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June 14th, 2023

10 Adelaide Street
Toronto, Ontario
M5C 1J3

Attention: Ontario Heritage Trust


To whom it may concern,

RE: Notice of Passing – Heritage Designation By-law 23-48

Please find the Notice of Passing – Heritage Designation By-law 23-48 enclosed for the property at 42 Roberts Road.

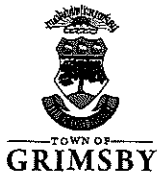
Please do not hesitate to contact me if you have any questions.

Take care,



Garrett France-Wyllie
Heritage Planner
Planning Department
Town of Grimsby | 905-945-9634 X.2103
gfrance-wyllie@grimsby.ca

RECEIVED
2023/06/19
(YYYY/MM/DD)
Ontario Heritage Trust



NOTICE OF PASSING - HERITAGE DESIGNATION BYLAW 23-48

42 Roberts Road, Grimsby, ON

TAKE NOTICE that Grimsby Town Council passed Designation By-law 23-48 on June 12th, 2023 which designates the building known municipally as 42 Roberts Road., 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.

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 June 12th, 2023.

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

Last date to file Notice of Objection: July 15th, 2023

The Corporation of the Town of Grimsby

By-law No. 23-48

A by-law designate the Property located at 42
Roberts Road, 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;

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:

42 Roberts Road
Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the property at **42 Roberts Road** 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.

COUCIL 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:

42 Roberts Road
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 5th day of June, 2023.

READ A SECOND AND THIRD TIME AND FINALLY PASSED this 5th day of June, 2023.

J.A. Jordan, Mayor

B. Dunk, Town Clerk

Schedule 'A' to
By-law 23-48

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

PT LT 14 CON 2, North Grimsby (FMLY PCL 24), as in RO723459; BLK 52, PL 30M-315; GRIMSBY

Schedule 'B' to
By-law 23-48
Statement of Significance
And Description of extent of the features
To which the designation applies

Statement of Cultural Heritage Value or Interest

42 Roberts Road is a rare and representative example of the Loyalist-Georgian architectural style. 42 Roberts Road is a two storey structural stone construction house built on the foundation of an earlier log cabin.

Some of the key physical attributes include; the mixture of local stone for the masonry, gable roof, full width porch, two brick chimneys, wooden porch columns with quatrefoil brackets, front door surround, side lights and half columns. The Georgian style was popular among the United Empire loyalist (UEL) settlers who wanted to construct homes that incorporated a European influence from the architecture of their native countries. The quatrefoil brackets are an unusual feature and are a detail not commonly found within Grimsby. The design can be attributed to medieval influences in Gothic designs.

The wooden lintels above the doors and windows in the earliest portion of the building are another common construction method seen in loyalist architecture. The wooden lintel was phased out and replaced by the use of solid stone, or stone voussoir arches. The later additions on the house utilize some of these building practices. The multiple additions on the house are important in tell the story of how the building has evolved for the occupants over time. The house has had many alterations over the years which can be seen by the in-fill of some window and doors, and the addition of a shed dormer on the West façade.

42 Roberts road is directly associated with the Pettit Family. Andrew Pettit one of the first United Empire Loyalists who settled in Grimsby in 1797. Andrew was a recipients of a Crown land grant and was gifted land in cons 1 and 2 on lot 14. Andrew settled with his wife Sarah and three young children. Andrew Pettit was the driving force behind the founding of the first Anglican Church in Grimsby, first holding sessions in his house and then in the log frame building when it was built. In 1792 Andrew started to serve on Council and did so until his death in 1819. Because of how prominent Andrew was within his community and church when the town raised enough money to build a stone church they named it after him, the new name being St. Andrews Anglican Church, which still stands today.

Andrew's oldest son Jonathan Pettit is given land that neighbors his fathers in 1806 when he marries his wife Catherine. Jonathan is active in the war of 1812 and appointed a Lieutenant, Jonathan was stationed at Niagara, he also fought in the battle of Lundy's Lane, as well as the Engagement at the Forty. In 1820 Jonathan built the stone house which he named "The Evergreens". The house and farm stayed within the family until 1921.

Jonathan's son Jonathan Robins inherits his father's property and converts the farm to raising cattle, specifically Shorthorn and thoroughbred horses. Jonathan R. is credited with improving the Shorthorn cattle breed and was known for his horses. His son Jonathan Ambrose later inherited, and converted the farm to tender fruits and berries instead of livestock, which was becoming a popular economy in Grimsby.

The Pettit family through generations, were incredibly important to the farming and community of Grimsby, the land and house of 42 Roberts Road are intact representations of this history.

The dwelling at 42 Roberts Road has the potential to yield information about the role substantial farm had in and around the community. The Pettit farm transitioned from wheat and grain farming, to cattle farming which was the type of farming knowledge the family brought with them from New Jersey. The Pettit's further transitioned to berry farming once they realized the unique climate of Niagara could sustain the specific type of crop, creating a more profitable tender fruit farm. The Pettit's are a very influential family in Grimsby's history, and the house and property have the potential to yield further insight to these important historical figures.

The house and property are important in defining, maintaining, and supporting the character of the area. 42 Roberts road maintains a deep setback and rural atmosphere that strongly represents the former views capes of the area, prior to the construction of the surrounding subdivisions. The property is representative of the once large and substantial family owned farms that contributed to the success of Grimsby. The sight lines to the front façade of the house from Evergreens Drive are important in maintaining the relationship to the house, and its orientation in the surrounding neighbourhood. Historically the Pettit family owned over 400 acres of land, farming orchards, cattle and tender fruit and berries over a period of 100 years. Farms this large in the area would've had a large impact on the town, providing food and income to the residents.

When Jonathan Pettit built his stone house it was at the beginning of the farming economy in Grimsby. The area surrounding "The Evergreens" was all newly cleared agricultural land with few neighbors. Jonathan created a steady income source through farming the land, so much so he had tenant farmers that lived on the same lot (38 Roberts). He built a farm that was sustainable through generations, allowing his sons and grandsons to inherit a working-farm. 42 Roberts Road is the oldest surviving structure in the immediate area, and has significant ties to the Pettit's and their surrounding estates. Historically the surrounding large parcels were also owned by members and descendants of the Pettit family.

HERITAGE ATTRIBUTES TO BE DESIGNATED

The Heritage Attributes to be designated at 42 Roberts Road includes:

- Georgian architecture
- Low pitched gable roof
- Full width porch
- Porch columns and quatrefoil brackets
- Two brick chimneys
- Masonry, built of local stone, with a lime mortar
- Wooden window and door lintels
- Window and door openings
- Front door surround
- Symmetrical front façade

