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May 22th, 2025



10 Adelaide St E,
Toronto, ON
M5C 1J3

Attention: Ontario Heritage Trust

RE: Notice of Intention to Designate the following properties under Part IV of the *Ontario Heritage Act*

Please find the Notice of Intention to Designate enclosed for the properties at:

10 Mountain Street, Grimsby, ON.
242 Main Street East, Grimsby, ON.
43 Main Street East, Grimsby, ON.

Please do not hesitate to contact me if you have any questions.

Take care,

A handwritten signature in cursive script that reads "G. France-Wyllie".

Garrett France-Wyllie
Heritage Planner
Planning Department
Town of Grimsby | 905-945-9634 X.2103
gfrance-wyllie@grimsby.ca



NOTICE OF INTENTION TO DESIGNATE

43 Main Street East

TAKE NOTICE that Grimsby Town Council, on May 12, 2025, resolved to issue a Notice of Intention to Designate PT LT 282, Corporation Plan 4 as in RO449542; 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 **43 Main Street East** contributes towards the Town of Grimsby's inclusive heritage.

Statement of Cultural Heritage Value or Interest

The dwelling located at 43 Main Street East is representative of the Italianate architectural style that was prevalent along Grimsby's Main Street corridors in the mid to late 19th century. The historic structure was constructed in 1884, during this time the Italianate Style was a preferred residential building style by many wealthy fruit farmers.

Key Italianate identifying features of the residence include the arched windows with key stones, brick quoining, wide and deep frieze band with raised panels and corbels below the eaves, long narrow windows, a small round window with four keystones under the peaked gable, and a symmetrical façade. The building is constructed with a soft red clay brick, paired with a lime mortar. The masonry on the building also features a row of horizontal bricks around the perimeter, where the house meets the cut stone foundation. This decorative technique is called a water table band.

In the mid 20th century, the large Italianate residence was renovated and divided into apartments by the Shafer Brothers Construction Company. The Shafers Brothers were well-known local builders that made alterations to many structures within the town and built many of the homes on Nelles Boulevard, St. Andrew's Avenue, and Murray Street. The Shafer's were known for their high-end carpentry and decorative woodwork. The Italianate residence displays a high degree of craftsmanship. The brick work on the exterior elevations and the decorative voussoirs with limestone keystone details display a high degree of craftsmanship. The keystones show a high degree of artistic merit as they contain ornate stone carvings.

The dwelling at 43 Main Street East has direct associations with the Anderson and Cargill families, Grimsby Park, development of the rail road and steam boat transportation, the early urban development of the Town, Gilbert John Murray-Kynynmound Elliot- Lord Minton and Governor General of Canada, Grimsby Ladies' Machine Gun Fund, the Town's agricultural history, the Grimsby school board, Town council, the Board of Directors at Grimsby Park, the Women's Institute and the Methodist Ladies' Aid Association. Charles Sr. Anderson (Hugh Sr's father) was born in Antrim County, Ireland in 1760, he came to Canada and later Grimsby around 1790. He married Anne Nelles, Anne was the only daughter of Captain Henry Nelles, Anne as the daughter of a loyalist was granted 200 acres of land. Charles died in 1829 and Anne in 1811. Charles and Anne are known to have had eleven children, seven sons, and four daughters. According to the Anderson family, when Joseph Brant, the Mohawk Leader, was travelling through The Forty, he learned that the Anderson's had a newborn son, Brant told them that if they named the child Joseph, he would leave his namesake a farm. The child was named accordingly, and Joseph Brant kept his promise.

The subject property was deeded to Hugh Henry Anderson Sr., in 1838 as part of an indenture contract signed with early Loyalist David Cargill. Hugh Sr. built a family home immediately adjacent to the foundations of the subject structure. Hugh Henry Anderson Jr. built 43 Main Street East in the Italianate architectural style in 1884. The hill where the subject structure stands was known as "Anderson's Hill" after Hugh Jr. Hugh began to focus on fruit farming by 1895 and the farm became known as "Mountain View Orchards." By 1900, the Anderson farm was producing grapes, raspberries, pears, plums, peaches and apples.

Hugh Jr. served the Hamilton Provident and Loan Society as a valuator in Wentworth and Lincoln from the 1880s until his death in 1920. He also served as secretary - treasurer of the Grimsby school board for 31 years, a tax assessor and town councillor, and Treasurer for the Board of Directors at Grimsby Park. He was also involved in developing rail and steamboat infrastructure at Grimsby Park and served on the Board of Directors when the Lord's Day Act restricted commercial activity at Grimsby Park, contributing to its eventual sale and reworking as an amusement park. As a land valuator, Hugh Jr. Was responsible for selling off much of Mountain Street below the escarpment for development and was remembered as a primary influence on the "property boom" Grimsby experienced in the early 1900s. The house was also home to Margaret Clarke Linton, a member of the Women's Christian Temperance Union, the Methodist Ladies' Aid Association, the Ladies' Aid Society, the Women's Institute, and one of the organizers of the Grimsby Ladies' Machine Gun Fund. The Machine Gun Fund was an initiative undertaken by Grimsby women, working with the 44th Regiment, to provide Lewis machine guns to Grimsbyite soldiers in Europe in 1915. The Fund successfully fundraised for 2 Lewis machine guns, sent to the 89th Regiment, and raised money for the British Red Cross Society and the Order of St. John.

The Anderson House was a site of meetings for the Women's Institute and the Methodist Ladies' Aid Association. In 1903, it also hosted a reception for Gilbert John Murray-Kynynmound Elliot- Lord Minton and Governor General of Canada during an official visit to Grimsby. 43 Main Street East is directly associated with mixed-use farming and with the tender fruit agriculture that proved central to Grimsby's development in the late 19th and 20th centuries. The Town's Main Street corridor was largely used for agricultural purposes for over a century.

43 Main Street East has the potential to yield information that contributes to the understanding of the Anderson and Cargill families, Grimsby Park, development of the rail road and steam boat transportation, the early urban development of the Town, Gilbert John Murray-Kynynmound Elliot- Lord Minton and Governor General of Canada, Grimsby Ladies' Machine Gun Fund, the Town's agricultural history, the Grimsby school board, Town council, the Board of Directors at Grimsby Park, the Women's Institute and the Methodist Ladies' Aid Association and tender fruit farming both on Main Street East and in Grimsby more broadly. The property does reflect the works of the Shafer Brothers Construction company. The Shafers Brothers were notable high-end builders within Grimsby. That were known for their quality homes and custom woodwork. Shafer Bros. Construction built all but two of the houses on Murray St, as well as many of the homes on Nelles Boulevard, St. Andrew's Ave, and Park Rd. N, along with numerous custom homes including the Eames Estate on Park Rd. S, and commercial projects in Grimsby.

Gordon Shafer loved to work on the design elements. His penchant for unusual trim all cut by bandsaw and coping saws sets their homes apart from all other builders. They would carefully prepare the trim in their workshop, then install it in the house. During the mid 1900's the Shafer Brothers renovated the Italianate residence and converted it into apartments. The Shafer Brothers were known to have converted other large estate homes within the town into multi-unit dwellings, including the Apartments at 43 Main Street East.

43 Main Street East is important in illustrating the development and transition of the Main Street East corridor. The dwelling contributes to the scale, mass and form of the dwellings that line the historic Main Street corridor. The property at 43 Main Street East is historically linked to its surroundings. The Italianate dwelling was constructed on a raised area of land, east of downtown, historically known as Andersons Hill.

The notable structure was built for the Anderson family on property named "Mountain View Orchards" and by 1900 was producing grapes, raspberries, pears, plums, peaches and apples. Hugh and his farm directly contributed to the prosperous tender fruit industry that was so influential in Grimsby's development during the late 19th and early 20th centuries. The property was originally built as a residence and visually illustrates the historic use of the corridor prior to the introduction of the commercial downtown.

HERITAGE ATTRIBUTES TO BE DESIGNATED

The Heritage Attributes to be designated at **43 Main Street East** include:

- 2 storey brick structure in Italianate architectural style
- Hipped roof with intersecting gables and widows walk
- Wide eaves with decorative brackets
- Small round window/vent under the front central gable peak
- Narrow arched windows with stone keystones
- Two storey bay windows
- Brick façade with brick quoining
- Stone foundation
- Symmetrical façade
- Original placement of the building (approx.. 33 meters from the center of Main Street)
- Setback from Main Street East

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 0J5.

MORE INFORMATION

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

Last date to file Notice of Objection: June 21st, 2025