



Niagara-on-the-Lake

Denise Horne, *Planner II, MA, Dipl. Heritage Conservation, CAHP*

Municipal Heritage Committee

April 12, 2023

Agenda

1. Call to Order
2. Adoption of Agenda
3. Conflict of Interest
4. Correspondence
 - 4.1 Letter from Gerald Kowalchuk
5. Presentations
 - 5.1 Denise Horne, Heritage Planner
 - 5.2 Applicant Solmar
 - 5.3 SORE
 - 5.3.1 Catherine Lyons
 - 5.3.2 Brendan Stewart
 - 5.3.3 Michael McClellad



Agenda

6. Public Delegations

6.1 Delegation List

6.1.1 John McCallum

7. Applicant Response

8. Business

8.1 Heritage Permits 200 John Street East & 588

Charlotte Street (Rand Estate), CDS-23-077

8.1.1 SGL Cover Letter – Driveway Change, CDS-23-089

9. Next Meeting Date

- Special Council Meeting - Rand Estate - April 24, 2023, at 5:00 pm

10. Adjournment



8.1 Heritage Permits 200 John Street East & 588 Charlotte Street (Rand Estate), CDS-23-077

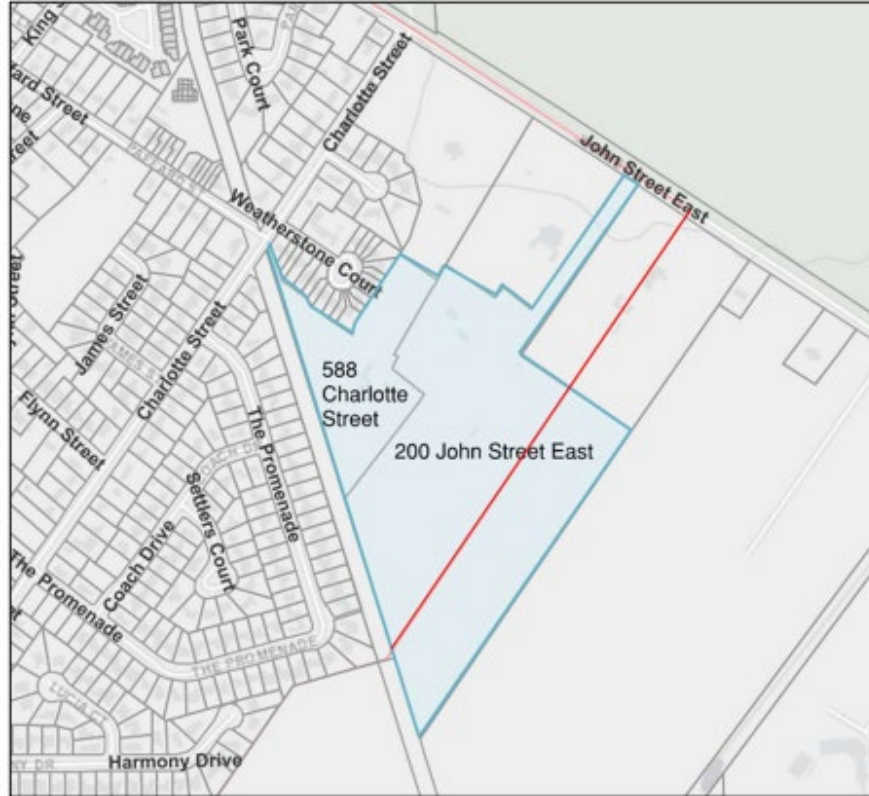


Figure 1 - Location Map, Subject Properties shown in blue, Urban Area Boundary shown as red line.

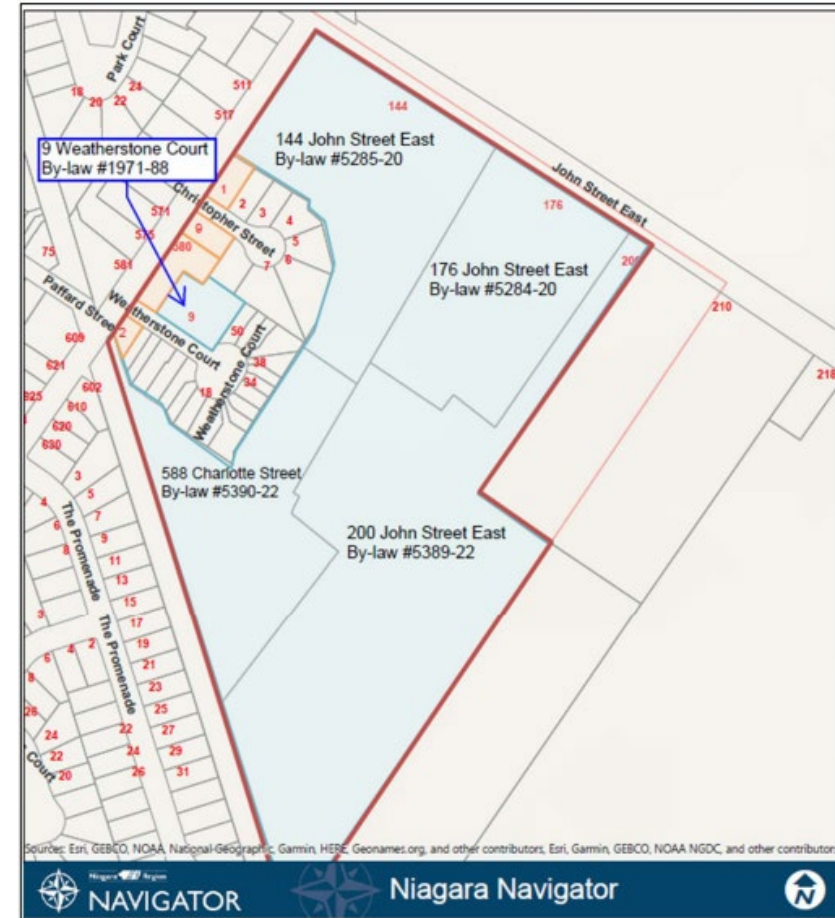


Figure 2 - Former Rand Estate outlined in red, properties with Designation By-laws shown in Blue, properties listed on the Town's Municipal Register of Properties of Cultural Heritage Value or Interest shown in orange.

Understanding the Historic Place

The conservation process involves the following actions:

- Understanding the historic place;
- Planning for conservation; and
- Intervening

Understanding the Historic Place



Figure 7. Swimming Pool Garden, date unknown. Source: Sheridan Nurseries Archives, in ERA CHER 2021, 71.



Figure 8. Swimming Pool Garden in 1930 with original pergola in background. Source: Canadian Homes and Garden, February 1930, 39.



Figure 16 - 1971 Aerial Image showing the Swimming Pool Garden at top right, Axial Walkway (Main Walk) just left of the Swimming Pool Garden and moving south through the Mound Garden. Source: Niagara Air Photo Library, in ERA CHER 2021, 8.



Figure 15 - 200 John Street East Peony Garden adjacent to Swimming Pool Garden, Calvin Rand Summer House visible in background. Source: Rand Family, in ERA CHER 2021, 79-80.

Rooms & Nodes

Legend

Property

'Rooms'

Axial Walkway

Pool Complex


Semi-circular Access Framing the Lily Pond

'Nodes'

Estate Support and Maintenance

Whistle Stop

Orchard

TITLE		
'Rooms' and 'Nodes' on the Property		
CLIENT		
Town of Niagara-on-the-Lake		
PROJECT		PROJECT NO. LHC0119
Cultural Heritage Evaluation Report 200 John Street East, Niagara-on-the-Lake		
CONSULTANT	YYYY-MM-DD	2021-06-23
	PREPARED	LHC
	DESIGNED	JG
	FIGURE #	18



Planning for Conservation

3.3 Aerial Photographs

The following aerial photographs show the evolution of the Rand Estate within each of its four major eras of development.



32. Aerial photo of the Estate in 1934 (Source: Brock University/ERA)



33. Aerial photo of the estate in 1953 (Source: Brock University/ERA)

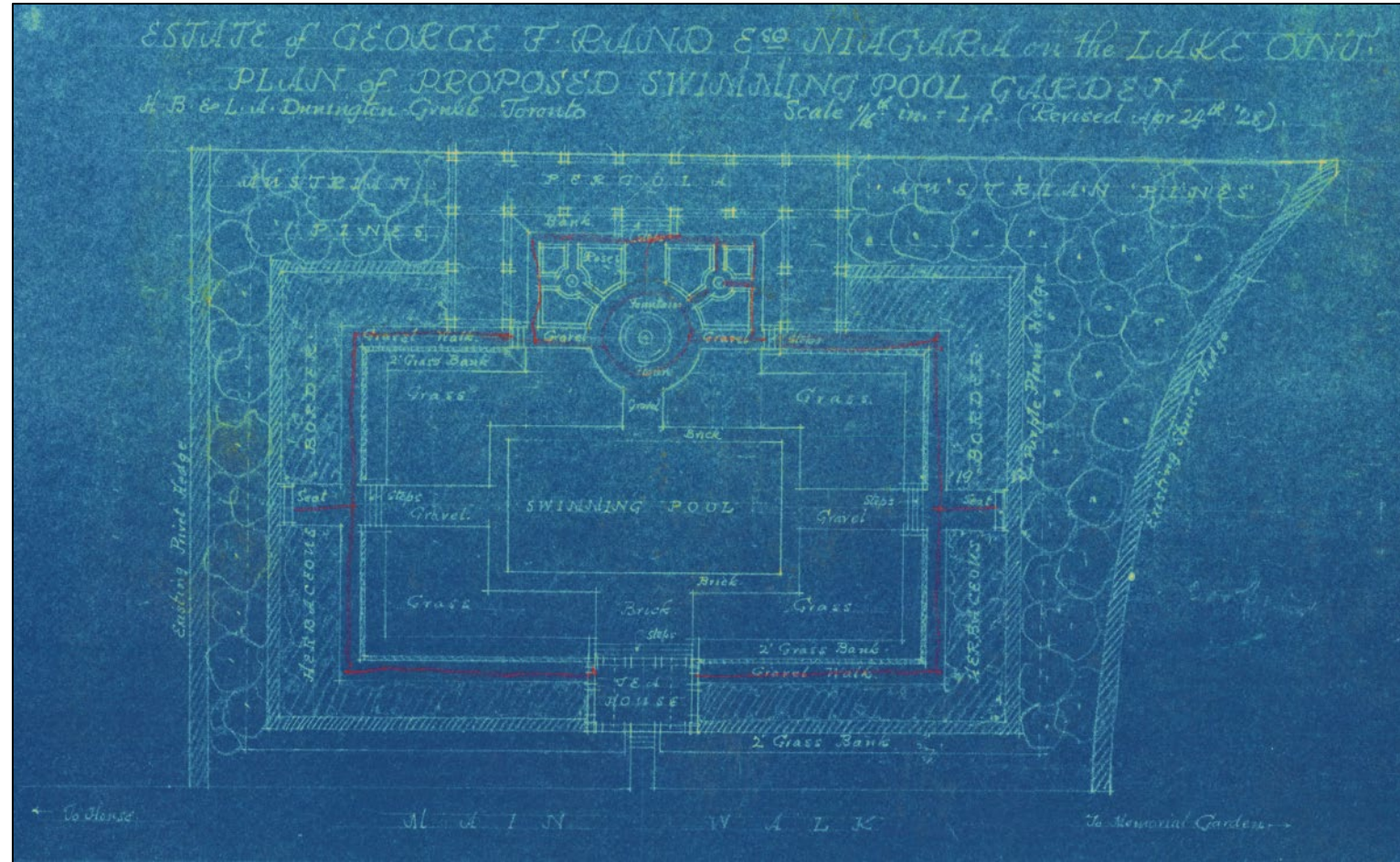


34. Aerial photo of the estate in 1971 (Source: National Air Photo Library/ERA)



35. Aerial photo of the estate in 2018, prior to the landscape removals and alterations (Source: Google/ERA).

Intervening



Intervening



1.1. With respect to the Heritage Permit Application for 200 John Street East (File No. HER-015-2022) it is respectfully recommended that:

Recommendations – 200 John Street East through the ‘Panhandle’

- 1.1.1 The proposal to remove mature trees and plantings and construct a road and pedestrian pathway through the panhandle at 200 John Street East be refused;

Recommendations – 200 John Street East

Removal of trees and Boundary Wall

- 1.1.2 The removal of the White Ash, identified as Tree #5 in Appendix D, drawing L-900A within the Wallace HIA Addendum, be approved, subject to the following condition:
 - 1.1.2.1 Prior to the removal of the tree, a report is prepared by a qualified engineer, at the applicant's cost, demonstrating that any potential impacts to the boundary wall will be mitigated prior to removal of the tree or its root system to the satisfaction of the Director of Community and Development Services;
- 1.1.3 The proposal to remove healthy trees along the boundary wall on 200 John Street East be refused;

Recommendations – 200 John Street East Entrance Gates and Pillars

- 1.1.4** The proposal to remove and widen the boundary wall opening and remove the brick pillars at the entrance to 200 John Street East be refused;

Recommendations – The Axial Walkway

- 1.1.5 The proposal to construct a new Axial Walkway on 200 John Street East with new alignment and the proposed commemoration plans for sunken gardens be refused;

Recommendations – The Axial Walkway (Peony Garden)

- 1.1.6** The Peony Garden adjacent to the Tea House on 200 John Street East be restored in-situ, that mowing of the area ceases immediately, and that the original (existing) plants be provided on-going maintenance, and the opportunity to recover in order to encourage the plant's vitality and ability to grow on;

Recommendations –Mound garden

- 1.1.7 The proposal to remove the extant circular Mound Garden on 200 John Street East and construct a new mound garden in a new location be refused;
- 1.1.8 That the existing Mound Garden be retained and the Austrian Pine Trees circling the mound be restored;

Recommendations – Swimming Pool Garden & Supporting Landscape Attributes

- 1.1.9 The proposed restoration of the Swimming Pool Garden according to the original Dunington-Grubb drawings be approved;
- 1.1.10 The proposal to remove any portion of the Dunington-Grubb designed Swimming Pool Garden on 200 John Street East be refused;
- 1.1.11 The proposed use of Corten Steel plaques and their locations as proposed in the Commemoration Plan for the Swimming Pool Garden at 200 John Street East be refused;

Recommendations – Tea House

1.1.12 The proposed restoration of the Tea House, in-situ, at 200 John Street East is approved, subject to the following condition:

1.1.12.1 Prior to restoration, a Documentation Report and Restoration Plan for the structure and its context, prepared by a qualified professional member of CAHP at the applicant's cost, be submitted to the satisfaction of the Director of Community and Development Services;

Recommendations – Pool Structure

1.1.13 The proposed removal of the concrete swimming pool structure on 200 John Street East is recommended for approval, subject to the following condition:

1.1.13.1 Prior to the issuance of a Demolition Permit, detailed designs for replacement with a shallow reflecting pool of the same dimension and shape as the pool structure, and a Temporary Protection Plan (to outline mitigation measures for the surrounding built and landscape elements of the Swimming Pool Garden during removal of the concrete pool and installation of a reflecting pool), prepared by a qualified professional member of CAHP at the applicant's cost, be submitted to the satisfaction of the Director of Community and Development Services;

Recommendations – Pergola Structure

- 1.1.14 The proposed removal of the footings from the original pergola in the Dunington-Grubb designed Swimming Pool Garden at 200 John Street East be refused;
- 1.1.15 The construction of a contemporary pergola design at 200 John Street East be refused;

Recommendations – Bath Pavilion

- 1.1.16 The proposal to relocate the Bath Pavilion on 200 John Street East be refused;
- 1.1.17 The proposed removal of trees within the arboretum-like landscape on 200 John Street East, adjacent to the Bath Pavilion, be refused;

Recommendations – The Orchard Remains

- 1.1.18** Any development within the former orchard area on 200 John Street East include landscape enhancements through the planting of suitable fruit bearing tree species;

Recommendations – Whistle Stop

- 1.1.19** The proposed restoration of the Whistle Stop structure on 200 John Street East, and the reuse of the salvageable wood brackets be approved, subject to the following condition:
 - 1.1.19.1** Prior to restoration, a detailed Restoration Plan, prepared by a professional member of CAHP, at the applicant's cost, be submitted to the satisfaction of the Director of Community and Development Services;
- 1.1.20** The installation of interpretive signage within the Whistle Stop setting be approved, subject to the following condition:
 - 1.1.20.1** Prior to installation, a detailed Commemoration Plan for the area and a Landscape Restoration & Management Plan for the surrounding naturalized area, prepared by a professional member of CAHP at the applicant's cost, be submitted to the satisfaction of the Director of Community and Development Services;
- 1.1.21** The removal of healthy and viable trees within the naturalized area surrounding the Whistle Stop on 200 John Street East be refused;

Recommendations – Calvin Rand Summer House

1.1.22 The proposed demolition of the Calvin Rand Summer House on 200 John Street East be approved, subject to the following condition:

1.1.22.1 Prior to issuance of a Demolition Permit, the wide plank floors be salvaged as proposed within the Commemoration Plan, and a Documentation Report with measured drawings, prepared by a professional member of CAHP at the applicant's cost, be submitted to the satisfaction of the Director of Community Development and Services;

Recommendations – Carriage House

- 1.1.23** The proposal to demolish the Carriage House on 200 John Street East be refused;
- 1.1.24** The proposed removal and transplanting of the Rose of Sharon hedge and Oriental Cedar hedge northeast of the Carriage House on 200 John Street East be refused;

Recommendations – Archaeology

- 1.1.25** An archaeological assessment be completed for the entire property at the applicant's expense, and that no demolition, grading or other soil disturbances shall take place on the subject property prior to the Ministry of Citizenship and Multiculturalism confirming to the Town that all archaeological resources concerns have met licensing and resource conservation requirements, and that a copy of all archaeological assessment reports and Ministry Compliance Letters are submitted to the Town, to the satisfaction of the Director of Community and Development Services.

1.2 With respect to the Heritage Permit Application for 588 Charlotte Street (File No. HER-016-2022) it is respectfully recommended that:

Recommendations – Agricultural Buildings

- 1.2.1 The proposed demolition of the main residence (former stables and barn) on 588 Charlotte Street be approved, subject to the following condition:
 - 1.2.1.1 Prior to issuance of a Demolition Permit, a Documentation Report with measured drawings prepared by a qualified professional member of CAHP at the applicant's cost, be submitted to the satisfaction of the Director of Community Development and Services;
- 1.2.2 Any materials that can be salvaged from the main residence (former stables and barn) on 588 Charlotte Street, such as the cupola, weathervane, horse stall doors, wood half glass door and wood paneling, be re-used on the subject properties, as recommended within the Commemoration Plan, to the satisfaction of the Director of Community and Development Services;

Recommendations – Agricultural Buildings

- 1.2.3** The proposal to relocate the one-storey outbuilding be approved, subject to the following condition to the satisfaction of the Director of Community and Development Services:
- 1.2.3.1** Prior to for the relocation within a Community Garden Park setting on 588 Charlotte Street:
- i. a Temporary Protection Plan, prepared by an Ontario licensed P. Eng. at the applicant's cost, detailing the specifications for its relocation; and
 - ii. a Restoration Plan, prepared by a professional member of CAHP with specialization in buildings for its rehabilitation and final proposed location at the applicant's cost;
- 1.2.4** The proposal to demolish the two smaller sheds on 588 Charlotte Street be refused; and

Recommendations – Archaeology

- 1.2.5** An archaeological assessment be completed for the entire property at the applicant's expense, and that no demolition, grading or other soil disturbances shall take place on the subject property prior to the Ministry of Citizenship and Multiculturalism confirming to the Town that all archaeological resources concerns have met licensing and resource conservation requirements, and that a copy of all archaeological assessment reports and Ministry Compliance Letters are submitted to the Town, to the satisfaction of the Director of Community and Development Services.