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December 23, 2020

The Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, Ontario  
M5C 1J3

ONTARIO HERITAGE TRUST

JAN 06 2021

RECEIVED

**REGISTERED MAIL**

**RE: 144 JOHN STREET EAST (LOT 144 RCP 692 NIAGARA; TOWN OF  
NIAGARA-ON-THE-LAKE)  
NOTICE OF PASSING OF BY-LAW NO. 5285-20  
ONTARIO HERITAGE ACT, PART IV DESIGNATION**

Pursuant to the provisions of Section 29(6) (a) (ii) of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, please find enclosed a copy of:

By-law No. 5285-20- A By-law to designate the property known municipally as, 144 John Street East (Lot 144 RCP 692 Niagara; Town of Niagara-on-the-Lake), in the Town of Niagara-on-the-Lake, in the Province of Ontario, as being of cultural heritage value or interest (144 John Street East).

Sincerely yours,

Peter Todd  
Clerk

Enc.

**THE CORPORATION  
OF THE  
TOWN OF NIAGARA-ON-THE-LAKE  
BY-LAW NO. 5285-20**

(144 John Street East, Roll No. 262701000200900)

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS, **144 JOHN STREET EAST (LOT 144 RCP 692 NIAGARA; TOWN OF NIAGARA-ON-THE-LAKE)**, 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

**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 **144 JOHN STREET EAST**, 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** a notice of objection to the proposed designation was served on the Town Clerk and the matter was referred to the Conservation Review Board; and

**AND WHEREAS** on October 22, 2020, notice of objection to the notice of intention to designate was withdrawn.

**NOW 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 **144 JOHN STREET EAST** 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 Trust 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 21ST  
DAY OF DECEMBER, 2020**

  
LORD MAYOR BETTY DISERO

  
TOWN CLERK PETER TODD

**SCHEDULE 'A'**

LOT 144 RCP 692 NIAGARA; TOWN OF NIAGARA-ON-THE-LAKE

PIN: 46404-0037 (LT)

## **SCHEDULE 'B'**

### **144 JOHN STREET EAST**

#### **Description of Property**

The property is located on a corner lot, where John Street East intersects with Charlotte Street; the property generally follows an L-shaped plan. The property has vehicle access from John Street East marked by large red brick pillars that frame the entrance. There are multiple built structures associated with the property including: the main residential building (Devonian House or Sheet House) built in 1922, and the Coach House which was built c. 1860s. There are many mature trees on the property which represent a variety of species.

#### **Statement of Cultural Heritage Value or Interest**

The property known as 144 John Street East has cultural heritage value or interest for its design and physical values, its historic/associative values and its contextual values.

The property has physical/design value for its 1920s, two and one-half storey main residence, known as the Sheet House or the Devonian House, which is a representative example of Colonial Revival House which was built and used as a summer home from c. 1920-1980. The property's c.1860 coach house is a unique local example of a coach house with Gothic Revival details and the concrete, brick and stone wall located along John Street East and Charlotte Street is a rare local example of a surviving estate wall that delineated a local estate boundary.

The property has historical/associative value for its direct associations with Hon. Peter Russel and William Dickson who were early owners of the property. The property is also directly associated with George Rand I who purchased the property in 1919. The property is most associated with Evelyn Rand and Henry Sheets, who built the existing house and used the property as a summer home until 1980. Evelyn Rand was a noted equestrian. In addition, the property was associated with the Devonian Group (now part of the Devonian Group of Charitable Foundations) and The Niagara Institute (now part of the Conference Board of Canada) which used the property for conference, seminars and as a place of teaching. Parts of the surviving landscape reflects the work and design of Howard and Lorrie A. Dunington-Grubb. The couple were pioneers in their field and well respected in the Canadian landscape architecture community.

The property has contextual value as it is important in defining, maintaining or supporting the character of an area. The large concrete, brick and stone walls that surround the property are important in defining the character of the John Street/Charlotte Street area. It also is physically, functionally, visually or historically linked to its surroundings. The property was originally part of the larger estate known as Randwood, which was owned by the Rand family from 1919 until 1980. 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. Lastly, the property is a local landmark.

#### **Description of Heritage Attributes**

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

The property (as a whole):

- The concrete and stone wall which extends along John Street East and Charlotte Street
- The red brick pillars which mark the entrance to the property;
- The mature trees and plantings and boxwood hedge; and
- The surviving elements of the Dunington-Grubb landscape.

The Devonian House or Sheets House:

- The two and a half storey frame building;
- The gable roof and three attic dormers; and
- The two-storey open porch supported by wooden paired square post.

The Coach House:

- One and half storey massing;
- The steep gable roof with decorative bargeboard trim; and
- The early windows on the ground floor north elevation and the first and second floor east elevation and south elevations.