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January 4<sup>th</sup>, 2024

10 Adelaide Street

Toronto, Ontario

M5C 1J3

Attention: Ontario Heritage Trust

To whom it may concern,

RE: Notice of Passing – Heritage Designation By-law 23-98

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Please find the Notice of Passing – Heritage Designation By-law 23-98 enclosed for the property at 360 Main Street West.

Please do not hesitate to contact me if you have any questions.

Take care,



Garrett France-Wyllie  
Heritage Planner  
Planning Department  
Town of Grimsby | 905-945-9634 X.2103  
[gfrance-wyllie@grimsby.ca](mailto:gfrance-wyllie@grimsby.ca)

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Ontario Heritage Trust



## **NOTICE OF PASSING - HERITAGE DESIGNATION BYLAW 23-98**

**360 Main Street West, Grimsby, ON**

**TAKE NOTICE** that Grimsby Town Council passed Designation By-law 23-98 on December 4<sup>th</sup>, 2023 which designates the building known municipally as 360 Main Street West., under Part IV, Section 29 of the *Ontario Heritage Act, R.S.O. 1990, c.O.18*, as amended, as a property of cultural heritage value or interest.

The Town Clerk received no objection to the Notice of Intention to Designate the Property and Town Council passed the bylaw designating the property.

### **IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL (OLT):**

An appeal of the Designation Bylaw for the Property may be made by filing a notice of appeal with the Town Clerk. Objections should be directed to Bonnie Nistico-Dunk, Town Clerk, P.O. Box 159, 160 Livingston Avenue, Grimsby ON, L3M 4G3. Within thirty days of January 4<sup>th</sup>, 2024.

Appeals to Tribunal shall include:

1. A notice of appeal setting out the objection to the by-law.
2. The reasons in support of the objection.
3. Accompanied by the fee charged by the Tribunal.

If you wish to appeal to the OLT, forms are available from the Ontario Land Tribunal website at <https://olt.gov.on.ca/file-an-appeal/>

### **WHO CAN FILE AN APPEAL?**

Any person who objects to the by-law may appeal to the Tribunal by giving notice to the Tribunal and the clerk of the municipality, within 30 days after the date of publication a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal.

### **GETTING MORE INFORMATION:**

A copy of the bylaw and background information about the application is available for public inspection by directing inquiries to Bianca Verrecchia, Heritage Planner at 905-945-9634 ext. 2122 or by email [bverrecchia@grimsby.ca](mailto:bverrecchia@grimsby.ca)

**Last date to file Notice of Objection: February 3<sup>rd</sup>, 2024**

THE CORPORATION OF THE TOWN OF GRIMSBY

BY-LAW NO. 23-98

A BY-LAW TO DESIGNATE THE PROPERTY LOCATED AT 360 MAIN STREET  
WEST, AS A FEATURE OF 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:

360 Main Street West  
Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the property at 360 Main Street West and a statement of the reasons for the proposed designation, and further, has caused said notice of intention to be published in a newspaper with 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:

360 Main Street West  
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, considered, and passed this 4<sup>th</sup> day of December, 2023.

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J.A. Jordan, Mayor

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B. Nistico-Dunk, Town Clerk

Received

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Schedule 'A' to By-law 23-98

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

LT 1, Township Plan 492; GRIMSBY

## Schedule 'B' to By-law 23-98

### Statement of Significance and Description of Extent of the Features to which the Designation Applies

The dwelling at 360 Main Street West is built in the Colonial Revival style, featuring Edwardian elements. This style is an evolution of the Edwardian Classicism style. This style includes having a nearly symmetrical and balanced facade, multiple storeys, porches, steeply pitched gable roof with dormers, and the use of clapboard and wooden shingle siding.

The dwelling at 360 Main Street West has all of these Edwardian details and more including the use of an interpretation of a Palladian window in the end gable walls, multi-pane upper sash's in the windows, large and symmetrical smooth red brick chimneys and a multi storey enclosed porch to the east. The multi storey enclosed porch was likely open, or partially open to the elements at the time of construction. The porch also features a flat roof, it was common to see flat roofs used for balconies on homes during the Edwardian era.

The property displays a high degree of craftsmanship. The structure at 360 Main Street West was custom designed by the architecture firm J.H. Daverman & Sons, from Grand Rapids Michigan. The notable architect constructed many high end homes, such as the Edwardian – Colonial Revival structure at 360 Main Street West. The architect is more widely known for being the first to market mail order house plans. The design of the plan books available at the time used many Colonial and classical elements. The home remains largely intact, with a large amount of surviving original material. This is a testament to the quality of work and materials used at the time of construction.

The historic dwelling has associations with Harold Corwin Woolverton. Harold constructed the Edwardian Colonial revival residence at 360 Main Street West. Harold was the son of Edgar Judson Woolverton, and the grandson of Dr. Jonathan Woolverton. Harold was a well-known fruit grower in Grimsby, in addition to growing fruit in Niagara, Harold and his wife Elizabeth owned orange groves in Redlands, California, this is where the couple would spend their winters. During their time in California, the Woolverton's contributed towards the creation and success of the international Sunkist brand.

Margaret Savage (nee' Woolverton) was the only child of Harold C. Woolverton. She was accepted to one of the world's most prestigious universities, Stanford. At the time of her graduation, she was the only female civil engineer on the continent. After traveling to China for studies, and traveling extensively through Russia and Europe, Margaret took a job as the only female traffic engineer in North America. Margaret was an expert in her field and worked with the US Safety Council in 1943 and was working in Chicago to develop road systems by 1945. Margaret married Robert Savage who was a Californian refrigeration engineer. The couple owned the house at 360 Main Street West until the 1970's.

The dwelling is associated with the notable Woolverton family, the Woolverton family were integral to the early establishment of the Town. The families' contributions included notable farms and substantial properties, successfully physicians, and family members that contributed to the early military efforts. The dwelling is also associated with the architecture firm J.H. Daverman & Sons. The firm Daverman & Sons is known for being one of the first to market plan book houses in North America.

The historic dwelling at 360 Main St West is representative of the age and architectural style that was historically found along the historic corridor. Historically these dwellings lined the Main Street West corridor, many being constructed during the height of the farming industry. The location of the house on Main Street West provides insight into the early development within Grimsby.

The prosperity of the farming industry led to higher quality and varying styles of nineteenth and early twentieth century homes being constructed within this portion of Main Street. Before the Great War and the Great Depression, the Town of Grimsby had a large influx of industry and fruit farming that helped define its local character. The scale, mass and form of the historic dwelling at 360 Main Street West contributes to that character of the Main Street West corridor.

The historic dwelling at 360 Main Street West is historically linked to the property. The historic dwelling was constructed by Harold Corwin Woolverton. Harold Woolverton was a very well-known and respected fruit farmer within the Town of Grimsby and California. The Woolverton family had been farming the land for over a century when the dwelling at 360 Main Street West was constructed. This dwelling visually illustrates the wealth and prosperity within the Town during the height of the tender fruit industry.

The Heritage Attributes to be designated at 360 Main Street West include:

- Two and a half storeys
- Gable roof with gabled dormers
- Nearly symmetrical 5 bay façade
- Smooth red brick chimneys
- Full-width front porch, with a hipped roof and central gabled pediment over the staircase
- Multi storey enclosed porch to the east
- Clapboard bevel siding
- Wood shingle siding on the dormers and gables
- Tuscan porch columns
- Turned wood porch railing spindles
- Setback from Main Street West