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Received

MAY 03 2024

May 2nd, 2024

Ontario Heritage Trust

10 Adelaide Street

Toronto, Ontario

M5C 1J3

Attention: Ontario Heritage Trust

To whom it may concern,

RE: Notice of Passing – Heritage Designation By-law 24-28

Please find the Notice of Passing – Heritage Designation By-law 24-28 enclosed for the property at 22 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



NOTICE OF PASSING - HERITAGE DESIGNATION BYLAW 24-28

22 Main Street West, Grimsby, ON

TAKE NOTICE that Grimsby Town Council passed Designation By-law 24-28 on April 15th, 2024, which designates the building known municipally as 22 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.

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 Victoria Steele, Town Clerk, 160 Livingston Avenue, Grimsby ON, L3M 0J5. Within thirty days of May 2nd, 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

Last date to file Notice of Objection: June 1st, 2024

THE CORPORATION OF THE TOWN OF GRIMSBY

BY-LAW NO. 24-28

A BY-LAW TO DESIGNATE THE PROPERTY LOCATED AT 22 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:

22 Main Street West
Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the property at 22 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:


22 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 15th day of April, 2024.



J.A. Jordan, Mayor



V. Steele, Town Clerk

Schedule 'A' to By-law 24-28

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

PT LT 330, Corporation Plan 4 as in RO396379 EXCEPT PT 3, 30R-9735; PTS 1, 2 & 3, 30R-10239

Schedule 'B' to By-law 24-28

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

22 Main Street West is a rare and unique example of a 2.5 storey, 3-bay Georgian home with significant Victorian additions and decorative details. This dwelling is the only product of its kind within the town.

The home was originally constructed by Jacob Collador in 1839 for Jonathan Woolverton. The house was designed to front onto Grimsby Stone Rd. (now Main Street West) with a deep residential setback from the street. This setback is indicative and representative of where the former residential buildings along the corridor would have been placed within the streetscape.

The house 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 included the construction of the 3-storey tower, which 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, 2-storey porch, the dormer, and 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 Shafer Brothers had a reputation within Grimsby for building high-quality homes using high-end materials.

The Georgian and Victorian elements demonstrate both highly skilled craftsmanship and artistic merit. The blending of the Georgian massing, form, and fenestration, with the Victorian elements is a unique combination that is not otherwise seen in the area. 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 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. While Jonathan Woolverton lived in the dwelling, the structure was actively used as a medical office and as a classroom for the Grimsby Grammar School.

After Jonathan's death, 22 Main Street West was the home of James A. Livingston, the long-time editor and proprietor of The Grimsby Independent. The structure at 22 Main Street West has a physical and historical connection to the Grimsby Independent newspaper, as the newspaper operated and published out of the adjoining structure at 24 Main Street West from at least 1893 to 1914. James A. Livingston also operated his insurance business from this house, known as J.A Livingston & Sons, and lived in the dwelling until his death in 1930. Isabelle Livingston, James' wife, lived within the dwelling until 1933.

The structure at 22 Main Street West acts as a relic of the area's early residential use and provides a greater understanding of how the Main Street corridor evolved into a busy commercial corridor. Jonathan Woolverton's home is one of the earliest surviving buildings within the downtown, built originally as a residence and transitioned into a mixed-use building as the downtown evolved. The structure was home to businesses such as medical practices, newspapers,

and real estate agencies, 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 makes it a readily identifiable landmark as the community navigates the downtown core. The historic structure is often referred to as, "the house set back from the street", "the house in the middle of downtown, the house in the heart of downtown", "Jonanthan Woolverton's house", the doctor's house, the Main Street house, or as noted in the Grimsby Independent Newspaper "the regal old historical downtown landmark".

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

- 2.5 Storey Original Georgian Structure
- Cantilevered Turret with Slate Roofing
- Georgian Eave Returns
- Decorative Cornices
- Dormer with Slate Cladding and Half-Timbering
- Dentil Moldings
- Central, 3 Storey Tower with Slate Roofing
- 2 Storey Full Width Porch
- South Façade of the Commercial Addition to the East, built by the Shafer Brothers, along with the South Facing Crenellated Parapet
- Interpretation of a Palladian Style Window
- Window And Door Openings with Trim
- Brackets Supporting the Soffits
- Plaster Stucco Rendering
- Wooden Sash Windows
- Second Floor Balustrade
- Setback From Main Street