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January 25th, 2024

10 Adelaide Street

Toronto, Ontario

M5C 1J3

Attention: Ontario Heritage Trust

To whom it may concern,

RE: Notice of Intention to Designate 22 Main Street West under Part IV of the *Ontario Heritage Act*

Please find the Notice of Intention to Designate enclosed for the property at 22 Main Street West, Grimsby, Ontario, Canada.

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

JAN 25 2024

Ontario Heritage Trust



NOTICE OF INTENTION TO DESIGNATE

22 Main Street West

TAKE NOTICE that Grimsby Town Council, on January 15th, 2024, resolved to issue a Notice of Intention to Designate PT LT 330, Corporation Plan 4 as in RO396379 EXCEPT PT 3, 30R-9735; PTS 1, 2 & 3, 30R-10239; GRIMSBY as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act.

The Reason for the Notice of Intention to Designate is to recognize the physical, associative, and contextual value that **22 Main Street West** contributes towards the Town of Grimsby's inclusive heritage.

Statement of Cultural Heritage Value or Interest

22 Main Street West is a rare and unique example of a 2 ½-storey, 3-bay Georgian home with significant Victorian additions and decorative details.

The home was originally constructed by Jacob Collador in 1839 for Jonathan Woolverton. The house fronted on to Grimsby Stone Rd. (now Main Street West) and was set back from the street. This set back is indicative of where the former Georgian buildings along the corridor would have been placed in the streetscape. The structure was built in the Georgian style, still clearly seen through the form, massing, and fenestration. Other surviving Georgian features include its roofline and remaining gable returns.

The house later underwent significant Victorian alterations in the late 1800s, likely after the death of Jonathan Woolverton in 1882 when the home was sold out of the family. The most prominent alterations were the construction of the 3-storey tower, which extends from the middle bay and now serves as the front door, and the cantilevered turret along the south-east corner of the roofline. Other Victorian features that were added include the brackets supporting the soffits, decorative cornices, the 2-storey porch, and the dormer with slate cladding.

The building received further alterations in the early 1900s. These additions included the construction of a commercial addition to the east wall, which has a parapet wall featuring crenulation, constructed by the Shafer Brothers. The building also had an addition put on to the south, likely to support the commercial use of the building.

The Georgian and Victorian construction on the property demonstrates both high craftsmanship and artistic merit. The blending of its Georgian massing, form, and fenestration, with Victorian additions and decoration is a unique combination that is not otherwise seen in the area. The original Georgian building was most-likely custom designed by an architect, as well as the later Victorian additions.

The Shafer Brothers had a reputation within Grimsby for building high-quality homes using high-end materials. The presence of a cantilevered turret, a rarity in Grimsby, is a difficult architectural feature to successfully implement, and demonstrates the high quality of the builder's skillset.

The property at 22 Main Street West has direct associations with notable figures in Grimsby's history. The Georgian-Victorian structure was home to one of Grimsby's first doctors, Jonathan

Woolverton, who was from a Loyalist-era Yankee immigrant family. Jonathan served as a surgeon with the 4th Lincoln Militia during the Rebellion of 1837, including at the siege of Navy Island.

The structure was actively used as a medical office and as a classroom setting for Grimsby Grammar School. Later, it was home to James A. Livingston, the long-time editor and proprietor of the Grimsby Independent, which was known to be published from the adjoining 24 Main Street West structure from at least 1893 to 1914. James A. Livingston also operated his insurance business, eventually known as J.A Livingston & Sons, from this house, and lived in it until his death in 1930. Isabelle Livingston, James' wife, lived on the property until 1933.

The structure has the potential to yield information about the early development of Grimsby and the main street corridor. The structure demonstrates the history and development of the neighbourhood, Main Street, and the commercial evolution of the area. The structure supported one of the town's earliest doctor's offices, which was operated by members of the Woolverton family.

The structure has connections to the development of the Grimsby Independent newspaper, which operated out of the adjacent structure at 24 Main Street West. James A. & Isabelle Livingston lived in the subject structure while acting as proprietors of the newspaper. James also ran a successful real estate company, J.A. Livingston & Sons out of the Georgian-Victorian structure.

The original Georgian core of the structure is known to have been built by Jacob Collador. The Victorian alterations to the building are thoughtfully laid out and create a balanced facade, this work would have been completed by an architect and engineer.

In the early-1900s, the structure had an addition built to the east by the notable Shafer Brothers. The new addition was most likely constructed to support the commercial use of the main floor. The extension features a crenulated parapet wall and a neoclassical door surrounding it. The neoclassical door surrounding the central tower was most likely added at the same time by the Shafer Brothers.

The Victorian additions and decorative elements are unique to the streetscape and, together with its Georgian core, represent a particular blend of styles that demonstrate the development of the neighbourhood from the 1830s to the modern day. The surrounding building stock was constructed by the turn of the 20th century, creating a cohesive, uninterrupted streetscape.

The property is one of the oldest in the area, demonstrating the area's development history. Jonathan Woolverton's home is one of the earliest surviving buildings within the downtown, built originally as a residence and was expanded and transitioned to a mixed-use building as the downtown evolved. The structure was home to businesses such as medical practices, newspapers, and real estate, which collectively contributed to the success of the town.

The property's architectural uniqueness as a Georgian-Victorian hybrid and its distinctive setback from the street make it a readily identifiable reference for navigating the neighbourhood and downtown Grimsby. The notable building is the only product of its kind within the town.

HERITAGE ATTRIBUTES TO BE DESIGNATED

The Heritage Attributes to be designated at 22 Main Street West include:

- 2 and a half storey original Georgian structure
- Cantilevered turret, slate roofing
- Georgian eave returns
- Decorative cornices
- Dormer with slate cladding and half-timbering
- Dentil moldings
- Central, 3 storey tower, slate roofing
- Victorian additions
- 2 storey full width porch
- Commercial addition to the east, built by the Shafer brothers, along with crenellated parapet
- Interpretation of a Palladian style window
- Window and door openings
- Brackets supporting the soffits
- Plaster stucco rendering
- Neoclassical entrances
- Wooden sash windows
- Second floor balustrade
- Setback from main street

OBJECTIONS

Any objection to this designation must be filed no later than 30 days after the date of publication of the notice of intention in a newspaper. Objections should be directed to Victoria Steele, Town Clerk, Town Clerk, 160 Livingston Avenue, Grimsby ON, L3M 0J53.

MORE INFORMATION

Any inquiries may be directed to Bianca Verrecchia, Heritage Planner at 905-945-9634 ext. 2122 or by email bverrecchia@grimsby.ca

Last date to file Notice of Objection: February 24th, 2024

Received

JAN 25 2024

Ontario Heritage Trust