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April 25<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 24-25

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Please find the Notice of Passing – Heritage Designation By-law 24-25 enclosed for the properties at 154 Main Street West, Grimsby ON.

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

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Received  
APR 26 2024  
Ontario Heritage Trust



## **NOTICE OF PASSING - HERITAGE DESIGNATION BYLAW 24-25**

**154 Main Street West, Grimsby, ON**

**TAKE NOTICE** that Grimsby Town Council passed Designation By-law 24-25 on April 15<sup>th</sup>, 2024, which designates the building known municipally as 154 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 Victoria Steele, Town Clerk, 160 Livingston Avenue, Grimsby ON, L3M 0J5. Within thirty days of April 25<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: April 25<sup>th</sup>, 2024**

THE CORPORATION OF THE TOWN OF GRIMSBY

BY-LAW NO. 24-25

A BY-LAW TO DESIGNATE THE PROPERTY LOCATED AT 154 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:

154 Main Street West  
Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the property at 154 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.

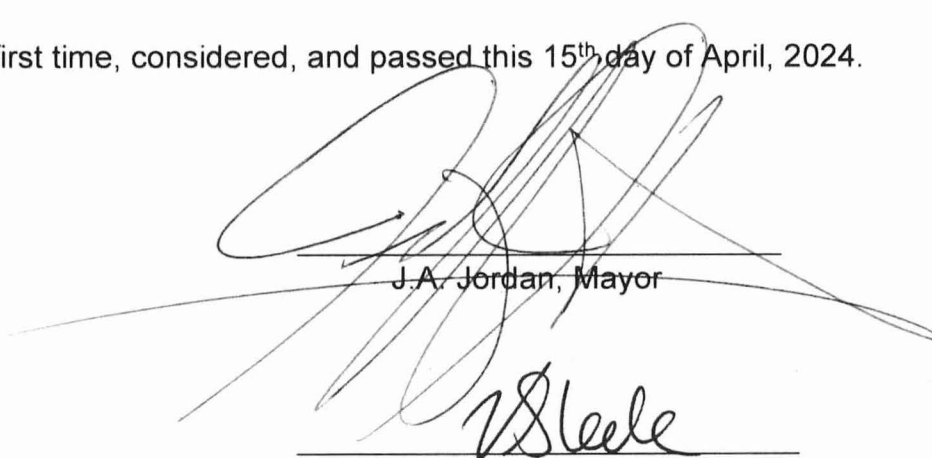
Now therefore the Council of the Corporation of the Town of Grimsby enacts as follows:

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:


154 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 15<sup>th</sup> day of April, 2024.



J.A. Jordan, Mayor



V. Steele, Town Clerk

Schedule 'A' to By-law 24-25

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

PT LTS 32 & 39, Corporation Plan 4; GRIMSBY

Schedule 'B' to By-law 24-25  
Statement of Significance and Description of Extent of the Features to which the  
Designation Applies

**St. Andrew's Church**

The church at 154 Main Street West is a rare, unique and representative example of the Georgian-Classical style, with Anglo-Norman influences. The Church at St. Andrew's was one of the first four Anglican Churches built in Ontario.

Construction of the Loyalist stone church was started in 1819 and completed in 1823. The architecture of St. Andrew's Church is representative of the Georgian-Classical style, with Anglo-Norman influences. At the time of construction, St. Andrew's Church would have had a classically influenced steeple (Which was damaged and removed during the 1840 hurricane) and classical clear glass arched windows. Over time alterations have been made to the structure with the addition of the octagonal steeple and Gothic-style stained glass windows.

The Anglo-Norman influences can be seen by the use of roman style arches above the door and window openings, double stacked arched windows, and a low-pitched roof line. Norman arches are semicircular and usually quite large, to create a sense of grandeur. All of the stone arches throughout the building are made from Grimsby sandstone and feature keystones. Anglo-Norman is a Medieval revival style that is derived from Roman and Romanesque architecture, which has been simplified over time in Upper Canada, and influenced the design of early English Loyalist churches.

The Church shows influence from James Gibbs, who was a Scottish architect that trained in Rome and built structures mainly in England. James devoted many years to studying architecture while in continental Europe. The influences of design in those years led to him being one of the most influential architects in England in the 18th century. Plate #25 from his book titled Book of Architecture published in 1728 was used as the base design for St. Andrew's Church.

St. Andrew's Church displays a high degree of artistic merit. Yvonne Williams was a stained-glass artist in Canada. She had over 400 commissions in over 150 chapels, churches and cathedrals. After Yvonne graduated from the Ontario College of Art, studying glass under Charles Connick and spent time studying the magnificent medieval glass at Chartres France. Three of her windows can be seen in St. Andrew's Church.

Ernest Woolverton had the Lych gate built in 1916 as a memorial to his father, Linus Woolverton. Linus was a deeply religious man who converted from Baptist to Anglican. Linus became heavily involved with St. Andrew's Church. He acted as a lay leader, Sunday school superintendent, and a vestry clerk during his time there. The Lych gate is extremely rare within North America, only a few remain.

The Church structure has direct associations with Andrew Pettit, the Anglican Religion, Col. Robert Nelles, and various notable United Empire Loyalist families that shaped the Church and the community around it. St. Andrew's Anglican Church started out as a small gathering of United Empire Loyalist families that settled in Grimsby from New Jersey, services were held by Andrew Pettit in as early as 1787 and were held in various homes in the area. Nathaniel Pettit was a devout follower of the Church of England. There are records that indicate a log church was built in 1794, near the present standing church. By 1800 there were plans for a second church, a frame building on the present site. Robert Nelles gave 2 acres of land for the erection of the frame church and a graveyard in December 1800.

St. Andrew's has seen many important and influential clergy throughout its 200 year history, such as The Rev. A. N. Bethune who was appointed assistant to Bishop John Strachan with the title Bishop of Niagara, he then later succeeded him as the second Bishop of Toronto.

The Rev. George R. F. Grout, who served for 22 years and was greatly loved within the Parish, the parish itself was often referred to with great pride as "his model parish". The Rev. Grout's son was a very important figure in Grimsby, he founded the Grout Agricultural works.

The Rev. J. Allan Ballard who was much loved and brought a lot of change with him; in 1905 three choir rooms were built in the basement, in 1906 the stone wall in front of the church was replaced with an iron fence, the old rectory was sold, and the new one built next to the church with the old stone from the wall as the foundation.

The Church at 154 Main Street West contributes to the understanding of the community surrounding the Anglican Church and provides a greater understanding of the early development of Grimsby, and how religion played an important role in the community's development.

The church structure at 154 Main Street West is historically, functionally and physically linked to the surroundings. The church was built on land that Col. Robert Nelles donated. Col. Robert Nelles constructed many of the foundational buildings within this portion of Main Street during the height of the United Empire Loyalist settlement. The Church was the centre of the original Village of Grimsby. The Nelles family were one of the most significant families to have settled within Grimsby and contributed directly to success of the Town. Many important pioneers of Grimsby including Robert Nelles are buried within the churchyard at St. Andrew's.

The Church structure at 154 Main Street West is a landmark. The structure has played an important role in Grimsby's history for the last two centuries. The Church is located along one of Grimsby's most historically significant corridors. The stone structure is on Main Street West, a former Indigenous Peoples travel route and arterial road connecting York to Niagara.

### **1906 Rectory**

The 1906 Rectory at 154 Main Street West is representative of the Edwardian style. The Edwardian style gained popularity during the reign of King Edward. The style is a reaction to the decorative excess of the Victorian period. The Edwardian style was about simplified details, large rooms with lower ceilings, and oak woodwork.

The structure at 154 Main Street West is an intact example of this style, identifying features include: the hipped roof with gabled dormers, a half brick/ half wooden exterior cladding, the wraparound porch with classical columns. The Edwardian Rectory has been described as the "Most representative and intact example of Edwardian residential architecture within Grimsby".

The Edwardian rectory was custom designed by the architecture firm J.H. Daverman & Sons, from Grand Rapids Michigan. The notable architect constructed many high end homes, including the 1906 Rectory. 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 rectory remains largely intact, with a significant amount of surviving original material. This is a testament to the quality of work and materials used at the time of construction.

The structure at 154 Main Street West has direct associations with St. Andrew's Anglican Church, as well as ties with Rev. Allan Ballard.



St. Andrew's Anglican Church started out as a small gathering of United Empire Loyalist families that settled in Grimsby from New Jersey, services were held by Andrew Pettit in as early as 1787 and were held in various homes in the area. Nathaniel Pettit was a devout follower of the Church of England. There are records that a log church was built in 1794 near the present standing church, by 1800 there were plans for a second church, a frame building on the present site. Robert Nelles gave 2 acres of land for the erection of the frame church and a graveyard in December 1800.

In 1906 when Rev. Allan Ballard and the church decided to sell the old rectory, a new one was commissioned on church grounds for the incoming clergy at that time. The stone foundation for the new rectory was taken by the old stone fence that had been in front of the church, the fence was replaced with an iron one. The Rectory maintains its historic use and is still used to support St. Andrew's Church.

The Rectory at 154 Main Street West is important in maintaining and representing the evolution of the church's needs over its 200 year existence. When the needs of the community changed and evolved, the church and grounds expanded to accommodate them. The Rectory has played an important role in supporting the Church of England, and the Grimsby community.

The scale, mass and form of the historic rectory contributes to the character of the Main Street West corridor.

The Edwardian rectory at 154 Main Street West is visually and historically linked to its surroundings. While the church grounds have changed over the last 200 years, each change visually represent the lasting impacts completed by the Reverends. The Rectory has been captured in many historic photographs of the church and graveyard and continues to be a defining feature of the site.

The Heritage Attributes to be designated at 154 Main Street West include:

#### The Church:

- Gable Front Structure with Tower
- Grimsby Sandstone Construction
- Wooden Framed Octagonal Steeple with Semicircular Louvered Venting
- Copper Spire
- Wide Eaves
- Dentil Moldings
- Eaves Returns
- Semicircular Windows
- Stained Glass Windows
- Double Door Front Entrance with Transom
- Semicircular Stone Arches made of Grimsby Sandstone
- Keystones
- Surrounding Churchyard
- Setback From Main Street West
- Iron Fence positioned 20.3 Meters in front of the Church Entrance, extending east and west
- View as shown within View Cone (Schedule 'C')

#### Lych Gate:

- The front of the Lych Gate is positioned 20 Meters in front of the Church entrance

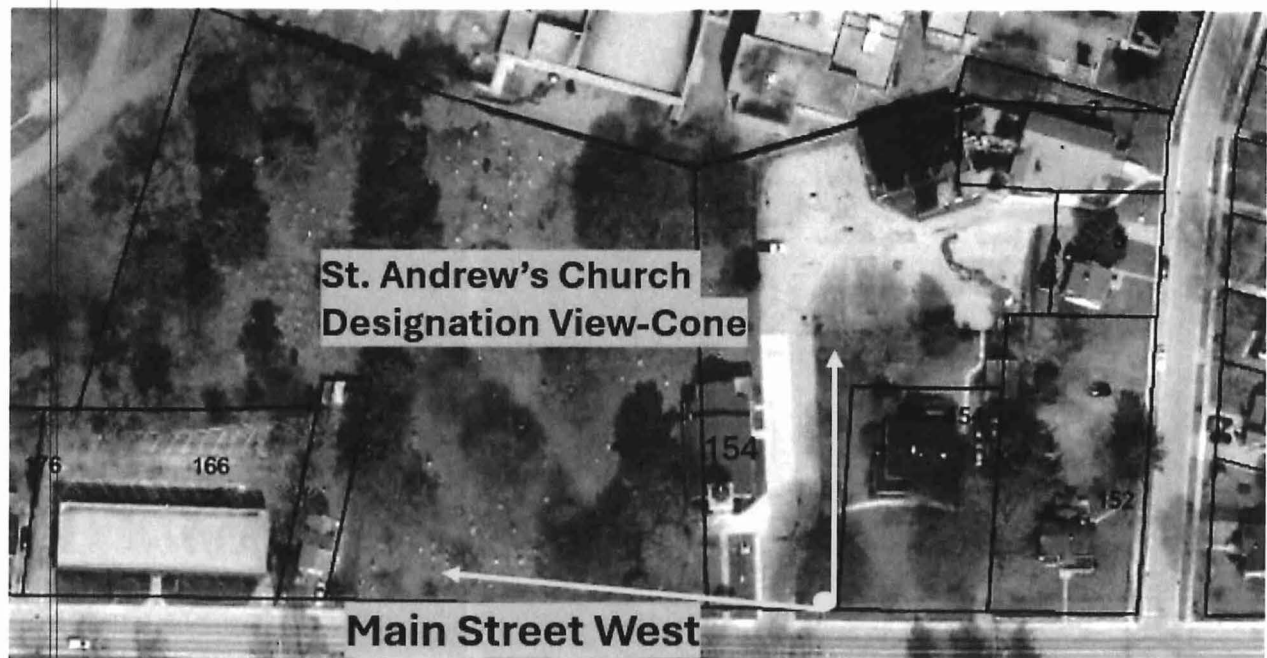


- Gothic Timber Frame Construction
- Fieldstone Foundation
- Wooden Lych Gates
- Wooden Benches
- Gable Roof
- View as shown within View Cone (Schedule 'C')

1906 Rectory:

- Hipped Roof
- Gabled Dormers
- Brick Chimneys
- Wide Eaves
- Cornice Brackets
- Half Brick/ Half Wooden Siding Exterior Cladding
- Bay Window
- Paired Windows
- Wraparound Porch
- Classical Columns
- Centrally Located Entrance
- Sidelites/Transom
- Wooden Sash Windows
- Historic Stone Foundation
- Historic Wooden Railings With "Pinwheel" Designs
- Setback From Main Street West
- View as shown within View Cone (Schedule 'C')

Schedule 'C' to By-law 24-25  
Protected View-Cone that applies to the Designation



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APR 26 2024

Ontario Heritage Trust