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THE CORPORATION

OF THE

TOWN OF NIAGARA-ON-THE-LAKE

ONTARIO HERITAGE TRUST

AUG 22 2019

RECEIVED

BY-LAW NO. 4532-12

(14785 Niagara River Parkway)
(Roll No. 2627 020 023 02605 0000)

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS THE LARKIN-DIMITRIEFF PROPERTY, 14785 NIAGARA RIVER PARKWAY, IN THE TOWN OF NIAGARA-ON-THE-LAKE, IN THE PROVINCE OF ONTARIO, AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS the Council of the Corporation of the Town of Niagara-on-the Lake has caused to be served on the owner of the lands and premises known as the Larkin-Dimitrieff property at 14785 Niagara River Parkway, in the Town of Niagara-on-the-Lake in the Province of Ontario and upon the Ontario Heritage Trust, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality;

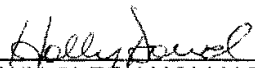
AND WHEREAS the reasons for designation are set out in Schedule 'B' hereto;

AND WHEREAS no notice of objection to the proposed designation has been served on the clerk of the municipality.

THEREFORE the Council of the Corporation of the Town of Niagara-on-the-Lake enacts as follows:

1. There is designated as being of cultural heritage value or interest the real property known as the Larkin-Dimitrieff Property at 14785 Niagara River Parkway in the Town of Niagara-on-the-Lake in the Province of Ontario, more particularly described in Schedule 'A' hereto.
2. The municipal solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule 'A' hereto.
3. The Clerk is hereby authorized to cause copy of this By-law to be served on the owners of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this By-law to be published in a newspaper having general circulation.

READ A FIRST, SECOND AND THIRD TIME AND PASSED ON THIS 5TH DAY OF MARCH, 2012


LORD MAYOR DAVE EKE
TOWN CLERK HOLLY DOWD

SCHEDULE "A"
BY-LAW 4532-12
14785 NIAGARA RIVER PARKWAY

PIN: 46378 – 0151 LT

Legal Description:

Part Township Lot 8 Niagara, Part Township Lot 9 Niagara and
Part Road Allowance between Township Lots 8 & 9 Niagara
(Closed by RO494054) and being Part 1 30R-13488; Town of
Niagara-on-the-Lake.

SCHEDULE 'B'

Description of Property

The Larkin-Dimitrieff property at 14785 Niagara River Parkway is a large pie shaped lot on the east side of the Niagara River Parkway between Line 6 and Line 7. It extends from the Parkway to the Niagara River. There are three buildings on the property, which was originally part of the Glencairn Estate. The two cement buildings are situated well back on the south side of the lot. The small stone structure is located behind and to the north of these two buildings and is the oldest building on the site.

Statement of Cultural Heritage Value or Interest

From 1808 until 1888 the original Glencairn lot was 8 acres. At that time, the house was situated in the centre of the property close to the river on a small promontory above a steep bank. A survey completed in 1888 indicated that the lot had grown to 10 acres. The extra 2 acres were probably acquired over the years through constant usage. More recently the southerly 2.58 acres, 14785 Niagara River Parkway, was severed. A 2.67 acre section at the north end of the property, which contains the remnant of a cobblestone chimney, was also severed and is currently in its natural state.

The original Glencairn property represents an important and rare early example of the Classical (Greek) Revival house in a Picturesque landscape setting in Ontario. The main house, which was situated in the geographic centre of the original 8 acre estate, is attributed to John Latshaw who is also believed to have designed Willowbank in Queenston and Ruthven Park in Cayuga, both of which are National Historic Sites and are significant for both their architectural design and their Picturesque landscape settings.

The property was owned by a number of prominent community members including John Hamilton, youngest son of Robert Hamilton Sr., who, constructed Glencairn c. 1832; William A. Thomson, who came to Canada via the United States and was President of the Erie and Niagara Railway and Liberal MP for Welland and John D. Larkin, owner of the Larkin Soap Company in Buffalo. Larkin was a close friend and associate of Frank Lloyd Wright who visited Glencairn and who designed Larkin's main office building in Buffalo (since demolished). Larkin also owned 3 large farms situated along the Niagara River Parkway on which he constructed a number of buildings including cement workers' houses and barns, many of which are still standing.

The property at 14785 Niagara River Parkway contains several buildings that were once part of original Glencairn Estate including the stone schoolhouse, which was probably constructed by John Hamilton in the 1830's as a school for his estate workers. The other buildings include the caretaker's house and a large carriage house constructed during John Larkin's ownership of the property. A stamp on the carriage house indicates, it was constructed, and possibly designed by James Calvert, who may have been influenced by magazine features on fireproof houses. It is one of a number of buildings that were built of cement on the three large farms established by John Larkin in Niagara-on-the-Lake. Better architectural examples of this building technique include the cottages on Line 6 and three on the west side Niagara River Parkway which were constructed for Larkin's farm workers. These cement buildings, which were favoured by John Larkin, possibly because they were reputed to be fireproof.

The stone school house is a simple square building of approximately 21 feet by 30 feet in size with a window facing the river and a window and entrance door in the north elevation. The roof is a cedar shingled hip with a large chimney. The walls are roughly squared masonry, probably limestone, dressed with a rock or pitched face and finely executed mortar joints.

The original Glencairn estate integrated Picturesque effects to complement its architecture and creates a symbiotic relationship between the Classical (Greek) Revival ideals of symmetrical architecture, formally designed gardens and a rolling naturalistic landscape. The original 8 acre estate lot with its stone walls, which act as landscape features, its imposing Greek Revival house, stone outbuilding and designed and natural landscapes forms, as a whole, a cultural heritage landscape of considerable significance.

Description of Key Heritage Attributes

Key exterior attributes that reflect the value of the Larkin-Dimitrieff property as part of the original Glencairn Estate include:

- The entire exterior and structure of the stone school house.