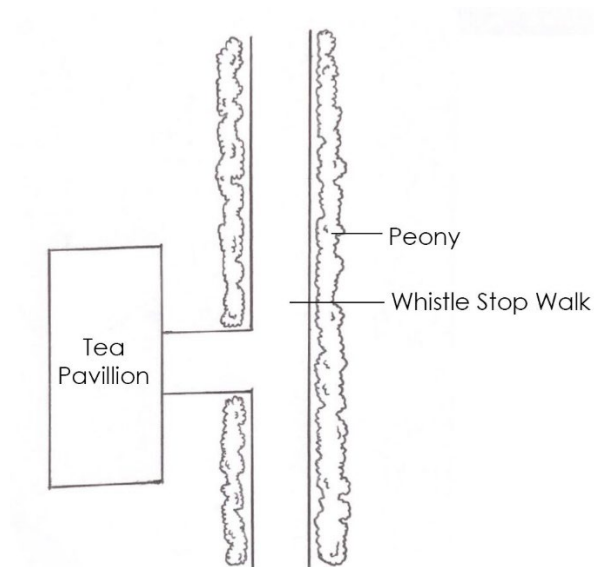


Photo 5-15: Hand sketch of proposed peony row location

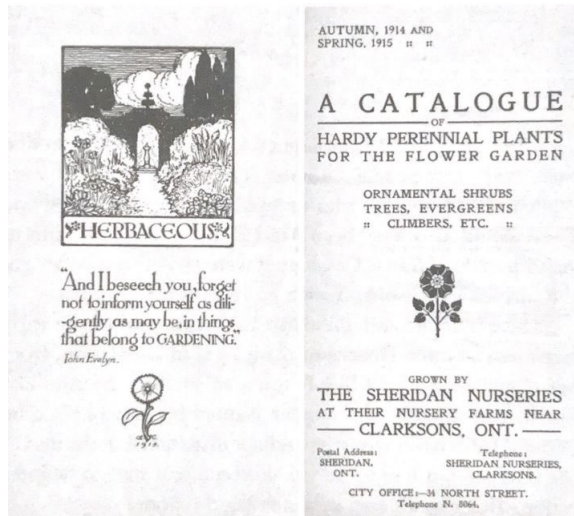


Photo 5-16: Sheridan catalogue to be used for selection of peony species

5.7.4 Mound

As described within the *200 John Street & 588 Charlotte Street, Draft Plan of Subdivision Town of Niagara-on-the-Lake, Heritage Impact Assessment*, similar to the other elements of the Whistle Stop Walk Area, the mound will be restored through the establishment of a memorial garden.

Options:

- Recreated based on historical air photographs and extant earthen mound.
- Ring of coniferous trees to be planted based on Dunington-Grubb Palette and historical records of plantings at Randwood.
- Principles of CPTED to apply for visual surveillance.
- Include passive seating area for contemplation and location of interpretation feature commemorating life of the early 20th century country estate specific to Randwood such as agriculture/farming/orchard, equestrian and social life.

5.8 THE STABLES

The preferred approach for the Stables will be **commemoration**. The Stables are to be demolished.



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- Documentation Report. Photo documentation to include visual inventory of views to and from the stables; communicated through both photos and videos.



6.0 EVALUATION OF OPTIONS

Following the development of options in Section 5.0, this section includes an evaluation of each option to determine their feasibility against multiple considerations outside of only a cultural heritage approach. The evaluation takes into consideration the following criteria:

- Public health and safety.
- Conservation of cultural heritage values.
- Security.
- Sustainability.
- Maintenance.
- Risk management.
- Costs.

Table 6-1 examines the advantages and disadvantages of each option in accordance with the above listed considerations. To summarize the heritage attributes itemized in Section 0 are denoted with an Asterisk (*) in the following table.



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Evaluation of Options
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Table 6-1: Evaluation of Site Specific Options

Built or Landscape Element	Options	Advantages	Disadvantages
Carriage House and Adjacent Plantings			
Carriage House*	Documentation, including salvage with commemoration	<ul style="list-style-type: none"> Heritage commemoration of the importance of the Rand family to the community and the relation of the Carriage House to the development of the Rand Estate Recycling of salvaged elements 	<ul style="list-style-type: none"> Removal of a built heritage feature
	Footprint of stalls outlined by transplanted rose of Sharon bushes	<ul style="list-style-type: none"> Retention of Carriage House layout 	<ul style="list-style-type: none"> Removal of a built heritage feature Maintenance of transplanted bushes
Plantings	Cedar hedges transplanted or propagated	<ul style="list-style-type: none"> Conservation of a cultural heritage landscape feature 	<ul style="list-style-type: none"> Costs for potential propagation Maintenance of transplanted or propagated cedar hedges
Calvin Rand Summer House*			
n/a	Documentation, including salvage, with commemoration through interpretative panels	<ul style="list-style-type: none"> Heritage commemoration of the importance of the Rand family to the community and the relation of the Summer House to the development of the Rand Estate Educational opportunities provided through interpretation Recycling of salvaged elements 	<ul style="list-style-type: none"> Removal of a built heritage feature



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Table 6-1: Evaluation of Site Specific Options

Built or Landscape Element	Options	Advantages	Disadvantages
Dunington-Grubb Landscape*			
Swimming Pool*	Use of polder	<ul style="list-style-type: none"> • Removal of the pool avoids health and safety risk of open water in public park and/or falls. • Reduction of short and long term maintenance costs. • More sustainable approach – less energy demands compared to running of water feature. • Educational opportunities provided through interpretation 	<ul style="list-style-type: none"> • Removal of a (modified) cultural heritage landscape feature and historical function
	Hard decorative paving surface or soldier coursing outlining the pool	<ul style="list-style-type: none"> • Conservation of Dunington-Grubb designed landscape feature 	<ul style="list-style-type: none"> • Removal of a cultural heritage landscape feature
	Glass block or recycled glass mulch	<ul style="list-style-type: none"> • Conveys the 'idea' of water through a lower maintenance medium. 	<ul style="list-style-type: none"> • Removal of a cultural heritage landscape feature
	Sunken lawn area	<ul style="list-style-type: none"> • Approach follows Dunington-Grubb and Beaux Arts landscape design • Conserves grade elevation changes, part of the Dunington-Grub design tool to create outdoor rooms. 	<ul style="list-style-type: none"> • Removal of a cultural heritage landscape feature



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Evaluation of Options
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Table 6-1: Evaluation of Site Specific Options

Built or Landscape Element	Options	Advantages	Disadvantages
	Documentation, including salvage, with commemoration through interpretative panel	<ul style="list-style-type: none"> Heritage commemoration of the life and achievements of Dunington-Grubb and Beaux Arts landscape 	<ul style="list-style-type: none"> Removal of a cultural heritage landscape feature
Pool Area Hard and Soft Surfaces*	Restoration of existing paved surfaces within pool area, embankments and stairs leading from pool to Tea House	<ul style="list-style-type: none"> Historical patterns and colours/banding to be maintained Sustainability of reusing existing elements Conservation of historical grades by maintaining presence of brick stairs and Dunington-Grubb grades as a significant element of defining outdoor rooms 	<ul style="list-style-type: none"> None identified
	Introduction of a Nollie	<ul style="list-style-type: none"> Buildings of the site are commemorated Recognition of the sunken gardens in the Dunington-Grubb Landscape 	<ul style="list-style-type: none"> High costs
	Restoration of the pool area landscape as per historical photos and original Dunington-Grubb pool area plans	<ul style="list-style-type: none"> Approach follows Dunington-Grubb and Beaux Arts landscape design 	<ul style="list-style-type: none"> High initial and long term maintenance costs and higher safety risk factor associated with swimming pool (water feature) in a public park area.
Pool Area Plantings*	Trees removed during construction activities be salvaged for commemoration purposes	<ul style="list-style-type: none"> Recycling of site materials for future site projects 	<ul style="list-style-type: none"> Costs for commemorative features



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Table 6-1: Evaluation of Site Specific Options

Built or Landscape Element	Options	Advantages	Disadvantages
		<ul style="list-style-type: none"> Historical connection between salvaged materials and future site projects 	
	Boxwood and purple plum hedges to be preserved	<ul style="list-style-type: none"> Significant landscape feature conserved as a Dunington-Grubb original garden element and its historical function of delineating outdoor garden rooms. Opportunity to restore a cultural landscape feature to historical conditions, as informed by historical photos and extant conditions Preservation/conservation of shrubbery to respect historical plantings. 	<ul style="list-style-type: none"> Short and long term maintenance costs
	Landscape Management Plan	<ul style="list-style-type: none"> Preservation of cultural heritage landscape features 	<ul style="list-style-type: none"> Short and long term maintenance costs
Tea House*	Restoration (dependent on structural and architectural review)	<ul style="list-style-type: none"> Opportunity to restore a Dunington-Grubb cultural landscape feature to historical (original) conditions. 	<ul style="list-style-type: none"> Costs of restoring the structure
Pergola*	New pergola structure	<ul style="list-style-type: none"> Current structure is not the original Dunington-Grubb pergola. The new structure could follow the original Dunington-Grubb drawings. 	<ul style="list-style-type: none"> Cost of the new pergola Future maintenance of the pergola



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Evaluation of Options
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Table 6-1: Evaluation of Site Specific Options

Built or Landscape Element	Options	Advantages	Disadvantages
		<ul style="list-style-type: none"> • New materials would be hardy (more durable) and lower maintenance. • New location helps demarcate Heritage Park Area. • Installation of new pergola respects historical presence of Dunington-Grubb designed pergola (physical feature) and the play between sun and shadow (function) 	
Bath House Area			
Bath House	Restoration	<ul style="list-style-type: none"> • Opportunity to restore a cultural landscape feature to historical (original) conditions. • Historical connection with the swimming pool area will be maintained 	<ul style="list-style-type: none"> • Removal of the structure from its original location
Arboretum	Rehabilitation	<ul style="list-style-type: none"> • Maintains historical element of on-site plant supply. • Transplanted plant material to help restore picturesque viewscape between Bath House and swimming pool area. 	<ul style="list-style-type: none"> • Long term maintenance and associated costs of the cultural plantings



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Evaluation of Options
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Table 6-1: Evaluation of Site Specific Options

Built or Landscape Element	Options	Advantages	Disadvantages
Panhandle			
n/a	Retaining walls used as a commemoration piece with Corten Steel	<ul style="list-style-type: none"> Aesthetically pleasing and permits addition of interpretive imagery 	<ul style="list-style-type: none"> High costs
	Bioswales	<ul style="list-style-type: none"> Sustainability for drainage Recognition of Dunington-Grubb landscape design 	<ul style="list-style-type: none"> New introduction (alteration) in the historical front lawn of the Randwood Estate
Whistle Stop Walk Area			
Whistle Stop*	Restoration of structure and adjacent landscape with commemoration	<ul style="list-style-type: none"> Opportunity to restore a cultural heritage landscape feature to historical conditions. Educational opportunities provided through interpretation Restores the terminal vista point of the visual axis to the Randwood Estate. 	<ul style="list-style-type: none"> High Costs associated with restoration
Whistle Stop Walkway	Conservation of original form and materials with extension	<ul style="list-style-type: none"> Opportunity of subdivision layout permits restoration conservation of extant pathway and restoration of non-extant pathway of both historical physical and visual desire lines from main Randwood Estate at 176 John St. E. to Whistle Stop /Heritage Trail head. Rehabilitates original function 	<ul style="list-style-type: none"> Maintenance of public walkway



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Table 6-1: Evaluation of Site Specific Options

Built or Landscape Element	Options	Advantages	Disadvantages
		<ul style="list-style-type: none"> Air photos to be used for accuracy 	
Peony Garden	Restoration and rehabilitation	<ul style="list-style-type: none"> Opportunity to restore a cultural landscape feature to historical conditions, as informed by historical photos. Low maintenance requirements associated with peonies. For AODA consideration, peonies help delineate walking path. Respects the aesthetics of the original garden area 	<ul style="list-style-type: none"> None identified
Mound	Restoration and rehabilitation	<ul style="list-style-type: none"> Opportunity to restore an acknowledged cultural landscape feature to historical conditions as informed by historical air-photography. 	<ul style="list-style-type: none"> None identified
Stables*			
n/a	Documentation, with salvage, with commemoration	<ul style="list-style-type: none"> Commemoration through comprehensive video and photo documentation 	<ul style="list-style-type: none"> Removal of a built heritage feature
Stone/Brick Walls and Pillars*			
n/a	Restoration (pending structural engineering/masonry conservator report)	<ul style="list-style-type: none"> Opportunity to restore a cultural landscape feature to historical conditions, as informed by historical photos. 	<ul style="list-style-type: none"> None identified



Recommendations

7.0 RECOMMENDATIONS

The Heritage Commemoration Plan is a dynamic balance of restoration, rehabilitation, relocation, preservation, and commemoration. Each heritage attribute has been carefully planned and thought through to have the best outcome for conserving the heritage value of the site.

7.1 HERITAGE COMMEMORATION PLAN

Based on the development of options and their evaluation, an overall Heritage Commemoration Plan has been created and is depicted on Figure 7-1 and Figure 7-2.

The Heritage Commemoration Plan includes the following recommendations:

1. Stone Walls/Pillars:
 - Restoration of the stone/brick walls and pillars.
2. Panhandle:
 - Retaining walls with Corten Steel to create a commemoration piece.
 - Bioswales with Dunington-Grubb influenced design.
3. Dunington-Grubb landscape elements:
 - Preparation of a Documentation Report for the pool.
 - Commemoration of pool area through an interpretative panel.
 - Use of polder with restoration of existing surfaces around the pool with the introduction of decorative tile.
 - Sunken lawn area.
 - Introduction of a Nollie (commemorate the built heritage features).
 - Restoration of the Pool Area as per Dunington-Grubb's pool area plans.
 - Trees removed in Pool Area to be salvaged for commemoration purposes.
 - Boxwood and purple plum hedges to be preserved.
 - Landscape Management Plan.
 - Restoration of the Tea House (to be confirmed by structural engineer/conservation architect). Ground surface (bricks) to be retained and restored.



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Recommendations

- Installation of a new pergola.
4. Bath House Area:
- Relocation and Restoration of the Bath House within the Heritage Park Area.
 - Rehabilitation of Arboretum trees within the Heritage Park Area.
5. Carriage House and Adjacent Plantings:
- Preparation of a Documentation Report.
 - Footprint of Carriage House stalls outlined by transplanted rose of Sharon.
 - Commemoration of Carriage House through an interpretative panel.
 - Cedar hedges transplanted or propagated.
6. Calvin Rand Summer House:
- Preparation of a Documentation Report.
 - Commemoration of Calvin Rand Summer House through an interpretative panel.
7. Whistle Stop Walk Area:
- Restoration of the Whistle Stop and its garden.
 - Commemoration through an interpretative panel.
 - Remnants of existing Whistle Stop Walkway to be conserved in original form and material.
 - Restoration of the Peony Garden.
 - Restoration of the Mound.
8. The Stables:
- Preparation of a Documentation Report.
 - Relocation and restoration of shed in the Heritage Park Area.



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Key Map [N.T.S.]



Notes

Legend

- Proposed Green Space
- Preserved Elements
- Conservation Area of Original Trees
- Commemoration Areas

Revision	By	Appd.	YY.MM.DD
File Name:	DW	RS	2022.04.14
	Dwn.	Chkd.	YY.MM.DD

Permit-Seal

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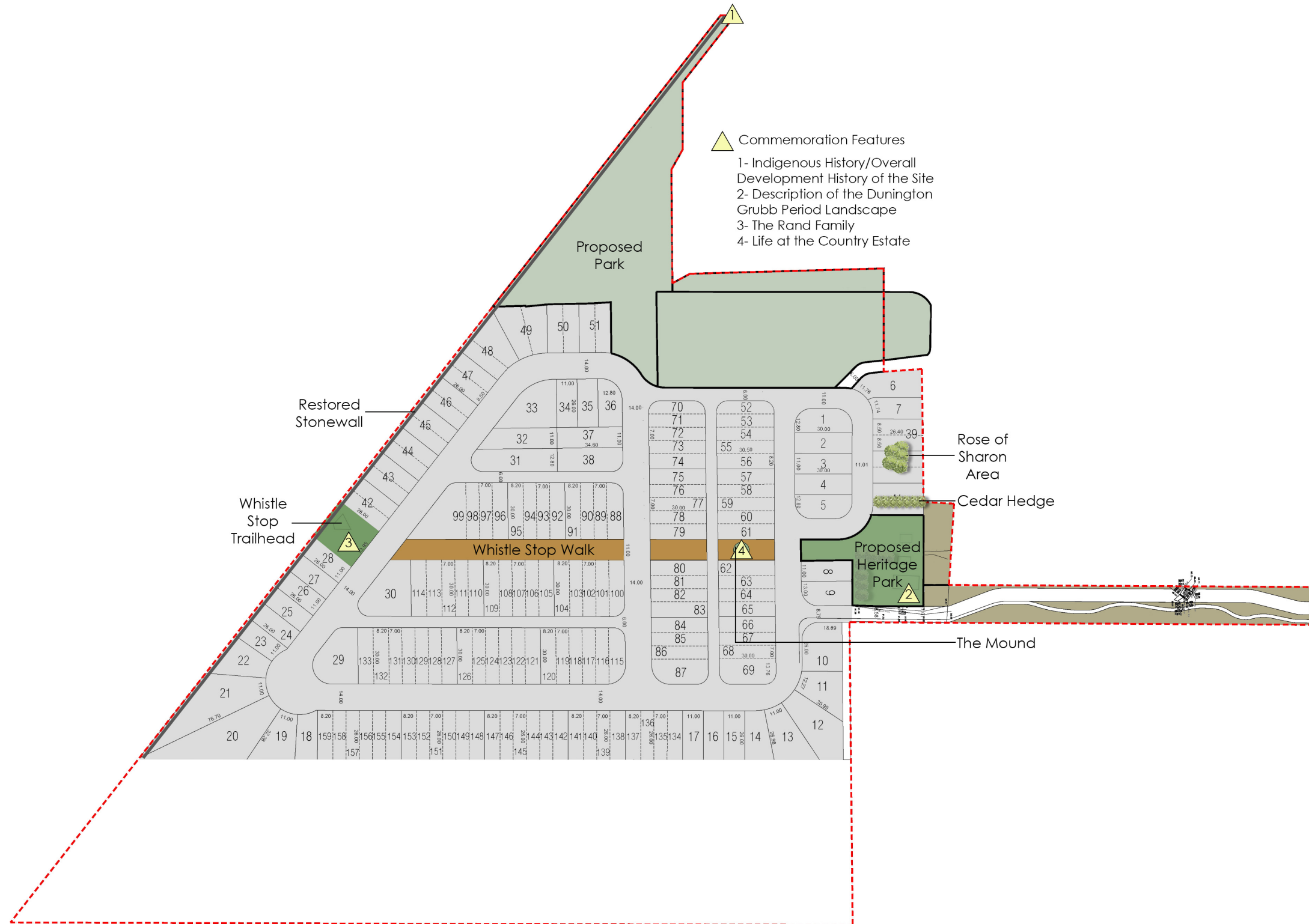
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Niagara on the Lake, ON Canada

Title

Overall Commemoration Plan

Project No. 161414045	Scale
Drawing No. 7-1	Sheet Revision



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Key Map (N.T.S.)



Notes

Legend

-  Relocated/rehabilitated Elements
-  Rehabilitation Elements
-  Commemorated Elements
-  Restoration Elements
-  Pool Area Restoration/relocation/rehabilitation

Revision	By	Appd.	YY.MM.DD
File Name:	DW	RS	2022.04.14
	Chkd.	Dgn.	YY.MM.DD

Permit-Seal

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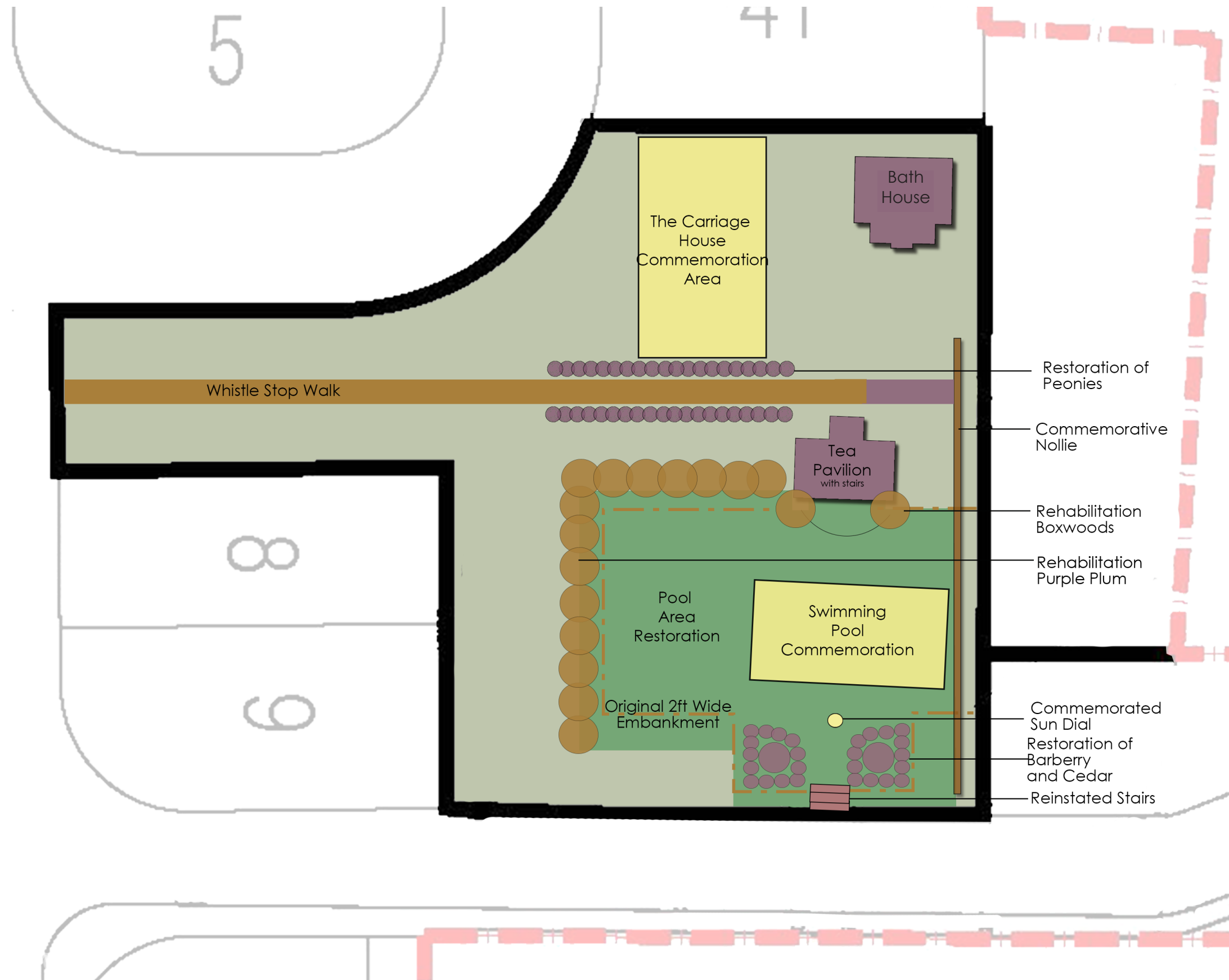
SOLMAR (NIAGARA 2) COPR.

Niagara on the Lake, ON Canada

Title

Heritage Park Area

Project No. 161414045	Scale
Drawing No. 7-2	Sheet Revision



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Appendix A Urban Design Brief - SGL

PREPARED FOR:
Solmar (Niagara 2) Inc.

MARCH

2022

URBAN DESIGN BRIEF

200 John Street East &
588 Charlotte Street
Town of Niagara-on-the-Lake

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PROJECT

JS.NL

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SECTION



INTRODUCTION

1.0

Introduction

1.1 Purpose of the Brief

This Urban Design Brief (Brief) has been prepared by SGL Planning & Design Inc. on behalf of Solmar (Niagara 2) Inc., in support of Official Plan and Zoning By-law Amendment Applications, as well as Draft Plan of Subdivision Approval, for the development of the lands municipally addressed as 200 John Street East and 588 Charlotte Street within the Town of Niagara-on-the-Lake. The development site located on the south side of John Street, between Charlotte Street and the Upper Canada Heritage Trail, proposes a new low-density subdivision. The development comprises of a mix of single, semi and townhouse dwellings serviced by private roads and laneways that are accessed by the site's main John Street entrance. Three new park spaces are proposed, which include a main park, a smaller Heritage Park and a Whistle Stop Parkette. These park blocks are intended to provide access to both areas for outdoor recreation and the preserved and commemorated heritage elements of the original Rand Estate. The site's landscape and public areas are intended to commemorate the history of the estate, including elements of the Dunington-Grub Period Landscape, the Rand Family and life at the rural country estate.

The purpose of this Brief is to illustrate the design aspects of the proposed development and demonstrate site design, connectivity, public realm, built form and cultural heritage compatibility both within the site and the surrounding area. The Brief identifies the overall vision for the development, the corresponding cultural heritage attributes and the individual elements of the plan based on consideration for good urban design practices. The Brief also highlights the ability of the proposal to implement relevant urban design direction set out by Niagara Region within their Model Urban Design Guidelines.

As described within this Brief, the proposal represents good urban design, providing for compatible residential infill balanced with a meaningful open space network that reflects the existing character of the surrounding neighbourhood and heritage context of the site.

1.2 Development Background

An Urban Design Brief was prepared by SGL Planning & Design Inc. and submitted in July 2020 as part of the planning applications for the site. As part of the re-submission application process, the Urban Design Brief has been updated and accompanies an addendum to the Planning Justification Report. Revisions to the proposal and this Brief were based on comments received by the public, the Town and the Region, as well as a detailed cultural heritage evaluation that was completed. An update to the proposed Draft Plan of Subdivision has informed revisions to the information contained within this Brief, which better reflects input received, the Region's Model Urban Design Guidelines and the cultural heritage features on the site .

1.3 Structure of the Brief

This Brief is structured as follows:

Section 1: Introduction

Provides an introduction to the purpose and structure of the Brief.

Section 2: Existing Site and Surrounding Context

Describes the context of the site and surrounding area.

Section 3: The Proposal

Sets out the vision and design principles for the proposal and provides an overview of the development.

Section 4: Detailed Design Direction and Policy Analysis

Provides an analysis of how the proposal is designed to meet applicable urban design direction, particularly from the Region, as well as how the redesign respects the site's cultural heritage elements and landscape. This section assesses how the development is appropriate for the subject site with respect to:

- 4.1 Site Layout
- 4.2 Pedestrian Circulation
- 4.3 Parks and Open Spaces
- 4.4 Cultural Heritage
- 4.5 Built Form
- 4.6 Sustainability Measures

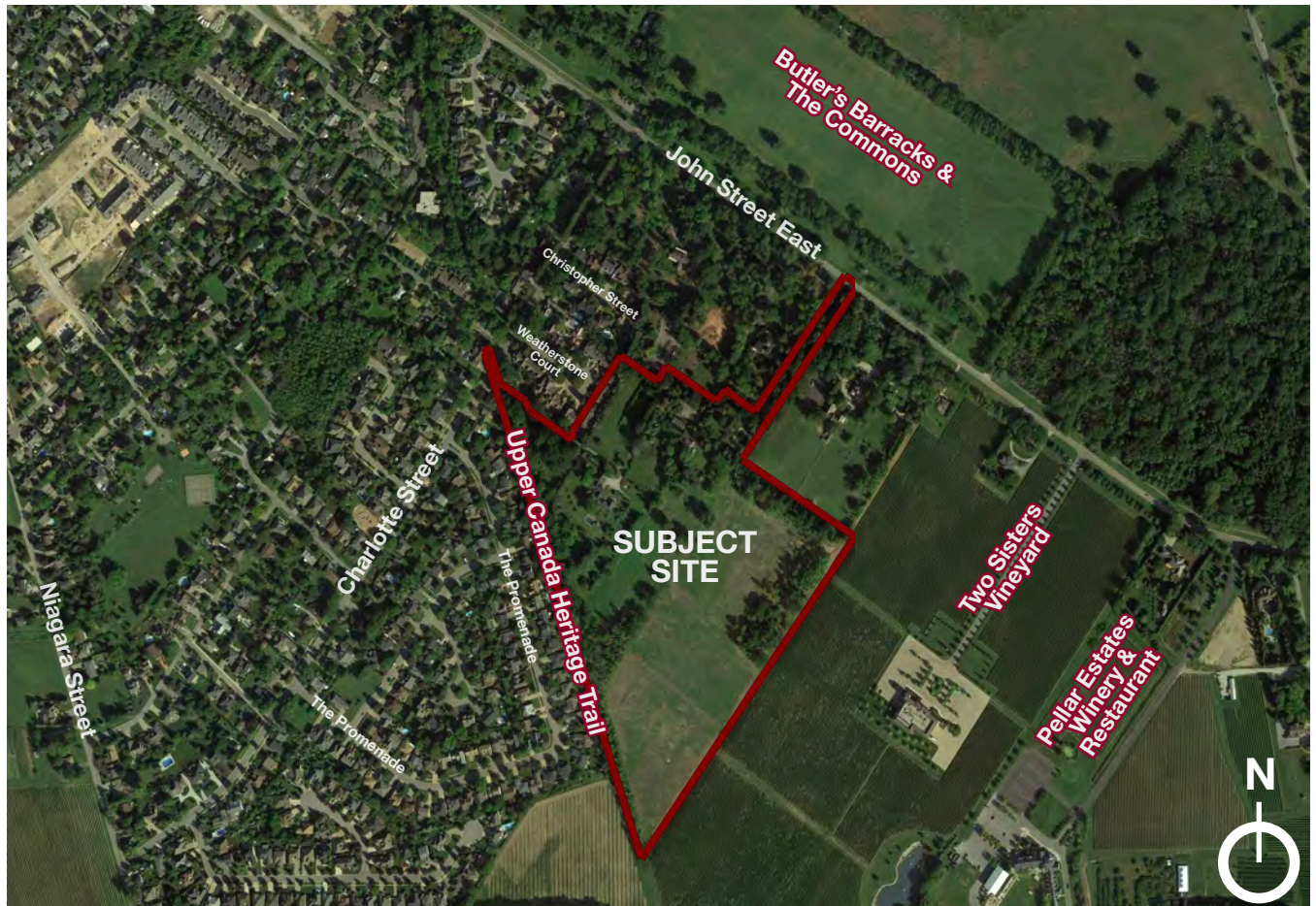
Section 5: Conclusion

Provides a conclusion, demonstrating the ability of the proposed development to achieve its vision and design principles and support design direction from the Region.

SECTION



SITE AND NEIGHBOURHOOD CONTEXT



Subject Site Location - 200 John Street East and 588 Charlotte Street

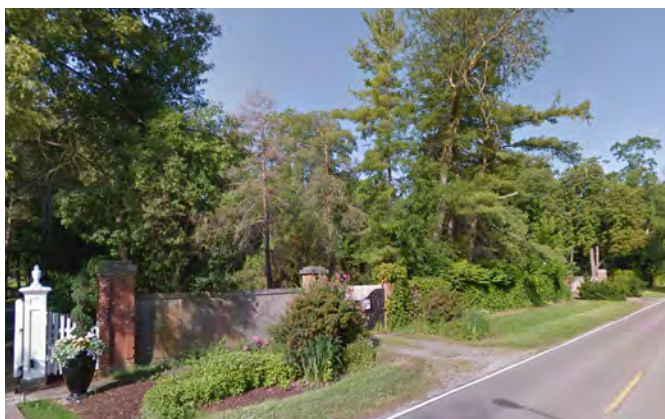
2.0

Site and Neighbourhood Context

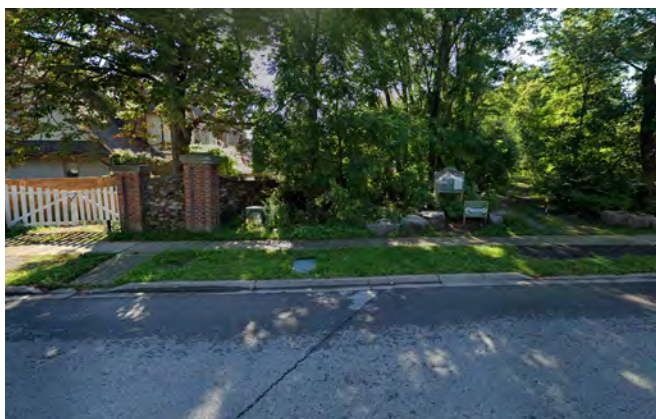
2.1 Subject Site

The subject site is situated within the Old Town urban area of Niagara-on-the-Lake, located on the south side of John Street, between Charlotte Street and the Upper Canada Heritage Trail. The site is approximately 12.34 hectares in size, a large portion of which consists of open space. The site originally formed part of a larger landholding known as the “Rand Estate”, which comprised of 144, 176 and 200, John Street East and 588 Charlotte Street, as well as two areas subdivided and developed as residential subdivisions known as Weatherstone Court and Christopher Court. The Rand Estate has been identified by the Town as a Cultural Heritage Landscape.

A large brick and stone wall, much of which continues to exist, defines the Rand Estate boundary.



John Street Site Entrance



Charlotte Street Historic Entrance to Site and Upper Canada Heritage Trail

There are a number of remaining buildings, structures and landscape elements located on these properties that made up the Rand Estate Lands.

200 John Street East

Buildings that remain at 200 John Street East include:

- The Lodge/Summer House;
- Carriage House/Garage;
- Bath House (Folly); and
- The Tea House.



Calvin Rand Summer House



Carriage House/Garage



Bath House(Folly)



Tea House

The property at 200 John Street East features remnants of the original Dunington-Grubb landscape around the existing swimming pool, as well as other limited landscape features. Another feature of the landscape includes limited remnants of a main walkway (referred to as the Whistle Stop Walk) which originally connected the rear of the Main House to the Whistle Stop and gate at the estate wall, along the Upper Canada Heritage Trail at the south end of the property.



Whistle Stop Wooden Gazebo



Main Walk Towards Previous Circular Mound Garden



Existing Pool Area



588 Charlotte Street

Buildings and structures remaining at 588 Charlotte Street include:

- The Main House/Stables; and
- Three Outbuildings/Sheds.



Main House/Stables



Outbuilding #1



Outbuilding #2



Outbuilding #3

2.2 Surrounding Area Context

The surrounding area is characterized primarily by low rise residential neighbourhoods to the west, which contain single detached and townhouse dwellings. The north side of John Street East contains a number of features associated with the historic Old Town including the Butler's Barracks National Historic Site and The Commons public open space. To the south and east, the site is generally surrounded by large agricultural lots and an existing estate lot at 210 John Street. The Two Sisters Winery borders the site to the east.



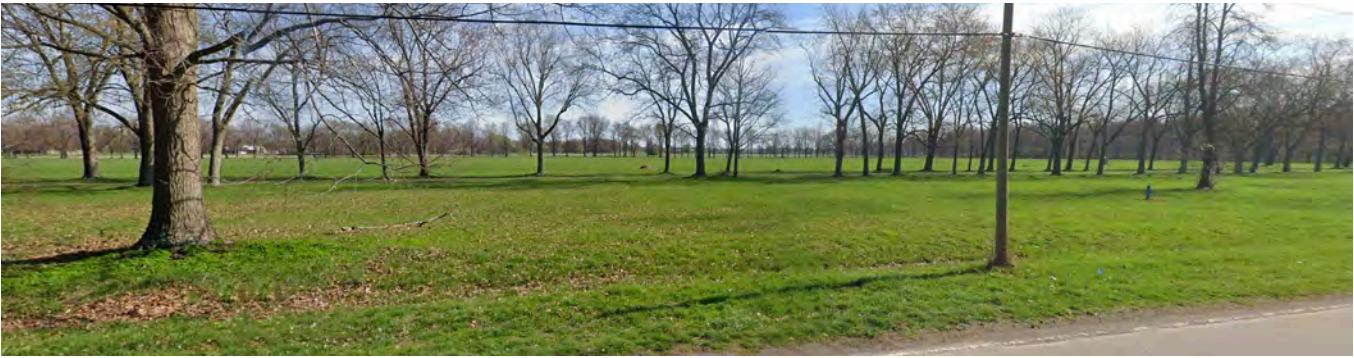
Existing Dwellings on Christopher Street - Abutting the Site to the East



Existing Townhouse Dwellings on Weatherstone Court - Abutting the Site to the East

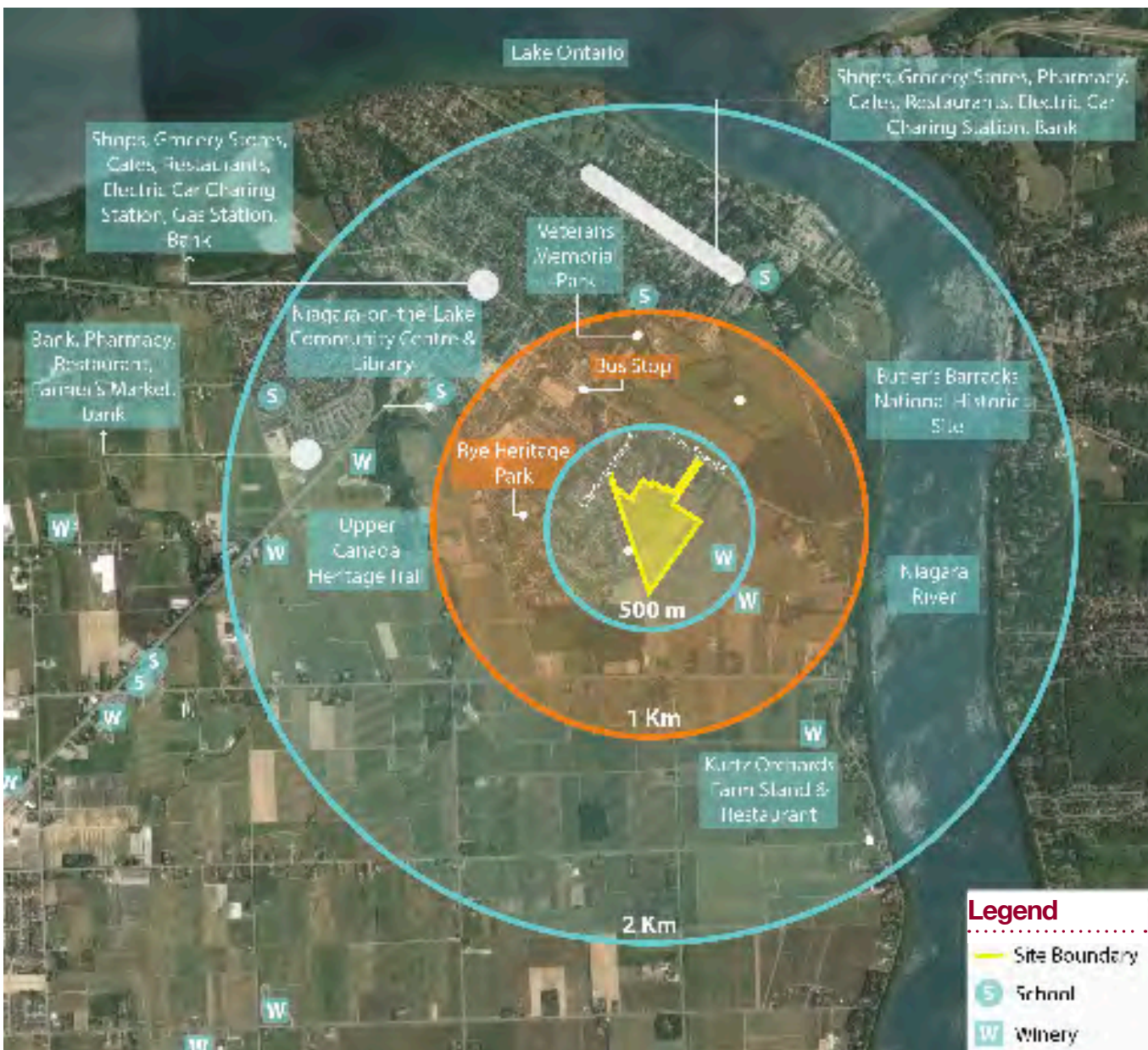
The site is within walking distance to transit services at King Street and John Street, which is an approximate 10-minute walk from the John Street entrance and a 6-minute walk from the Charlotte Street entrance along the Upper Canada Heritage trail.





John Street Separated Walking and Cycling Path - Northeast of the Site

As part of the Old Town community, the site is well situated in proximity to a number of community services and facilities, including the Town's Heritage District, which presents a diverse shopping and dining experience. A number of shops, grocery stores, pharmacies, cafes, restaurants and banks are located within a two kilometre radius of the site. The Niagara-on-the-Lake Community Centre and Library is located approximately one kilometre away from the site.



Surrounding Area Context Map



SECTION

THE PROPOSAL

3.0

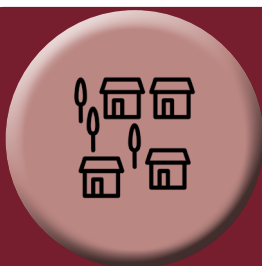
The Proposal

3.1 Vision

The proposed development is envisioned to create a compatible new infill community that reflects the existing character of the surrounding neighbourhood, preserves the valuable heritage context of the lands and provides for a high-quality public realm with improved access to parkland, open spaces and trails, as well as surrounding community services and facilities.

3.1 Design Principles

The proposed development is guided by the following principles:



Accommodate compatible infill on the edge of an existing neighbourhood that respects the established community fabric through site organization, connectivity, open space design and built form.



Contribute to a high-quality public realm, respecting the unique sense of place of the previous estate, through heritage inspired landscape features and access to the preserved and commemorated cultural heritage features on site.



Contribute to the creation of a healthy and walkable community through site permeability and streetscape design, as well as access to parkland, open space areas and trails.

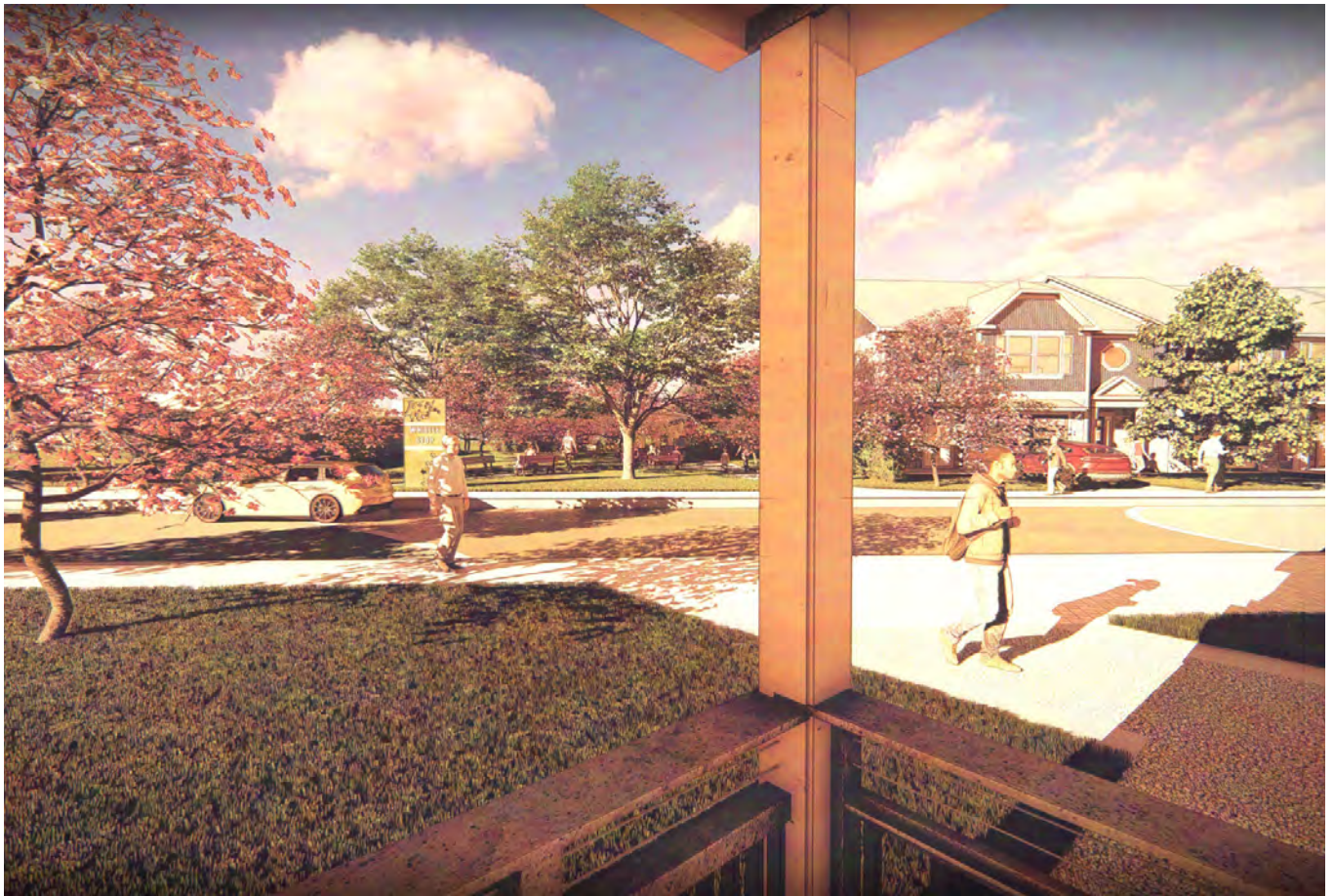


Provide for more compact built form and a variety of housing options in the Town's existing urban area through the development of a mix of single detached, semi-detached and townhouse dwellings that are appropriately located and massed to fit within their context.

3.2 Proposed Development

The development comprises of a mix of single-detached and semi-detached dwellings, as well as street and laneway townhouse dwellings serviced by private roads, that connect to the site's main John Street entrance. A number of open space areas are proposed including a new park to the north, a Heritage Park to the east and the Whistle Stop Parkette to the west. The proposed Whistle Stop Walk traverses the site from the Whistle Stop Parkette to the Heritage Park, providing a continuous pedestrian connection. These integrated spaces are intended to commemorate the site's cultural heritage landscape and provide improved access to the site's heritage buildings and areas, as well as the Upper Canada Heritage Trail.

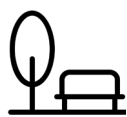
Section 4 of this Brief to follow provides a detailed description and analysis of the design framework of the proposed development.



View Looking South Along the Whistle Stop Walk



1.05 hectares
of public park
space



0.18 hectares of
open space



39 single
detached
dwellings



26 semi-detached
dwellings



107 townhouse
dwellings

PRECEDENT IMAGES

A WHISTLE STOP



B STONE WALL



C DECORATIVE HARDSCAPE PAVER DETAIL



D LOW IMPACT DEVELOPMENT - "SUNKEN" FEATURES



E HOMES ABUTTING WALKWAY



F JOHN STREET PILLARS & WALL



G HOMES FRONTING OPEN SPACE



H COMMUNITY GARDEN



I PAVING AROUND TEA HOUSE



J STAIR DETAIL



K PAVING AROUND POOL COMMEMORATION



L ORCHARD LIKE TREE PLANTING





LEGEND

- 1 Description of the Dunington-Grubb Period Landscape
- 2 The Rand Family
- 3 Life at the Country Estate
- 4 Indigenous History / Overall Development of the Site History
- 5 Hobby Farm Commemoration
- "Sunken" Landscape Rooms
- Pergola
- Corten Steel Commemorative signage
- * Commemorative description signage
- Pumping Station
- Adaptive reuse of heritage shed
- Whistle Stop Trail head
- Bath House (folly)
- Tea House
- Pool Commemoration
- Carriage House Commemoration: Rose of Sharon Planting
- Existing Stone Wall
- B Stone Wall Restoration
- F John Street Pillars & Wall Restoration

MASTER LANDSCAPE & HERITAGE COMMEMORATION PLAN

200 JOHN +
588 CHARLOTTE STREET
TOWN OF NIAGARA-ON-THE-LAKE





SECTION

DESIGN FRAMEWORK

4.0 Design Framework

The following section provides an overview of the key elements of the proposal, highlighting how it has been revised to consider comments from the public, Town and Region, as well as the detailed cultural heritage evaluation undertaken. It also highlights how the proposal supports design direction provided by the Region within their Model Urban Design Guidelines. In this regard, the following analysis responds to the general intent of the Model Urban Design Guidelines set out by the Region and provides references at the beginning of each sub-section below as appropriate.

The following sub-sections assess how the proposed development is appropriate for the site with respect to:

- 4.1** Site Layout
- 4.2** Pedestrian Circulation
- 4.3** Parks and Open Spaces
- 4.5** Cultural Heritage
- 4.6** Built Form
- 4.7** Sustainability Measures



Draft Plan of Subdivision

4.1 Site Layout

Key Model Urban Design Guidelines: Section 3a

According to the Region's Model Urban Design Guidelines, neighbourhoods should be identifiable, interconnected, compact and walkable and diverse. The creation of an identifiable community was a strong factor behind the redesign of the site, influenced by comments from the public, Region and Town, as well as the detailed cultural heritage work carried out. The proposed layout of the site is structured to preserve and enhance connections to the Whistle Stop and either preserve or commemorate the existing structures on site such as the Carriage House, Bath House (Folly), Tea House and outdoor swimming pool. Enhancements to the remnants of the historic Dunington-Grub landscape features around the pool are also proposed. Commemoration features recognize other landscape elements from many years ago, including the previous Circular Mound Garden along the Whistle Stop Walk and previous pergola in the pool area.



Whistle Stop Walk



The integration of the Whistle Stop Walk has been preserved and enhanced as an important element of the site's cultural heritage, creating a defined structure for the new subdivision and a distinct sense of place. The proposed laneway townhouse blocks help to achieve a more compact grid pattern, while also mitigating the visual impact of the car by providing access from behind the dwellings. This is especially important along the Whistle Stop Walk to support a pedestrian-oriented environment and safe connections through the site, with dwellings fronting onto the path. The layout of the proposed subdivision supports functional site access and walkability through shorter block lengths and the dispersion of open spaces, taking advantage of the shape and configuration of the site. The blocks have been oriented to maximize views and access to the new main park, Heritage Park, Whistle Stop Parkette, as well as the Whistle Stop Walk that transects the community.



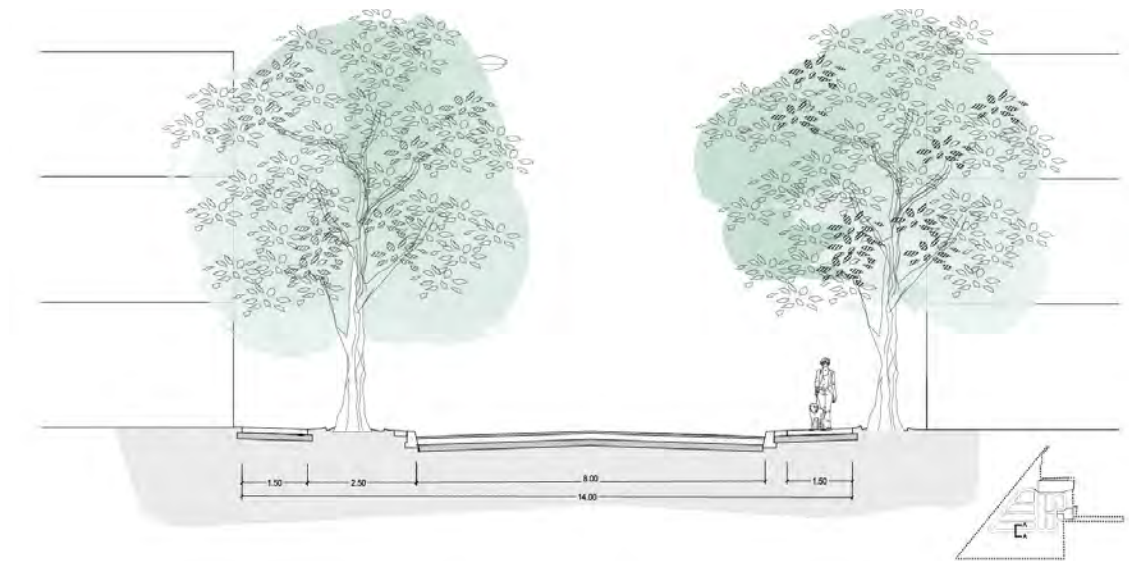
Open spaces along the edge of the site also serve as green space buffers between new development and the existing residential areas to the west and south, providing privacy and separation. To blend with the existing neighbourhood character, the orientation of the lots adjacent to the Upper Canada Heritage Trail, along the southern edge of the subdivision, mimic the orientation of the lots on the south side of the trail. A block incorporating a stream and associated trees is proposed along part of the west property line which provides a separation between the proposed dwellings and the existing dwellings on Weatherstone Court. This stream and buffer continue through the park and up to the trail.

The proposed private road network has been designed to facilitate ease of movement throughout the site, providing connectivity to John Street East. The provision of private roads allows for a reduced right-of-way width throughout the site, while still accommodating on-street parking opportunities and sidewalks. The proposed private road entrance from John Street has been designed to preserve the unique nature of the entrance and site. The existing pillars at John Street will be moved and rebuilt to create a wider entrance. Beyond the gate, a 7-metre wide private driveway access is proposed that is sensitive to the existing vegetation where possible. A separate walkway for pedestrian connectivity is proposed that will meander through the preserved trees on site. Overall, these features will function as a unique gateway to the proposed subdivision.

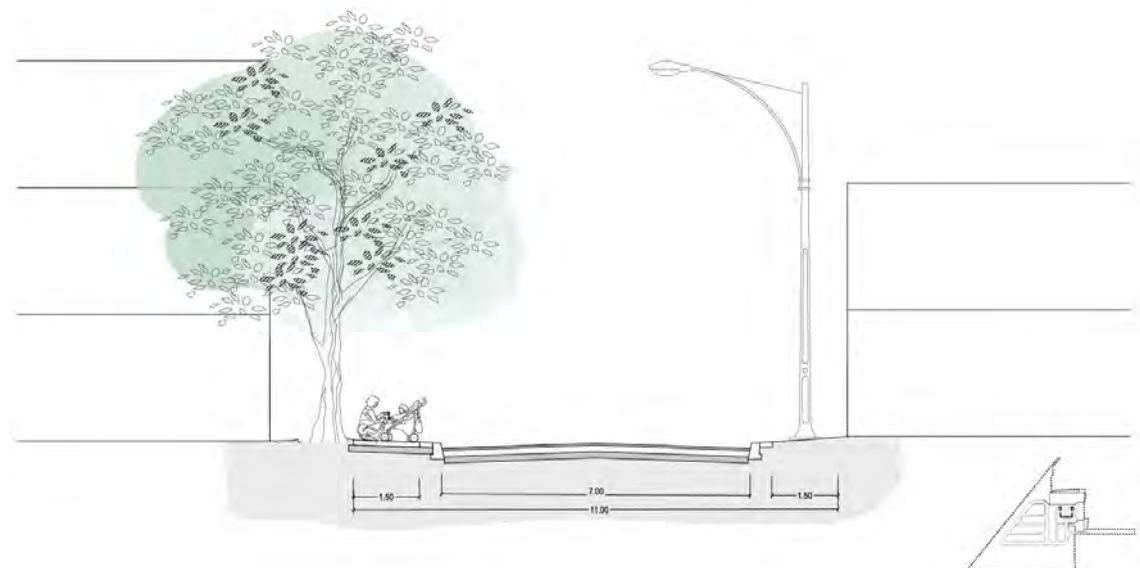
4.2 Site Access & Circulation

Key Model Urban Design Guidelines: Section 3c and 3f

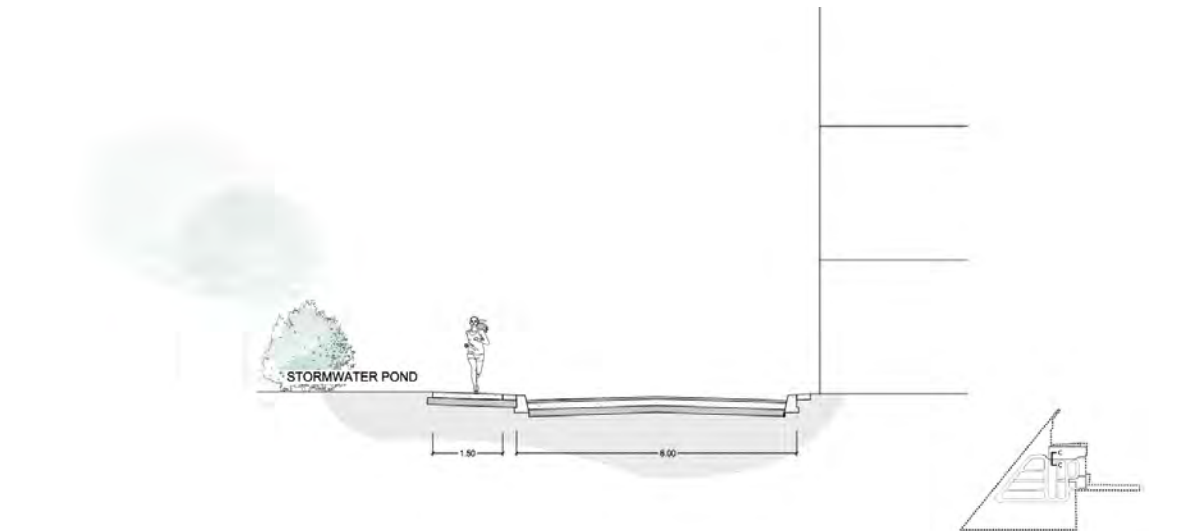
The layout of the site and proposed block lengths help to create a walkable environment for pedestrians. The Model Urban Design Guidelines emphasize the importance of sidewalks and streetscapes as public spaces which should be designed with an appropriate scale and provide for safe and convenient connections. Sidewalks have been located on both sides of most streets within the subdivision, apart from two streets with a smaller 11-metre right-of-way width in order to maintain an 8-metre lane of travel. The proposed sidewalks are coordinated with pedestrian walkways and safe crosswalks across streets. Street trees are proposed on both sides of all streets, in order to provide shade and comfort for pedestrians and visually enhance the streetscape.



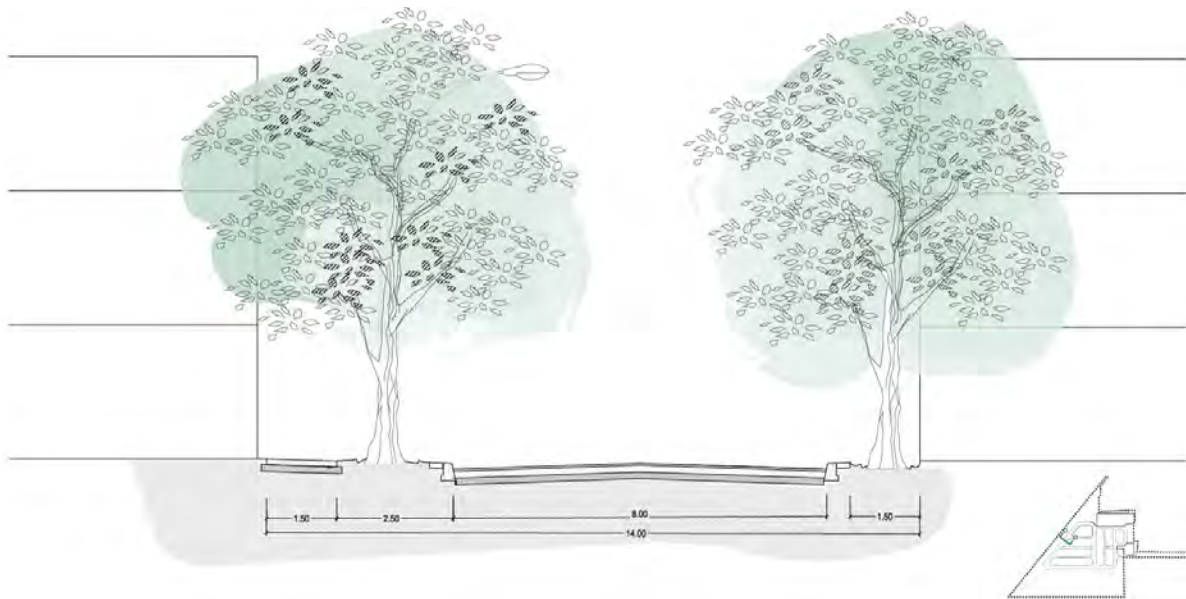
14-Metre Right-of-Way with Sidewalks Along Both Sides



11-Metre Right-of-Way



6-Metre Right-of-Way Adjacent to the Stormwater Pond



14-Metre Right-of-Way with Sidewalk Along One Side

The Whistle Stop Walk serves as an important pedestrian connection through the site, proposed to be defined with decorative hardscape pavers and enhanced landscaping. Seating and pedestrian-scaled lighting will be located along this pathway in order to enhance safety and comfort, to be coordinated in the next stages of development in a manner that respects the historical context of the path.

The main vehicular access to the site is a 7 metre asphalt driveway designed to minimize the impact to the existing trees by meandering and incorporating swales as part of a rural cross-section. A separate walkway is also proposed along the site's main John Street driveway entrance. This pedestrian walkway provides an important connection to John Street, providing safe access to the existing multi-use path northeast of the site as part of The Commons. Emergency vehicular access is through the proposed park.



Cross Section and View from John Street



Cross Section Along Driveway



Cross Section Further Along Driveway

In accordance with the Model Urban Design Guidelines, connections to the existing Upper Canada Heritage Trail have been enhanced utilizing the proposed open space network of the site. Pedestrian connections to the surrounding neighbourhood are provided via the enhanced Whistle Stop Trail Head, as well as the new public park. Within the new park block, a multi-use trail extends through the park to Charlotte Street and will provide area residents with pedestrian and cycling access. This trail also connects around the outside of the new stormwater pond. These trails serve as important connections for new residents to safely access the broader community, as well as for existing residents of the surrounding neighbourhood to be able to experience the new park and enhanced open spaces within the site, which includes improved access to the heritage buildings and structures.



Site Access & Circulation



Whistle Stop Parkette

4.3 Parks and Open Spaces

Key Model Urban Design Guidelines: Section 3d and 3e

The proposed park and open spaces on site form part of a linked network as key structural elements of the new subdivision, providing a variety of movement options and a range of active and passive recreational opportunities in proximity to all new dwellings. Each park and open space element serve an important commemorative purpose of telling the story of the property's history and cultural heritage features.

4.3.1 Proposed Park

The proposed 0.70 hectare park has been designed to provide both passive and active recreational space for both the new residents on site, as well as the surrounding neighbourhood. The overall intent and significance of the park is to commemorate the previous hobby farm and historic agricultural roots of the site and surrounding area. A community garden with raised planter beds will be the feature of the park. One of the existing sheds/outbuildings (#2) on site is proposed to be relocated to this area, to be adaptively reused as part of the community garden area. The shed will create a historic focal point which will generally include signage about the agricultural history of the lands and Rand Family.

A single loaded street is proposed along the interface of the park within the site, improving views and pedestrian access, connecting to the Upper Canada Heritage Trail. An emergency access/pathway landscape with trees provides access the the subdivision and through the park. The pathway also meanders around the entire area.



Proposed Park



View Looking Southwest Through the Park



Whistle Stop Walk and Parkette

4.3.2 Whistle Stop Walk and Parkette

As previously described, the Whistle Stop Walk and Trail Head serve as important open space areas and connections for pedestrians. Historically, the walk commemorates the path intersecting the site used to get from the main house to the Whistle Stop and train tracks. These spaces have been enhanced as an important element of the site's heritage and have a strong impact in the creation of a sense of place for the site. The Whistle Stop Walk is proposed to be designed with decorative hardscape pavers reflective of railway tracks and enhanced landscaping, with trees buffering the townhouse dwellings on either side, as well as seating and pedestrian-scaled lighting. The walk is also proposed to include green infrastructure such as rain gardens for bioswales.

A small circular landscape area is located where the original Mound Garden of the site was located. Native white pine trees are proposed in this area. Specifically, the design of this area and signage within it will serve as a space for contemplation and tell the story of life at the turn-of-the-century country estate specific to the Rand Family.

The Whistle Stop Walk connects to the trail head and original stone wall, with a safe crossing over the street through the continuation of distinct pedestrian pavers. This small open space, proposed as the Whistle Stop Parkette, will include reconstruction of the original Whistle Stop wooden gazebo as well as signage for the Upper Canada Trail and the history of the Whistle Stop and Rand Family.



Whistle Stop and Rebuilt Gazebo

4.3.3 Heritage Park

A small Heritage Park is located at the entrance of the subdivision, which is intended to preserve and pay respect to the original Dunington-Grubb period landscape, including the surrounding landscape features and mature trees. The Heritage Park was designed based on the Heritage Impact Assessment prepared by Leah Wallace Heritage & Planning Services, as well as the Commemoration Report and Plan prepared by Stantec. Based on recommendations from the Commemoration Plan, the Heritage Park preserves the location of the original outdoor pool and the Tea House in-situ. The Tea House will be retained and restored. The original pool footprint, the extent of which will be based on the original Dunington-Grubb design which is larger than the existing pool, is to be filled in and commemorated as a sunken down “room” as an open patio space. This is intended to respect the various “rooms” used in Dunington-Grubb landscape plans. The existing stairs are proposed to be recreated.

The original wooden pergola within the pool area will be commemorated through the construction of new contemporary pergola structures, to be designed to juxtapose the heritage landscape and structures and assist with breaking the Heritage Park and elements into its unique “room”.

The existing Bath House (Folly) is proposed to be relocated to the park, to be oriented towards the pool but slightly obscured (filtered view) by vegetation to restore element of ‘discovery’ and ‘picturesque’ qualities.

The Carriage House will be commemorated within the Heritage Park, north of the pool area. The footprint of the building is proposed to be outlined by transplanted Rose of Sharon planting from the existing Rose of Sharon hedge that will be removed during lot development. The commemoration area will create a place for people to gather in small groups.



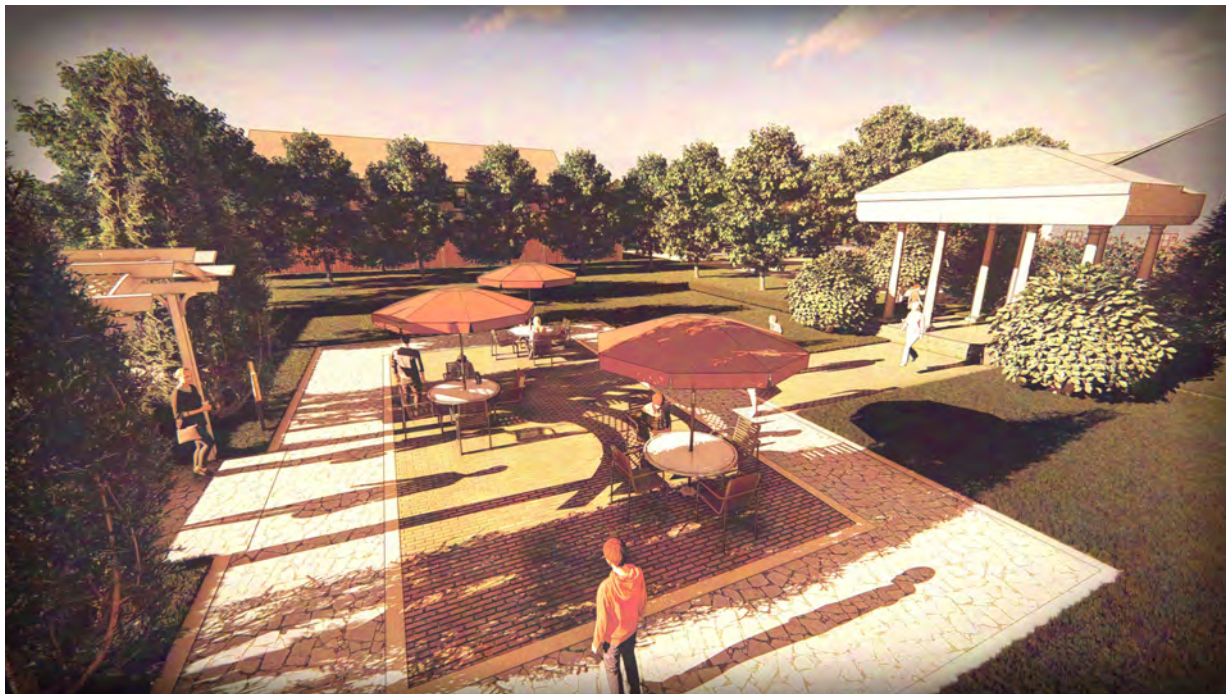
Heritage Park and Preserved Heritage Structures



View of Dunington-Grub Pool Commemoration #1



View of Carriage House Commemoration & Folly



View of Dunington-Grub Pool Commemoration #2



View of Dunington-Grub Pool Commemoration #3

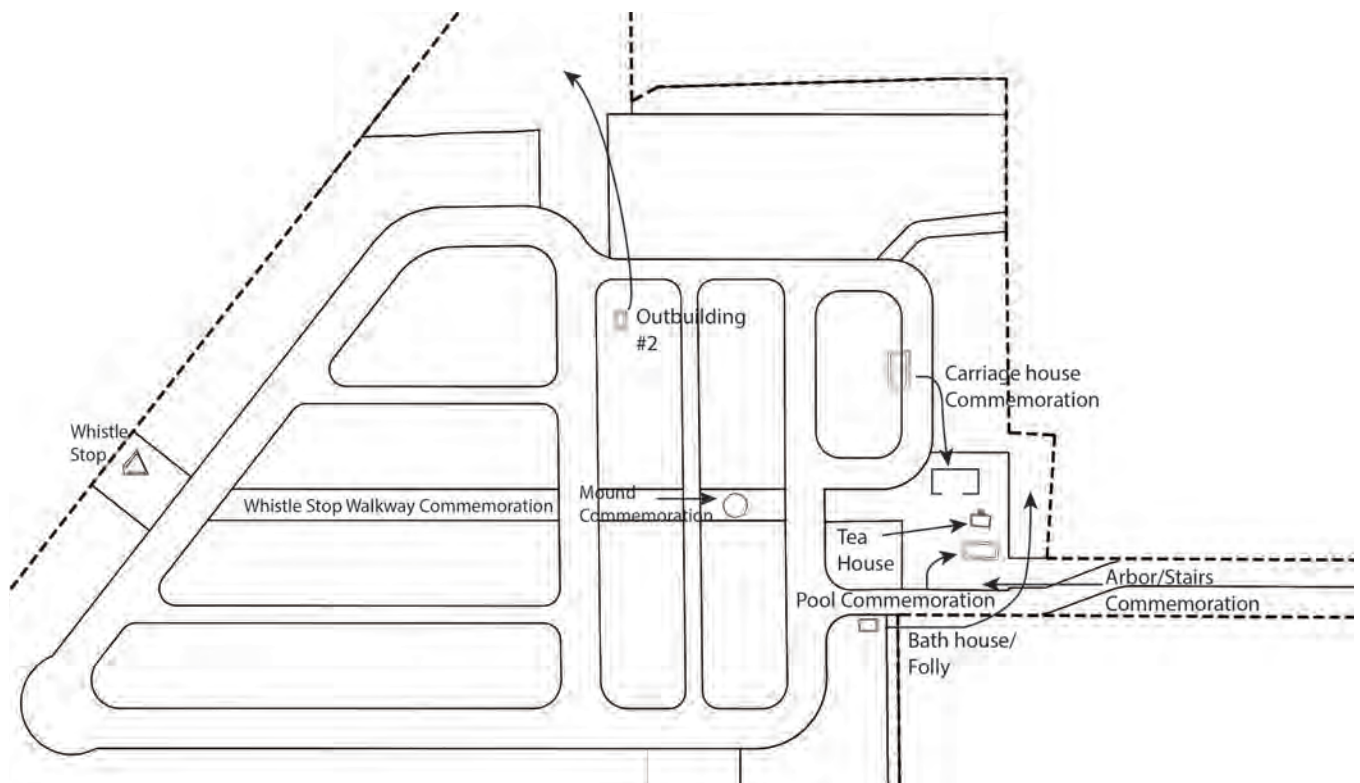
4.4 Cultural Heritage

Key Model Urban Design Guidelines: Section 1.4, 3a, 3e.5,

As detailed within **Section 4.3** above, a number of the exiting structures and landscape elements on site have been preserved or relocated to the various park and open space areas of the site in order to respect the cultural heritage context of the area and provide for improved public access to these features. Appropriate interpretive and commemorative plaques and images of the heritage buildings and structures are proposed to be installed within these spaces, which will integrate well with their surroundings.

The Heritage Impact Assessment prepared by Leah Wallace Heritage & Planning Services identified cultural heritage resources and specifically the significant heritage attributes on site that include remnants of the Dunington-Grubb landscape, Tea House, Bath House (Folly) as well as the stone wall surrounding the site. Development of the updated concept plan was informed by the Heritage Impact Assessment, as well as the Commemoration Report and Plan prepared by Stantec. Stantec's Commemoration Plan recommended ways to pay respect to the historic nature of the previous estate, including various areas intended for reflection.

Specifically, the Heritage Park has been designed to preserve and relocate the viable heritage structures on site and commemorate the structures to be demolished, such as the Carriage House, paying respect to the Dunington-Grubb landscape. The design of the Whistle Stop Walk and Whistle Stop Parkette is intended to tell the story of the Rand Family and life at the country estate, while the relocation of an existing shed/outbuilding and the new proposed community garden will reflect the agricultural nature of the landscape and surrounding area.



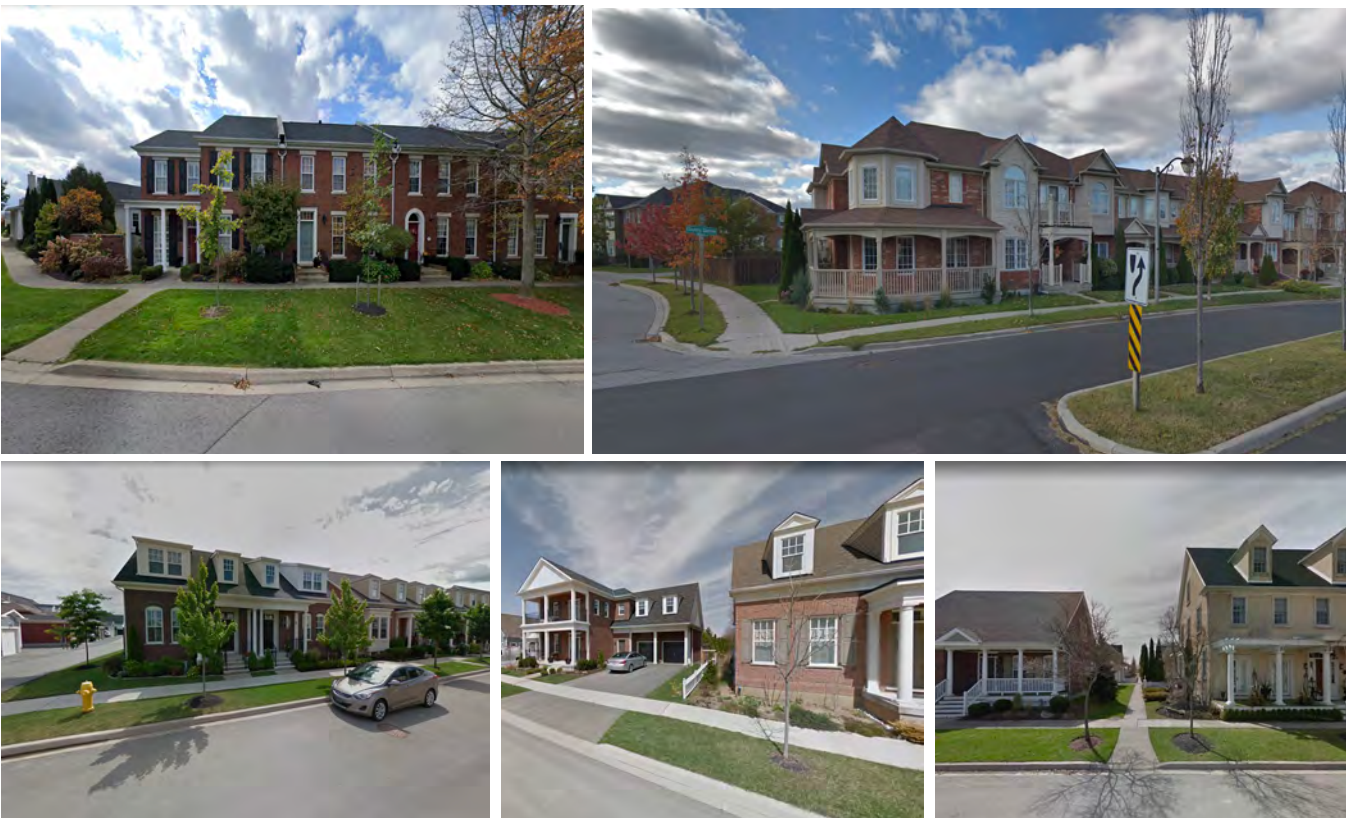
Preserved and Relocated Cultural Heritage Structures and Areas

4.5 Built Form

Key Model Urban Design Guidelines: Section 4a

The Model Urban Design Guidelines set out a number of design principles for residential built form, which include: the creation of a positive street image; context sensitive design through mass, scale and architectural elements; and the provision of housing variety and choice. The proposed mix of single detached, semi-detached, laneway townhouse dwellings help to achieve housing variety along each block and assist with gentle residential intensification within the area. The Model Urban Design Guidelines strongly support the provision of laneway dwellings, which helps to eliminate the garage dominance on the streetscape. To ensure compatible integration with the surrounding neighbourhood, the proposed townhouses are located at the centre of the subdivision and along the edge of the Greenbelt Plan Area, opposite the existing neighbourhood.

The built form will be designed to reflect the housing forms of the adjacent neighbourhoods, maintaining the low-rise character of Old Town. Dwellings will incorporate a mix of contemporary elements, balanced with elements that incorporate the cultural heritage character of the site, drawing inspiration from the built form mix in Garrison Village. A range of architectural features and articulation details between dwellings and blocks will help achieve a unique neighbourhood identity. All dwellings will provide for facades where the prominent features are the front door and porch, which will contribute to an attractive, pedestrian scaled streetscape, as front porches encourage interaction with passing neighbours.



Precedent Built Form - Garrison Village, Niagara-on-the-Lake and Cornell, Markham

A variety of roof slopes will be incorporated into the design of the dwellings to generate visual interest, including the potential use of gables and dormers. In addition, the use of large windows and a combination of building materials such as brick, stone and siding are proposed to provide a cultural heritage inspired aesthetic to the proposed development. Where side elevations are exposed to streets and open spaces these dwellings will provide the opportunity to provide for additional architectural detail to contribute to the character of the community.

For the proposed single and semi-detached dwellings, garages will be recessed behind the front wall. Driveways will be no wider than the width of that garage, and street trees will be planted to visually break up the prominence of driveways.



Proposed Built Form

4.6 Sustainability Measures

Key Model Urban Design Guidelines: Section 3h and 4g

The design of the site will contribute to the development of a sustainable community. The Model Urban Design Guidelines place an emphasis on support for environmental sustainability through the conservation of land and compact development within existing neighbourhoods. The proposed infill site is located within an existing urban area of the Town, and adjacent to an existing neighbourhood, which assists in the integration of land uses and the preservation of valuable natural features and agricultural lands.

The Model Urban Design Guidelines also support the use of alternative modes of travel, which are encouraged within the proposed development by the various pedestrian and cyclist connections throughout the site, access to park and open space, as well as the design of high-quality streets with sidewalks, street trees and attractive residential streetscapes. Additionally, the site is well situated within the Old Town community, located within walking distance to an existing transit route (between the Court House, Fort George and Community Centre bus stops along John Street) and within walking distance to many of the Town's amenities and community services.

Access to parkland and open space on site provides the opportunity for residents to gather and play, encouraging an active and healthy lifestyle. The preservation of the site's heritage context will also encourage residents and visitors to explore the grounds, socialize and educate themselves. The proposed landscape concept for the site will be further developed as part of the next stage of development to confirm the tree and plant species in accordance with Town standards. Species throughout the site will be selected to reflect the character of each individual landscaped area while respecting the heritage character of the site. Climate conditions and all seasons will be considered, and non-invasive, native species will be chosen that best respond to the local soil conditions to promote biodiversity and support a diverse and ecologically sustainable environment. Street trees provide shade, encouraging residents to walk, help with stormwater infiltration and create a visually appealing streetscape. Trees will also be preserved where possible to increase the urban tree canopy. These features provide the foundation for the future detailed sustainability features to be incorporated at the next stages of development.



Proposed Community Garden and Preserved Outbuilding



SECTION

CONCLUSION

5.0

Conclusion

The proposed development of 200 John Street East and 588 Charlotte Street will contribute to the creation of a compatible new infill community that reflects the existing character of the surrounding neighbourhood and preserves the valuable heritage context of the lands.

This is achieved through a high-quality public realm that provides improved access to new parkland and open spaces, the Upper Canada Heritage Trail, as well as surrounding community services and facilities. Consistent with the Region's Model Urban Design Guidelines, the new subdivision has been designed as a compact and walkable neighbourhood offering a variety of housing choices that fosters a unique sense of place through the proposed built form, which is reflective of the heritage buildings and structures on site, and open space network.





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