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The Town of Niagara-On-The-Lake

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P.O. BOX 100
VIRGIL, ONTARIO
L0S 1T0

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

AND IN THE MATTER OF THE LANDS AND PREMISES KNOWN MUNICIPALLY AS
14785 NIAGARA RIVER PARKWAY, THE LARKIN DIMITRIEFF PROPERTY (Part Lots 8
and 9, Part Rd Allow RP30R13488, Part 1), IN THE TOWN OF NIAGARA-ON-THE-LAKE
IN THE PROVINCE OF ONTARIO

NOTICE OF INTENTION TO DESIGNATE

TO: THE ONTARIO HERITAGE TRUST, 10 ADELAIDE STREET EAST,
TORONTO, ONTARIO, M5C 1J3

TAKE NOTICE that the Council of the Corporation of the Town of Niagara-on-the-Lake intends to designate the property, including the lands and building known municipally as **14785 NIAGARA RIVER PARKWAY, THE LARKIN-DIMITRIEFF PROPERTY** as a property of cultural heritage value or interest under Part IV of The Ontario Heritage Act, R.S.O. 1990, Chapter 0.18.

Description of Property

The 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 currently three buildings on the property, which was originally part of the Glencairn Estate.

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

The 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.

Any person may, not later than the 18th day of November, 2011, send by registered mail or deliver to the Clerk of the Town of Niagara-on-the-Lake notice of their objection to the proposed designation, together with a statement of the reasons for the objection and all relevant facts. If such a Notice of Objection is received the Council of the Corporation of the Town of Niagara-on-the-Lake shall refer the matter to the Conservation Review Board for a hearing.

Dated at the Town of Niagara-on-the-Lake the 20th day of October 2011.

Holly Dowd,  Clerk