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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 23-51

Please find the Notice of Passing – Heritage Designation By-law 23-51 enclosed for the property at 50-52 Park Road North.

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
2023/06/22
(YYYY/MM/DD)
Ontario Heritage Trust



NOTICE OF PASSING - HERITAGE DESIGNATION BYLAW 23-51

50-52 Park Road North, Grimsby, ON

TAKE NOTICE that Grimsby Town Council passed Designation By-law 23-51 on June 12th, 2023 which designates the building known municipally as 50-52 Park Road North., 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. 23-51

A by-law designate the Property located at 50-52 Park Road North, 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:

50-52 Park Road North
Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the property at **50-52 Park Road North** 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:

50-52 Park Road North
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 23-51**

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

PT LT 2 CON 1, North Grimsby (FMLY PCLS 11, 16 & 48); PT ROW BTN LTS 2 & 3 CON 1, North Grimsby
(CLOSED BY BYLAW RO33372) as in RO16?? ; GRIMSBY

Schedule 'B' to
By-law 23-51
Statement of Significance
And Description of extent of the features
To which the designation applies

Statement of Cultural Heritage Value or Interest

The Large Brick House

The large brick house is representative of the craftsman style typical of Ontario in the 1920s. Key aspects of this style include symmetry, the double flue chimney with decorative stone details, smooth red brick with lime mortar, gable roof with front-facing gable dormer, deep eaves and soffits, stone-cut lintels, stone-cut sills, transom window over front door, enclosed front porch (including red brick knee walls with stone caps, square brick columns, enclosed in 1930), first story box bay windows with flat roofs (including brick and cut stone construction and overhanging roof line, original window and door openings, poured concrete foundation, rear porch and balcony.

The historic structure has craftsman style attributes built with high quality materials, such as smooth red brick, stone details and exterior decorative trim. The symmetry reflected in the windows and doors is also a notable attribute.

The large house on the Gadsby property has ties with notable names within the Grimsby community. The property was originally owned by fruit farmer, businessman, and Councillor James Marlow, who initiated the construction of this subdivision. The Gadsby family also lived in the structure while operating the adjacent shoe factory and business, E.J. Gadsby and Sons. The Gadsby Shoe Factory was opened by Edwin James Gadsby, who made the factory a place of innovation and a centre of shoe production in Grimsby during its years of operation. The factory remained in the Gadsby family through 3 generations before being sold by Edwin's grandson, EJ Gordon Gadsby, in 2022.

The large house on the Gadsby property helps define the character of the area due to its relationship with the development and growth of Grimsby. It withstood road changes and expansion of the highway and rail lines, and the suburb grew around the pre-established factory and homestead. The house is compatible with the surrounding building stock on Park Road North, typically built of the same era.

The large house on the Gadsby property is important in defining the relationship between Grimsby beach, Grimsby Town and the QEW. Park Road, when the factory was built, went all the way to the water. Prior to the 1920's this road was the only access point to Grimsby Beach, other than by boat, the road was very significant for passenger, pedestrian and vehicular traffic. Some days the park had tens of thousands of visitors. The road was also the only access point for passengers to get aboard steamers coming from Hamilton, Toronto, and Niagara, as well as the only route available for farmers to ship produce via steam ships. Today it is separated by the highway. The surrounding area of Park Road would have also housed many fruit packaging and shipping companies, much of the surrounding housing was built for workers to support this economy. The structure also has a relationship with the rail lines adjacent to the property. The railway used to have a stop located a short distance from the subject parcel and would frequent the factory to ship its goods. Park Road, which led to Grimsby Beach prior to the mid-twentieth century, runs on the west side of the property.

The Factory

The Industrial Streamline Moderne building is unique in its style because of its timber post and beam construction system with wooden exterior frame, and details such as; the three story structure, original one story structure with multiple story additions, multi-story flat roofs with perimeter parapet, original iron entrance gates to factory/property with brick columns and concrete caps, three arched carriage style loading doors with strap hinges on the oldest section of the building, Original double-hung sash wooden windows (one over ones, four over fours and some wooden storm windows), folding exterior metal fire escape, unique 56 pane patterned glass block window, metal smoke stack, smooth red brick chimneys, unique corner window placement, and identifying feature of Streamline Moderne architecture, original window and door openings, steel fire escape ladder, original wood entrance door with glazing and side lites on the North facade, flat roofed awning over main entrance door, second story wooden loading doors with glazing, second story hoist over loading doors, paneled roof access door, original window and door openings, window groupings, proximity to train station and QEW, proximity to the Gadsby family houses, and mature landscaping.

The Shafer Brothers had a reputation within Grimsby for building high-quality builders using high-end materials. In addition to simply producing shoes, the Gadsby Shoe Factory created patents on the tongue and boot top, and made shoes for soldiers during World War II.

The Industrial Streamline Moderne factory has relationships with important names from the Grimsby community. The property was home to The Gadsby Shoe Factory, which was the creator of various patents and innovations in the shoe making world. It is one of the few remaining historic industrial sites in Grimsby. The property also has associations with notable Grimsby families such as the Books, Marlow's, Sculls, and Kidd's. Each of these families took part in the development of the area, and subdivision of the property.

The Industrial Streamline Moderne factory has been in operation since the 1930's, and owned by the same family until 2022. The building, contents, and grounds have the potential to yield information that contributes to the understanding of a community.

The Shafer brothers contributed to the construction of the buildings and evolution of the site. The Shafer Brothers are significant to the Grimsby community because of the amount of high quality surviving buildings they constructed within the town. This company was influential in many other construction projects and built additions on other structures in the area. In addition to simply producing shoes, the Gadsby Shoe Factory created patents on the tongue and boot top, and made shoes for soldiers during World War II.

The Industrial Streamline Moderne structure supports the character of the area because of its relationship with the development and growth of Grimsby. The building has withstood road changes and additions of the highway and rail lines and the surrounding neighbourhood was forced to grow and densify around the pre-established factory and associated dwellings located on this property. The factory is also in close proximity to the original The HG&B's rail line on Park Road. The rail line was a spur line of the primary line between Hamilton & Beamsville. All the fruit the HG&B handled for the Grimsby area, east to Beamsville and beyond was brought on the spur line to the Park Road station. The HG&B line had four daily freight delivery services to handle fruit shipments and any other freight; this ramped up to operate almost continuously in harvest season.

Because of the HG&B's feeder system, Grimsby Park railway station consistently handled the largest volume of fruit shipping of any Niagara Region station. This was a massive, core hub of Niagara fruit handling, packaging & shipping companies.

The Streamline Moderne factory is important in defining the relationship between Grimsby and the QEW. Park Road, when the factory was built, went all the way to the water. Today it is separated by the highway. The structure also has a relationship with the rail lines adjacent to the property, the railway used to have a stop located a short distance from the parcel and would frequent the factory to ship its goods.

The property is considered a landmark when driving down the highway and service road. This property would have also been a landmark along the original Park Rd prior to the construction of the QEW. Further, newspaper articles spoke to the design of the factory and there was significant emphasis on the design and the use of "shiny materials".

HERITAGE ATTRIBUTES TO BE DESIGNATED

The Heritage Attributes to be designated at 50-52 Park Road North includes:

Large house:

- Craftsman architectural style
- Symmetrical architectural features
- Double flue chimney with decorative stone details
- Smooth red brick with lime mortar
- Gable roof with front-facing gable dormer
- Deep eaves and soffits
- Stone-cut lintels
- Stone-cut sills
- Enclosed front porch (including red brick knee walls with stone caps)
- First story box bay windows with flat roofs (including brick and cut stone construction)
- Original window and door openings
- Poured concrete foundation
- Rear porch and balcony

Factory:

- Original one story structure with multiple storey additions
- Multi-story flat roofs with parameter parapet
- Original iron entrance gates to factory/property with brick columns with concrete caps
- Three arched carriage style loading doors with strap hinges
- Historic white and red paint colour scheme
- Original double-hung sash wooden windows (one over ones, four over fours and wooden storm windows)
- Folding exterior metal fire escape
- Timber post and beam construction system with wooden exterior frame
- Unique 56 pane patterned glass block window
- Metal smoke stack
- Smooth red brick chimneys
- Unique corner window placement
- Original window and door openings
- Steel fire escape ladder
- Double-car garage door
- Original wood entrance door with glazing and side lites
- Extra-wide wooden door
- Flat roofed awning over main entrance door
- Second storey wooden loading doors with glazing
- Second storey hoist over loading doors
- Panelled roof access door with glazing and original colour scheme
- Original window and door openings, window groupings
- Proximity to train station and QEW
- Proximity to the Gadsby family houses

