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June 27th, 2024

10 Adelaide Street

Toronto, Ontario

M5C 1J3

Attention: Ontario Heritage Trust

To whom it may concern,

RE: Notice of Intention to Designate 12 St. Andrews Avenue under Part IV of the *Ontario Heritage Act*

Please find the Notice of Intention to Designate enclosed for the property at 12 St. Andrews Avenue, 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

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NOTICE OF INTENTION TO DESIGNATE

12 St. Andrew's Avenue

TAKE NOTICE that Grimsby Town Council, on May 6th, 2024, resolved to issue a Notice of Intention to Designate LT 19, Township Plan 113; 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 **12 St. Andrews Avenue** contributes towards the Town of Grimsby's inclusive heritage.

Statement of Cultural Heritage Value or Interest

The structure at 12 St. Andrews Avenue is a representative or early example of a style. The structure is a strong example of the Arts and Crafts style with Queen Anne influences. Many of the original details such as the multi colour brick pillar bases, and eyebrow dormer are still intact.

The Shafer Brothers had a reputation within Grimsby for building high-quality homes using high end materials. The craftsmanship can be seen in the decorative elements such as the pillars, rafter tails and eyebrow dormer. The curved eyebrow dormer would have been a particular challenge in an era where homes were built by hand. It lends the house a "whimsical" style, which can only be achieved through thoughtful design and attention to detail; homes built by the brothers were individually designed and built by the skilled tradesmen with the experience to bring those masterful details to life.

This was the home of William Shafer. Williams brothers were the "Shafer Brothers" who were known as builders and renovators. During the 1920s-1960s they were instrumental in creating homes and buildings full of charm and character that Grimsby is known for. William married his wife Treva in 1927, his occupation at the time was listed as a plumber. Among his well-known brothers is Richard (Buddy) who established the first travel agency within the township in 1960.

It was subsequently the home of Grimsby's most famous apiarist, James Oscar Moore and his wife, Grimsby socialite Margaret Moore. James Oscar and Margaret Moore, both descendants of United Empire Loyalists, were prominent citizens of Grimsby and both were still living at 12 St Andrews in 1948 when they hosted their 50th wedding anniversary.

Margaret Moore was highly active in the community and served as president of the Trinity United Women's Association, as well as president of the Grimsby Bible Society, which met in St. Andrew's Parish Hall, just across the street from 12 St Andrews Ave. She was also a member of the Grimsby Chapter of the Order of the Eastern Star. Likewise, James Oscar was a General Merchant whose grocery store notices could often be seen in the Grimsby Independent. He later became an apiarist who was locally famous for his modern methods and use of the latest beekeeping technology. He sold honey directly from his shop on Kerman Ave and often requested that community members bring their own containers.

The property has many Arts and Crafts elements characteristic of the Shafer Brothers' building style. The structure represents an early stage in their development, and in the development of the neighborhood as the Shafer Brothers had been building new construction homes for less

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than 10 years. The Nelles Blvd subdivision was less than half completed at the time the house at 12 St. Andrews Avenue was constructed. The use of quality materials and fine craftsmanship made this historic team very well-known and accomplished within Grimsby.

The Shafer Brothers built the first subdivision in Grimsby beginning in 1920s, they built almost every home on Nelles Boulevard, just one street over from St Andrews Ave. The duo are listed as having built all but two houses on Murray Street. Although their developments on St Andrews street are seldom mentioned, they are equally significant; a 1943 Grimsby Independent article mentions 3 new homes to be constructed by the brothers that same year. Given that at least five of the houses on St Andrews Avenue were built by the brothers, as well as the subdivision on Nelles Boulevard, and most of the houses on Murray Street, the neighborhoods have a visual continuity and coherent look. The styles of the home are compatible with similar scale and proportions, blending a mix of turn-of-the-century architectural elements such as Arts and Crafts, Tudor, and Cape Cod.

Not only was 12 St Andrews Ave William Shafers own home, but it is also just one street over from his brother Harvey Shafer's home on Nelles Blvd, as well as his mother's home at 19 Murray Street, situating it within the personal community of the family members of Grimsby's most prominent developers. The home is located just across the street from St Andrews Parish Hall where Mrs. Margaret Moore presided over the Grimsby Bible Society. The Shafer brothers weren't just building a nice neighborhood to sell homes in; they were carefully building their own family homes with a carefully designed neighborhood where they wanted to live.

HERITAGE ATTRIBUTES TO BE DESIGNATED

The Heritage Attributes to be designated at 12 St. Andrews Avenue include:

- Gable roof
- 5 pane eyebrow dormer
- Multicolor brick pillar bases and chimney
- Rectangular dormer with 3 double hung windows and cedar shingle cladding
- Tuscan porch pillars
- Shape and pitch of the roof
- Wide eaves
- Decorative rafter tails
- Gable porch pediment with board and batten cladding
- Orientation of the porch

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: July 27th, 2024