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November 3<sup>rd</sup>, 2022

10 Adelaide Street East  
Toronto, Ontario M5C 1J3  
Canada

Attention: Ontario Heritage Trust

RE: Passing of By-law 22-71 Designating 8-10 Ontario Street, Grimsby, ON. under Part IV of the *Ontario Heritage Act*

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To whom it may concern,

Take Notice that on September 19<sup>th</sup>, 2022 Council of the Corporation of the Town of Grimsby passed By-law No. 22-71 to designate the property located at 8-10 Ontario Street as being a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act.

Enclosed with this letter is a copy of the By-law for your reference.

Regards,

A handwritten signature in cursive script that reads "G. France-Wyllie".

Garrett France-Wyllie

Heritage Planner

gfrance-wyllie@grimsby.ca



THE CORPORATION OF THE TOWN OF GRIMSBY

BY-LAW NO. 22-71

A BY-LAW DESIGNATE THE PROPERTY LOCATED AT 8-10 ONTARIO STREET, AS A FEATURE OR HISTORICAL, ARCHITECTURAL, AND/OR CONTEXTUAL SIGNIFICANCE

Whereas pursuant to Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, the Council of a municipality is authorized to enact by-laws to designate a real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

And whereas the municipal council of the Corporation of the Town of Grimsby has cause to be served on the owners of the lands and premises at:

8-10 Ontario Street  
Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the property at 8-10 Ontario Street and a statement of the reasons for the proposed designation, and further, has caused said notice of intention to be published in the Grimsby Lincoln News, being a newspaper of general circulation in the municipality;

And whereas the reasons for designation and extent to which the designation applies are set out in schedule "B" attached hereto and form part of the By-law.

Now therefore the Council of the Corporation of the Town of Grimsby enacts as follows:

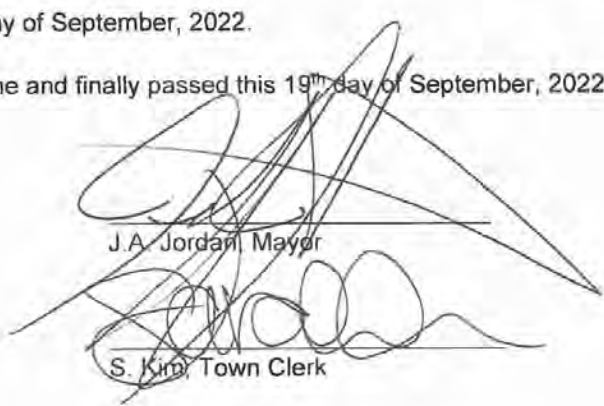
1. That the following real property, more particularly described in schedule "A" attached hereto and forming part of this By-law is hereby designated as being of cultural heritage value or interest:

8-10 Ontario Street  
Town of Grimsby  
The Regional Municipality of Niagara

2. That the Town solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" attached hereto at the Land Registry Office.

Read a first time this 19<sup>th</sup> day of September, 2022.

Read a second and third time and finally passed this 19<sup>th</sup> day of September, 2022.



J.A. Jordan, Mayor

S. Kim, Town Clerk

Schedule 'A' to  
By-law 22-71

In the Town of Grimsby in the Regional Municipality of Niagara, property  
description as follows:

LT 309, Corporation Plan 4 ; GRIMSBY  
8-10 Ontario Street,  
Town of Grimsby,  
Regional Municipality of Niagara

Schedule 'B' to By-law 22-71  
Statement of Significance  
And Description of extent of the features  
To which the designation applies

Statement of Cultural Heritage Value or Interest

The dwelling at 8-10 Ontario Street is representative of the Canadian style of architecture that was prevalent in residential homes in the late 19th century. The building has elements of Italianate architecture, which was typical of Victorian Era homes in Canada, however tended to be more modest. The original window openings are topped with segmental arches, these brick arches are secured with a tooled keystone. This residential building has many of the original window openings and some of the wood windows are still within these openings. The matching front bay windows on the front façade feature paired segmental arch windows which is a traditional element in Italianate architecture. The doorway entrances imply that this was a purpose built duplex, although the doors have been replaced, the remnants of the transom windows above the original door openings remain (now boarded over). The bracketed eaves are reminiscent of the Italianate architectural style that was common in the Victorian Era. The roof is a gabled structure with parapets in the end gables that extend past the roofline. The overall style of the building is representative of remaining residential homes in Canada in the mid to late 1800s and purpose built brick duplexes from this era are rare in Grimsby.

The dwelling at 8-10 Ontario Street has direct associations with the Town of Grimsby and was lived in by James H. Wells. Wells was a member of the Masonic Lodge. Through the history it has been made clear that Samuel Whittaker and James Wells were connected and involved with both the Lodge and the commercial advancement of the Town.

Amos Farewell was the first husband of the original owner, Anna Bell. He was also the son and nephew of William and Atkins Farewell. William and Atkins became well known fur traders, and were known as founding the City of Oshawa. Amos and Anna's son married into the Smith family. The Smith Family were early settlers to the Township of Grimsby, as arriving as early as 1791. The Smith family was associated with the fruit industry, selling one of their farms to pioneer fruit man Jonathan Woolverton.

Anna Bell's second husband, Benjamin Bell, served in the War of 1812 with the 4th Lincoln Regiment. Benjamin was a Member of the Grimsby Township council and was one of the two wardens at the time in 1801. Elizabeth, the mother of Benjamin Bell, was a direct ascendant of the Pettit Family.

During the 19th Century Depot Street supported a large portion of the fruit industry. The character along this corridor contains a collection of multi use residential, commercial, and a few remaining industrial buildings. The dwelling at 8-10 Ontario Street is important in illustrating the industrial development along this significant streetscape. This residence is one of the last of its kind

along Ontario Street, and speaks to the volume of housing that was required to support such a successful fruit industry.

The dwelling at 8-10 Ontario Street is visually linked to its surroundings by its architecture and aesthetic style, and is historically linked to the surroundings by the associations with James Wells and the industry along Depot Street. James H. Wells was a prominent member of the community, store operator/owner (Whittaker Block 5-11 Ontario St.), as well as owner of this home in the early 1900s. This purpose built duplex provides evidence of the amount of industry that would have taken place along this historic industrial corridor. During the late 1800's it was uncommon to have purpose duplexes constructed, this structure would have provided living accommodations for the local industries thus this duplex depicts the volume of industry that would have been taking place along Depot (Ontario Street) during the turn of the century.

#### Heritage Attributes

The heritage attributes to be designated at 8-10 Ontario Street include:

- The original doorway openings and transom windows
- Stone window sills
- Symmetrical façade
- Box bay windows with hipped roofs
- Original window openings
- Original wood windows
- Ornate eaves brackets
- Roof line (end gabled roof intersected by two secondary front facing gables)
- Parapets (parapet projection past roofline and brick corbels)
- Voussoirs and tooled keystones
- Original stone foundation
- Original clay smooth red brick exterior (Flemish stretcher style, repeating every seven rows)
- Water table brick detail 5 brick courses up from the foundation