







































## 2.2 Site Context

The following section references and expands upon the research conducted by Town Heritage Staff, appended to this Report (Appendices C & D).

### Grout Agricultural Works (1856-1879)

The Grout Agricultural Works was established on the Site in 1856 by John H. Grout. John was the son of Reverend George Grout, rector of Street Andrew's Church. He began in partnership with Dennis Palmer, who owned a foundry on Main Street. His modern innovations would make him a well-known entrepreneur and an important citizen of Grimsby. In 1876, following almost 20 successful years in business, Grout became a Reeve when Grimsby became a town.

The Grout Agricultural Works manufactured reapers and mowers, the most modern farm machinery of its time, which replaced conventional hand tools and allowed for greater efficiency. In 1879, the factory on the Site, at the northeast corner of Elm and Mountain Streets, burned down. Instead of rebuilding on the Site, Grout decided to rebuild a larger facility at the south-east Corner of Main and Oak (present day Elm). The company was renamed John H. Grout and Company.

The Grout trademark became known all over Ontario for its high-quality, innovative farm tools, such as the horse-drawn grape hoe and the Sulky Plough. Additional models of hay and grain mowers, binders and reapers were also produced by the company. The Sulky Plough won several awards in southern Ontario in 1887-1890, including the Bronze Medal at the Dominion Industrial Exhibition of Toronto (1887).

By the 1890's Grout's business was declining. When the fire at the Carpenter Basket Factory opened up a void in the market, Grout pivoted and opened a basket factory to fill demand. Grout died in 1901, and both his farm implement and the basket companies were sold.



Promotional illustration of the Jubilee Light Steel Binder (Grimsby Museum Collection).



Circa 1876 Photo of John H. Grout (Grimsby Museum Collection).



Undated photograph of the John Grout home at 23 Mountain Street, built in 1855. The Queen Anne Style house still stands today, and is Listed on the Town's Heritage Register (Grimsby Museum Collection).



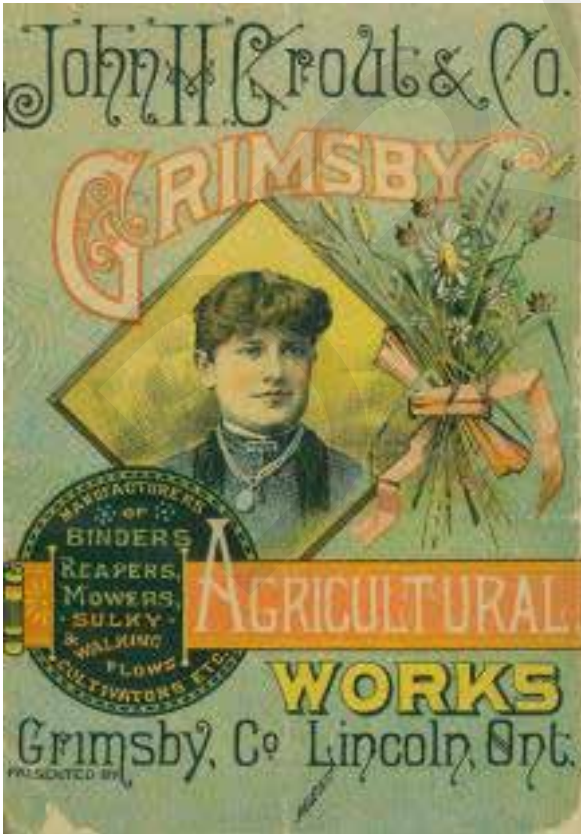
1883 - 1901 The John H. Grout Agricultural Implement Works Foundry at its second location (after the fire) at the southeast corner of Main and Oak (Elm) Streets (Grimsby Museum Collection).



1876 H.R. Page County Atlas of Lincoln and Welland Counties, showing the Groat Agricultural Works at the corner of Mountain and Elm Streets. The Site is indicated in blue (Town of Grimsby; Annotated by ERA).



Contemporary photo of John Groat's Sulky Plow, a horse-drawn plough with a seat. This heavy iron plough had a lever to control the depth of the blade. This model one numerous awards (see below) (Grimsby Museum Collection).



1888 John Groat & Co. catalogue cover (Grimsby Museum Collection).



Sulky Plow award- see caption above (Grimsby Museum Collection).



Sulky Plow award- see caption top right (Grimsby Museum Collection).

## 13 Mountain Street

The 2-storey Gothic Revival brick house at 13 Mountain Street was built circa 1880 by Dr. Theoron Woolverton (1839-1912). The house served as the family home of Theoron, his wife Olivia Fanning Nelles (1841-1906) and their two children, Frances Theoron Woolverton (1875-1950), and Mary Mahan (Nina) Woolverton (1871-1932).

Theoron was a decorated physician who served in the Civil War. While studying at Harvard, Theoron joined the Union Army as a surgeon when the Civil War broke out in 1860. In 1862, President Abraham Lincoln nominated Theoron to become an assistant surgeon to the Navy. He lived in the United States for many years throughout his education and career, including in Philadelphia, Boston and New York and in Florida during his retirement. Theoron continued to practice as a Navy Surgeon in the United States after the War. During his service, Theoron was aboard the USS Plymouth during a Yellow Fever outbreak. In 1890, Theoron was appointed as a Delegate at the American Medical Association conference.

In 1906, Theoron's wife, Olivia passed away in New York City, and was returned to Grimsby, where she laid to rest in Street Andrew's Anglican Church cemetery. Theoron retired from his Navy position, and split his time between Florida and Grimsby. He passed away on October 23, 1912. After Theoron's death, his unmarried daughter, Mary (Nina), moved back to the family's home, the Woolverton House, where she lived until her death in 1932-1933.



Undated photograph of Dr. Theoron Woolverton as a young man (Once Upon a Little Town: Grimsby 1876-1976).



Undated photograph of Dr. Theoron Woolverton (Once Upon a Little Town: Grimsby 1876-1976).



1914 fire insurance plan showing the house's original wrap around front porch (dashed line), likely non-original rough cast additions (yellow) and rear stable/Carriage House (grey) (Brock University Online Archives)



1928 fire insurance plan showing a rough-cast "Auto" shed, or garage (shown in yellow) behind the house (Town of Grimsby).



The steep gables and elongated windows of the house display its Gothic Revival style (photo courtesy of the property owner).

# The Woolvertons of Grimsby

The Woolverton family's influence in education, civic organizations, religious institutions and the agricultural economy in Grimsby has had lasting impacts on the Site, the Town and beyond. An overview of the Woolverton family history in Grimsby is provided below, and is based on information in *Annals of the Forty, Vol. 9: Loyalist and Pioneer Families of West Lincoln, 1783-1833 (continued)* by Janet Powell, published in 1958 by the Grimsby Historical Society.

In 1798, on the recommendation of his extended relatives of the **Pettit, Moore** and **Bell** families, **Jonathan Woolverton** (1754-1831), son of **Dennis Woolverton** (1709-1985) and **Elizabeth (Pettit) Woolverton** of Kingwood New Jersey, purchased land (Lot 16, Concessions I and II extending from the lake to the hill) and moved to Lincoln County. In 1799 Jonathan became Senior Warden of the Masonic Lodge, followed by poundkeeper and assessor of the Town in 1801. Jonathan built his house circa 1800 on Lot 16, Concession II, and returned to New Jersey to bring his family, his wife **Mary Barcroft** and four children.

Jonathan and Mary's only son **Dennis Woolverton** (1790-1851) was a Baptist and Reformer in politics, serving as a member of the Legislative Assembly of Upper Canada from 1834 - 1836. In 1810, he married **Catherine Nixon** in Grimsby, the daughter of Anglican Loyalist and Tory supporter. Their sons became notable figures: **Dr. Jonathan Woolverton** (1811-1883), a pioneer physician surgeon, professor, temperance society president, local school superintendent, chairman of a grammar school board and justice of the peace, **Dr. Allan Woolverton** (1816-1876), the province's first homeopath, and **Charles Edward Woolverton** (1820-1900), a prominent agriculturalist farming his grand father Jonathan's land 'Maplehurst' and co-founding Grimsby Baptist Church.

Dr. Jonathan Woolverton, studied medicine in Philadelphia, where he met his wife, **Emmeline Bergman**. Together the couple had six sons, three of which became doctors (**Drs. Theoron, Algernon, Solon Woolverton**) and one of which, **Edgar Judson, Woolverton**, became one of the most respected fruit growers in Canada.

Charles Edward married **Delight Bennet**. Their son, **Linus Alda Woolverton** (1846-1914) became a famous horticulturist, fruit grower, author, and follower of

the City Beautiful movement. In the 1890s, Linus served as secretary-treasurer of the Fruit Growers' Association of Ontario and as editor of its monthly, *the Canadian Horticulturist* magazine. In 1903 he became director of The Canadian League for Civic Improvement in Toronto. Linus' son, **Charles Ernest Woolverton** (1879-1934) was among the first Canadian-born landscape architects.



1876 County Directory image of the C.E. Woolverton & Son fruit farm. Also called Maplehurst Fruit Farm, which Linus Woolverton would make widely known, began in 1856 when his father, Charles Edward Woolverton and Andrew Murray Smith formed a partnership to produce nursery stock and fruit there. The Farm was located on the original landholdings of Jonathan Woolverton, Lot 16, Con. I & II (McGill Digital County Atlas Project).



Undated photo of Dr. Jonathan Woolverton and Emmeline Bergman's children (front, from left): Dr. Solon, Edgar, Dr. Theoron; (in the back, from left): Delos and Dr. Algernon (Once Upon a Little Town: Grimsby 1876-1976).



C. 1880 image showing the south elevation of the house at 13 Mountain Street. The original open sun porch with lattice structure can be seen, before it was later enclosed. This porch is shown to wrap around the front portion of the house in fire insurance plans from 1914 or 1928 (Grimsby Historical Society).



Undated archival photo of the Woolverton House after the south sun porch had been enclosed as a sunroom and the original front porch had been removed and replaced with a small gabled structure over the front door after the 1930s (Grimsby Archives).

After Mary's death, her brother, Francis (Frank) and his wife Lily Selby inherited the house. Lily Selby, a former school teacher at the Elm Street School, lived in the house until her passing in 1964.

In 1965 Gables Nursing Home opened its doors at the Woolverton House. The house was put up for sale in 1982. Shortly thereafter, Sue and Chuck Penwell opened a fine dining restaurant called Gable Manor in the house. In 1986, the Carriage House Gourmet Shop opened on the property. In 1992, Mary Anne and Wayne Fertich took over the restaurant establishment, renaming it the Gables. In 1998, a fire destroyed the entire top floor of the house and this portion of the house was rebuilt. In 2013, the house was converted to the restaurant Syndicate. Over the last decade, the house was purchased, and converted to both a bed-and-breakfast and office use.



1992-2013 photo of the Gables restaurant (Zolo).



1986 announcement of the opening of the Carriage House Gourmet Shop on the Site (Grimsby Independent).



c. 2013-2019 photo of the Syndicate restaurant (Town of Grimsby).



The former Carriage House has been altered, removing the original enlarged doors, recladding and the interior rehabilitation as a music school & store (ERA, 2021).



Views of the incremental additions on the house, including (1) the rough cast additions seen in the 1914 and 1928 fire insurance plans, (2) the enclosed sunroom from Lily Selby and Francis Woolverton's tenure beginning in 1933 and (3) a commercial addition from the late 20th century (ERA, 2021).

## 19 Elm Street

A year after the Grout Agricultural Works fire in 1879, Charles Edward Woolverton, purchased the land at 19 Elm Street. He donated it to the Grimsby Baptist Church congregation, for the construction of a house of worship at 19 Elm Street, completed in 1880.

As a member of the Beamsville Baptist Church congregation, Charles had established a local Baptist 'Bible Hall' on Adelaide Street circa 1876, for a small number of worshipers in Grimsby. Charles served as Deacon, with his son, Linus, as treasurer. According to "One Hundred Years for Christ," a history of the Grimsby Baptist Church, Charles had considered becoming a minister, but ultimately decided that teaching Sunday School was where we would make the largest impact.

Soon after Charles founded the Adelaide Street Bible Hall, there emerged a need to expand:

*Soon the hall on Adelaide Street proved inadequate for the growing church and Mr. Woolverton offered to contribute \$500 for the purchase of a lot at the corner of Elm and Mountain Streets if the church would proceed to put up a building. This generous offer was accepted and a building was erected at a cost of approximately \$3,300.00, the plans and specifications being prepared by Mr. Wm. Hooper of England, a brother of Rev. E. Hooper. The church edifice society loaned \$500 and the rest was contributed by the church members. The new church was dedicated on January 23, 1881. - Grimsby Baptist Church, "One Hundred Years For Christ, The History of the Centennial Park Baptist Church, Grimsby-Ontario 1876-1986*

The Church would become the central gathering point for the Baptist community. Charles donated a Mason and Hamlin organ and would continue serve as Sunday School superintendent until the age of 80, when he died.

In 1913, a larger Sunday School was added to the rear of the Church. The building plans were drawn up by Mr. John Ratcliffe, son of the pastor. At the same time, the auditorium was redecorated and the platform and baptistry were altered.

In 1914, Linus Woolverton died, leaving gift of \$100 to the church in his will for a memorial to his father. The money was used in 1915 to insert stained glass windows, one of which includes Charles Woolverton's name.



1890 photo of Charles Edward Woolverton (Grimsby Museum Collection).



1880s photo of the Grimsby Baptist Church (Grimsby Museum Collection).



1893 photo of Linus Woolverton (1846-1914) (Grimsby Museum Collection).

c. 1880



C. 1880 postcard showing the Baptist Church shortly after it was built (Grimby Museum Collection). View of the west and south elevations from west of the Site on Elm Street (Grimby Historical Society).

2020



2020 photo of the former Baptist Church, from the southwest corner of Elm and Mountain Streets. The cross-gable at the rear of the building is the 1913 Sunday school. The smaller gabled vestibule structure was also a later addition to the building (photo courtesy of the property owners).



1914 fire insurance plan showing the full Site (outlined in blue). The Church, whose Sunday School addition has just been completed, has an elongated drive shed at the north elevation (Brock University Online Archives)



1928 fire insurance plan showing the full Site (outlined in blue). The long drive shed has since been replaced with a smaller rough-cast drive shed at the northeast corner of the property (Town of Grimsby).



Current photo of the Church showing the east and north elevations of the 1913 Sunday School addition, which was designed with the same brick pier pattern as the original 1880 church. The north elevation of the addition was originally obscured by a drive shed, and is therefore unornamented (ERA, 2021).



Current photo of the Church showing the south elevation of the 1880 Church (left), a later doorway addition (centre) and the 1913 Sunday School addition (right). The footprint and cross gable of the Sunday School addition somewhat obscures the original 1880 building footprint. The raised basement and first floor stand in contrast to the 1880 church building, whose first floor level sits much closer to grade (ERA, 2021).

In the 1980s, the church briefly served as a banquet hall, before being converted to the Different Strokes pool hall in 1995. The building is now serving as a flexible community space called Woolverton Hall.



Present (2021) use of the church building as Woolverton Hall community space. View of the sanctuary space from the division between the 1880 building and the 1913 Sunday School addition. The far wall is the front (west) elevation of the church (ERA, 2021).



Present (2021) view from within the sanctuary space towards the 1913 Sunday School addition with raised first floor level (ERA, 2021).

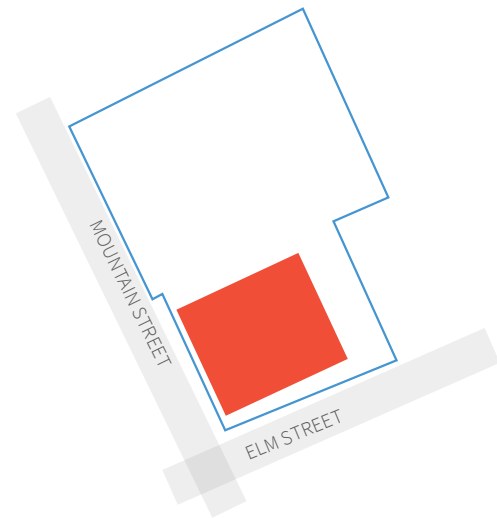


2017 image of the main sanctuary space while in use as the Different Strokes pool hall. Photo taken from the division of the 1880 building from the 1914 Sunday School addition (Google Reviews user).

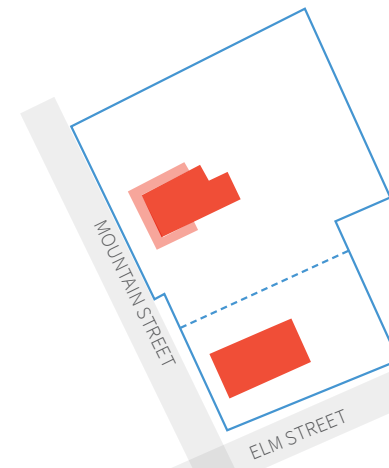
## 2.3 Site Evolution Diagrams

The following diagrams depict the evolution of built form on the Site from the 1870s to the present.

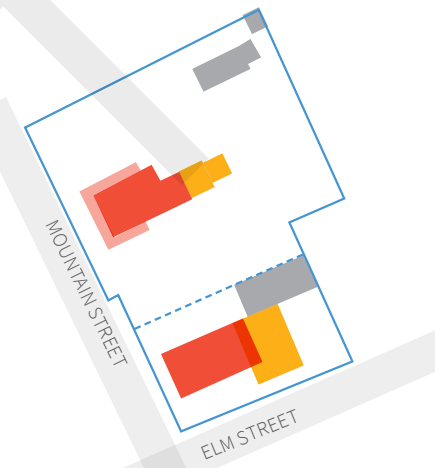
1 1856-1879: Grout Agricultural Works.



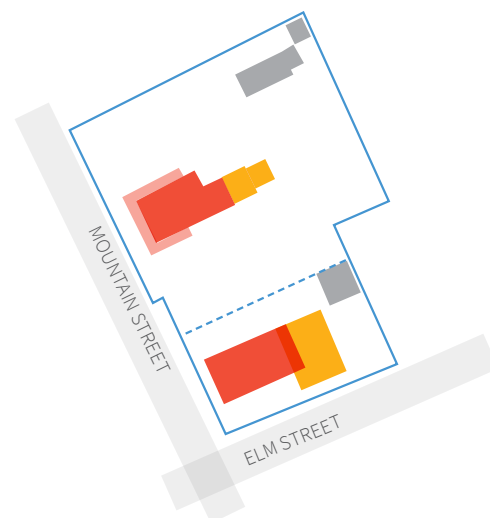
2 C. 1880: house and church built.



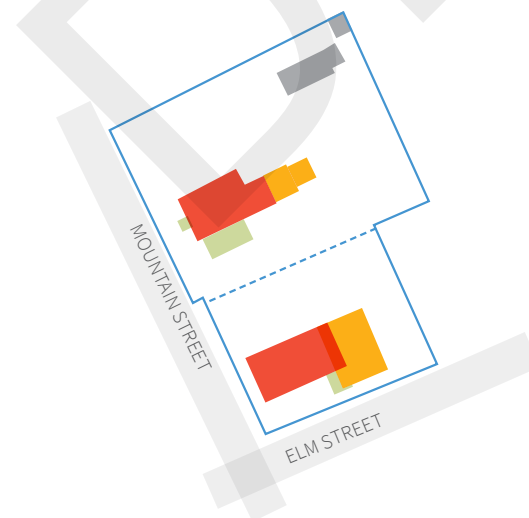
3 C. 1913-1914: Church & house additions.



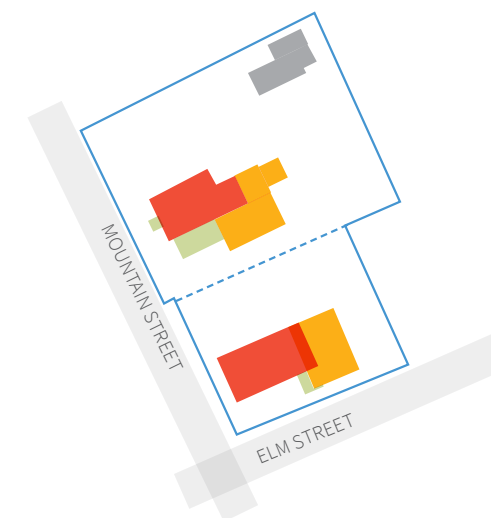
4 1914-1928: Church drive shed detached. Carriage House converted to a car garage.









5 C. 1930s-1980s: House porch alterations, new entry design on both buildings. Church garage removed. Church lot enlarged.



6 1990s-Present: Carriage House altered, house fire repairs, addition to south of house.



### LEGEND

-  Site
-  Original building fabric
-  Original porch
-  Accessory Structure
-  Non-original addition
-  Non-original porch/ enclosed sunroom/ vestibule/portico



N.B. Diagram #1 building footprint approximated from 1876 H.R. Page County Atlas.

Diagrams #2-4 based on Charles P. Goad fire insurance Plans (1914 & 1928).

Diagrams #5 & 6 based on current and historic aerial images.

## 3 STATEMENT OF SIGNIFICANCE

### 3.1 Overview

Both properties on the Site are intended to be designated under Part IV of the Ontario Heritage Act in conjunction with the development of the Site.

The Town of Grimsby Heritage Staff have prepared the following *Draft Statements of Cultural Heritage Value or Interest* to be included with the designation by-laws. Both Statements of Significance are excerpted in this section.

Recommended changes for consideration by Heritage Staff are included as blue sidebar text. These recommendations are based on ERA's research and the Ontario Heritage Toolkit.

## 3.2 13 Mountain Street

### 13 MOUNTAIN STREET

#### STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

*13 Mountain Street is a good example of Gothic Revival Architecture from the late 1800s. The house is built of red clay bricks produced locally.*

*Originally being the location of the first Grout Foundry and Agricultural works which unfortunately burnt down in 1879. The Grout foundry was specifically well known for the invention of the horse-drawn grape hoe and sulky plough. In about 1880 Dr. Theoron Woolverton built the residence on 13 Mountain Street as the Woolverton family home where he lived with his wife Olivia Nelles and their two children. Dr. Theoron Woolverton, son of Dr. Jonathan Woolverton, one of the pioneer physicians of the district. Brother of one of the most widely known and highly respected fruit men of Canada, Edgar Judson Woolverton. Once the Civil war had broken out, Theoron entered into the service as an assistant surgeon being nominated by The President of the United States. Once the war had commenced Theoron continued to practice in the United States. In 1868 Theoron was promoted from assistant to Navy surgeon. During his service Theoron did extensive medical work on Yellow Fever on the USS Plymouth. In 1890 Theoron Woolverton was appointed delegate at the American Medical association convention.*

*13 Mountain Street has become a staple in the landscape when travelling up the Niagara Escarpment.*

#### HERITAGE ATTRIBUTES TO BE DESIGNATED

*The Heritage Attributes to be designated at 13 Mountain Street include:*

- *Front Façade*
- *Roofline*
- *Front Gables*
- *Decorative Bridge Board*
- *Half-timbering & Cedar Shakes*
- *Cut stone foundation*
- *Enclosed porch (wood windows)*
- *Window openings*
- *Portico*

ERA Recommends adding a high level 'Description of the Property' per the guidance provided on Page 15 of the Ontario Heritage Tool Kit.

ERA recommends changing "good example" to "representative" example, to match the language in O. Reg. 9/06.

ERA recommends changing "13 Mountain Street" throughout with "the Woolverton House".

ERA recommends explicitly defining the features of the Woolverton House that make it a staple in the landscape when travelling north on Mountain Street, such as:

- Trio of steep cross-gables on the north and south elevations;
- Complex roofline;
- Prominent chimneys, on the south elevation; and
- Prominent massing.

ERA recommends including "original 1880s building fabric" as an attribute, rather than "Front Facade," including 'Gables' rather than front 'Front Gables' and updating 'Bridge Board' to read 'Barge Board'.

Based on fire insurance plans (1914, 1928) and a c. 1880 photo, ERA believes the enclosed porch and the portico are non-original and therefore likely should be removed from the list of heritage attributes.

### 3.3 19 Elm Street

#### 19 ELM STREET

##### STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

*19 Elm Street was constructed in 1880, the structure is constructed by fired clay bricks paired with a soft lime mortar. The Baptist church is constructed on a cut stone foundation, this original foundation is arranged in a coursed layout with a lime based mortar. The foundation's mortar joints were finished with a beaded detail. The original wood windows can be found throughout the exterior of 19 Elm Street. The arches above the windows are constructed with; clay bricks and secured with a tooled key stone. The styles of the wood windows include a rose window at center of front façade above double lancet arch windows, lancet arched windows along the nave of the church, and sash windows throughout. The sills and lintels on the windows are cut stone with tooling details. The door openings are supported by arches topped with tooled key stones. Under the doors of the front façade we can see the original tooled cut stone sills. Along the roof line of the front façade we can see a decorative stepped brick pattern that goes into brick corbels. Along the ridge line on the lower roofline another intricate brick detail is shown, achieved by angling the bricks during construction. A banding detail can be seen on the façade of 19 Elm Street.*

*The historic church found at 19 Elm Street was built by Charles Woolverton, and was the central gathering point for the Baptist community in 1880. Originally being the location of the first Grout Foundry and Agricultural Works which burnt down in 1879. The Grout Foundry was specifically well known for the invention of the horse-drawn grape hoe and sulky plough. Charles Woolverton was the son of Dennis Woolverton, reformer in politics and a member of the Upper Canada's legislative assembly from 1834-1836. Charles was the father of Linus Woolverton a successful journalist as well as farmer and fruit raiser with many honorable appointments and achievements. Charles took over the farm from his father and became a leading agriculturalist in Grimsby Township, planting one of the first peach orchards in the area and supplied trees to farmers from an extensive nursery on his property. The earliest mentions of apple propagation in this area come to us from the diary of Charles Woolverton of Grimsby Township. Charles Woolverton's Diary mentions the 200 acres of land*

ERA recommends adding a high-level 'Description of the Property' per the guidance provided on Page 15 of the Ontario Heritage Tool Kit.

ERA recommends adding a sentence at the beginning of the statement of significance explicitly stating the source of the Church's design value, per the Town's O. Reg. 9/06 evaluation (rare, unique, representative or early example of a style, type, expression, material or construction method, high degree of craftsmanship or artistic merit, or high degree of technical or scientific achievement).

ERA recommends clarifying this associative value and underlining Charles' significance to the community. ERA's research indicates Charles (1) started the Grimsby Bible Hall on Adelaide Street in 1876, which grew a Baptist congregation in Grimsby and (2) donated the land the Church was built on. The church itself was built with congregant donations. It may be more appropriate to say Charles Woolverton was an *integral figure* in the congregation's establishment and the creation of the church building.

*purchased by his grandfather in 1796, which included five natural apple trees.*

*Located at the entrance of the main street commercial corridor. A significant landmark when travelling up the mountain access.*

#### HERITAGE ATTRIBUTES TO BE DESIGNATED

- Patterned clay bricks – only remaining pattern brick building in Grimsby
- Original wood window openings – Rose windows, lancet arch windows, sash windows
- Original doorways
- Cut stone sill and lintels
- Cut stone foundation
- Cut stone banding details
- Stained glass windows
- Brick details at roof lines
- The arches above the windows and doors

Further, for both Statements of Significance, ERA recommends grouping heritage attributes according to the specific values (under O. Reg. 0/06) they communicate. ERA suggests exploring the use of headers, for example ones that read ‘The following attributes communicate the [insert specific category of design, associative or contextual value] of the Site:’ followed by the relevant attributes. This explicitly connects the cultural heritage value of the Site to the specific attributes that convey this value.

ERA recommends explicitly defining the features of the Church that make it a recognizable landmark when travelling north on Mountain Street, such as:

- Prominent massing;
- Large window openings;
- Stained glass windows;
- Polychrome brickwork; and
- Tower forms with peaked roofs at the north and south end of the west elevation.

ERA recommends clarifying that the location of heritage attributes is limited to the original 1880s building fabric.

Pending further discussion with the Town, ERA suggests the following considerations regarding heritage attributes:

- Potential to replace term ‘patterned clay bricks’ with ‘polychrome brickwork’;
- Potential to add ‘stone-capped brick piers’; and
- Potential to clarify if the location of attributes is limited to the original 1880 building fabric (not the rear 1913 Sunday School Wing or later south vestibule entrance).

### 3.4 Ontario Regulation 9/06 Analysis: 13 Mountain Street, Carriage House

Further to the request in the independent peer review by Leah D. Wallace and Town Staff’s comments following the original submission of this report in May 2021, an analysis of the Carriage House at 13 Mountain Street against Ontario Regulation 9/06 has been prepared as part of this revised HIA. ERA’s analysis finds that the Carriage House does not hold significant design, associative or contextual value and therefore does not merit conservation under Part IV of the Ontario Heritage Act. The full analysis is provided below:

Value (quoted from Ontario Reg. 9/06)	Assessment of Coach House at 13 Mountain Street
<p><i>The property has design value or physical value because it,</i></p> <ul style="list-style-type: none"> <li><i>i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,</i></li> <li><i>ii. displays a high degree of craftsmanship or artistic merit, or</i></li> <li><i>iii. demonstrates a high degree of technical or scientific achievement.</i></li> </ul>	<ul style="list-style-type: none"> <li>i. The Carriage House is not a rare, unique, representative or early example of a Victorian Carriage House typology. While its massing does reference the typical 1.5 storey stature common among Carriage Houses, its features have been significantly altered over time, diminishing its integrity.</li> <li>ii. The Carriage House does not display a high degree of craftsmanship or artistic merit. Its simple expression of Victorian vernacular, such as the rooftop cupola, is typical for this type of building, and has been heavily altered (large doors removed, windows replaced, vinyl overcladding, interior renovations that obscured/replaced original features of its construction).</li> <li>iii. The property does not demonstrate a high degree of technical or scientific achievement.</li> </ul>

Value (quoted from Ontario Reg. 9/06)	Assessment of Coach House at 13 Mountain Street
<p><i>The property has historical value or associative value because it,</i></p> <ul style="list-style-type: none"> <li><i>i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,</i></li> <li><i>ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or</i></li> <li><i>iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</i></li> </ul>	<ul style="list-style-type: none"> <li>i. The Carriage House has direct associations with the Woolverton family of Grimsby, by virtue of it being constructed on their property sometime during their tenure. However, the first known records of the structure are from 1914, indicating the structure may or may not have been contemporaneously built with the house.</li> <li>ii. No, the Carriage House does not have the potential to yield information that contributes to the understanding of a community or culture. It no longer displays typical Carriage House typological features, such as large floor-to-ceiling doors, diminishing the legibility of the structure and its historic use.</li> <li>iii. No, ERA's research to date has not revealed any association with an architect, artist, builder, designer or theorist who is significant to a community.</li> </ul>
<p><i>The property has contextual value because it,</i></p> <ul style="list-style-type: none"> <li><i>i. is important in defining, maintaining or supporting the character of an area,</i></li> <li><i>ii. is physically, functionally, visually or historically linked to its surroundings, or</i></li> <li><i>iii. is a landmark.</i></li> </ul>	<ul style="list-style-type: none"> <li>i. The Carriage House is an ancillary building that supports the historically residential use of the property. It is minimally visible at the rear of the lot, as viewed from Mountain Street.</li> <li>ii. Like all structures, the Carriage House at 13 Mountain Street is visually and historically linked to its surroundings. The Carriage House is first seen on the 1914 fire insurance plan. We note that the exact date of construction was not determined through ERA's research and on-site investigations, therefore it cannot be determined if the Carriage House was built contemporaneously with the house.</li> <li>iii. The building is not a landmark.</li> </ul>

## 4 HERITAGE POLICY CONTEXT

### 4.1 Overview

The following policy documents were reviewed in the preparation of this HIA:

- Parks Canada Standards and Guidelines, 2010;
- Ontario Heritage Tool Kit;
- Provincial Policy Statement, 2020;
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020;
- Niagara Escarpment Plan, 2017;
- Niagara Region Official Plan, Consolidated 2014;
- Grimsby Official Plan, Consolidated, 2018;
- Downtown Grimsby Community Improvement Plan & Design Guidelines, 2010; and
- Grimsby's Special Places Study, 2015.

#### Provincial Policy Statement, 2020

The Provincial Policy Statement (the “PPS”) directs land use planning in Ontario and identifies the importance of balancing growth demands with the conservation of significant *built heritage resources* and cultural heritage landscapes:

*2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*

*2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*

#### A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”) supports the development of prosperous and complete communities across the Greater Golden Horseshoe Region.

Section 4.2.7 of the Growth Plan directs the following:

*1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.*

**Built heritage resource:** *a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers (PPS, 2020).*

**Significant:** *e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act (PPS, 2020).*

**Conserved:** *the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (PPS, 2020).*

**Adjacent lands:** *d) for the purposes of policy 2.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan (PPS, 2020).*

## Niagara Escarpment Plan, 2017

Section 2.10- Cultural Heritage contains policies further to the Plan’s objective “to conserve the Escarpment’s cultural heritage resources, including significant built heritage resources, cultural heritage landscapes, and archaeological resources.”

The following policy from Section 2.10 is relevant to the Site:

*2. Where proposed development is likely to impact cultural heritage resources or areas of archaeological potential, the proponent shall undertake a heritage impact assessment and/or archaeological assessment. The proponent must demonstrate that heritage attributes will be conserved through implementation of proposed mitigative measures and/or alternative development approaches.*

## Niagara Region Official Plan, Consolidated 2014

Chapter 10C of the Niagara Region Official Plan provides cultural heritage policies to ensure cultural heritage resources are conserved according to provincial policies. The Plan encourages local municipalities to establish cultural heritage resource and cultural heritage landscape policies and promote designation where appropriate to conserve both individual and groupings of heritage features (Policy 10.C.2.1.6 and 10.C.2.1.7.). Relevant policy pertaining to development includes:

*Policy 10.C.2.1.5 Where development, site alteration and/or a public works project is proposed on or adjacent to a significant built heritage resource(s) or cultural heritage landscapes, a heritage impact assessment will be required. The findings of the assessment shall include recommendations for design alternatives and satisfactory measures to mitigate any negative impacts on identified significant heritage resources.*

## Grimsby Official Plan, Consolidated 2018

The Grimsby Official Plan sets the following strategic vision with regards to cultural heritage, character and growth:

*Grimsby’s future will build on its small town scenic character through managed growth that will provide for a greater choice for housing, alternative modes of transportation, increased employment, a vibrant downtown and an accessible public waterfront. Grimsby’s natural heritage, cultural heritage,*

**Adjacent** [...] those properties immediately abutting built heritage resources or a locally identified Cultural Heritage Landscape (Niagara Region Official Plan, 2014).

**Significant means:** [...] resources that are valued for the important contribution they make to our understanding of the history of a place, an event or a person/ people. (Niagara Region Official Plan, 2014).

**Built Heritage Resources** means one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the Ontario Heritage Act, or listed by local, provincial or federal jurisdictions. (Niagara Region Official Plan, 2014).

**Conserved** means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be determined through a Conservation Plan or heritage impact assessment as approved by the local municipality. (Niagara Region Official Plan, 2014).

**Cultural Heritage Landscapes** means a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. [...] (Niagara Region Official Plan, 2014).

and arts will be celebrated and protected. The existing urban settlement area of Grimsby will be intensified in a few key areas while respecting the small town character and cultural heritage of the Town[...]

Chapter 8- Cultural Heritage & Archaeology includes the following heritage policies relevant to the Site:

8.1 The Town shall encourage the preservation of buildings and sites having historical and/or architectural value or interest and significant cultural heritage landscapes

8.18 Development and site alteration may be permitted on in the vicinity of protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

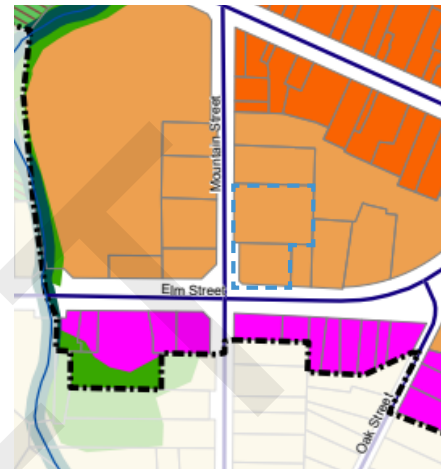
Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.

Downtown District

Policies on the Downtown District in Section 3.5.2 that are relevant to the Site include:

3.5.2.1 The Town may consider the designation of all or part of the Downtown District as a Heritage Conservation District under the Ontario Heritage Act.

3.5.2.2 Either as part of the Heritage Conservation District designation process or as a separate process, the Town shall prepare detailed urban design and architectural control policies that will protect the heritage character and image of the area, and will promote new development and/or redevelopment that is compatible with the heritage objectives.



Schedule B-3, Grimsby Official Plan. The Site is designated 'Intensification' within the 'Downtown District'. The Site outline is dashed in blue (Town of Grimsby; Annotated by ERA).

**Legend**

- +— CN Railway
- Streams
- ▭ Urban Settlement Area Boundary
- ▭ Downtown District Boundary
- Roads
- Orange Downtown - Main Street
- Light Orange Downtown - Intensification
- Pink Downtown - Transition
- Light Blue Institutional Area
- Green Parks and Open Space
- Dark Green Environmental Protection Area
- Bright Green Environmental Conservation Area
- ▭ Hazard Land Area (Ont. Reg. 155/06)
- ▭ Site

Section 3.5.6 includes the following relevant design policies for the Downtown District:

#### 3.5.6.5 Compatible Development

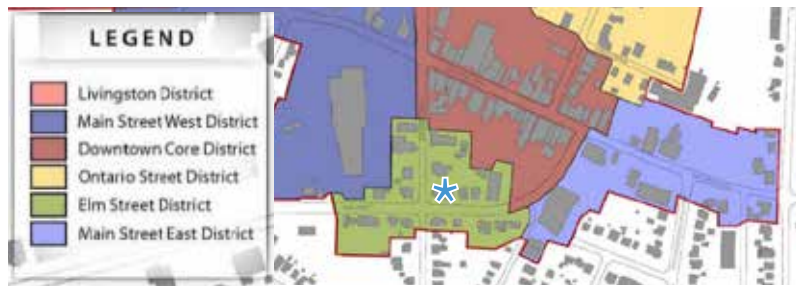
a) It is a fundamental principle to avoid and/or mitigate any inappropriate interface between buildings and/or uses. As such, the concept of compatible development is of paramount importance throughout the Downtown District. All development applications shall be reviewed with respect to their compatibility with existing and/or approved developments.

b) All new development and redevelopment within the Downtown District shall demonstrate sensitivity to the existing architectural styles, building materials and scale, with the exception of the existing suburban style plaza developments[...]

### Downtown Grimsby Community Improvement Plan & Design Guidelines, 2010

In 2010, Council approved a Community Improvement Plan and Urban Design Guidelines for Downtown Grimsby. The purpose of these documents was to provide a cohesive vision for the future of Downtown Grimsby.

The Site is identified within the ‘Elm Street’ Downtown District at a “primary gateway”. The Design Guidelines generally state that “new developments [...] should complement the prominence of the Core District’s buildings, either through mimicking the heritage stock or contrasting the heritage stock with contemporary styles to allow them to stand out.” More specific guidance on materials, siting and orientation and building types is provided.



**Compatible Development** means development that is not necessarily the same or similar to development in the vicinity, but it is development that improves the character and image of an area, without causing any undue, adverse impacts on adjacent properties. (Grimsby Official Plan, 2018)

**Conserved** The identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment. Protection, maintenance and stabilization of existing cultural heritage attributes and features over removal or replacement will be adopted as the core principles for all conservation projects (Grimsby Official Plan, 2018).

**Cultural Heritage Landscape** means a defined geographical area of heritage significance, which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; and villages, parks gardens, battlefields, main streets and neighbourhoods, cemeteries, railways and industrial complexes of cultural heritage value. (Grimsby Official Plan, 2018).

Left: Figure 7 of the Downtown Grimsby Community Improvement Plan. The Site is starred in blue, within the Elm Street District (Town of Grimsby; Annotated by ERA).

## Grimsby Special Places Study, 2015

In 2015, the Town of Grimsby published the Grimsby Special Places Study. The Site is located within the Mountain Street cultural heritage landscape, one of 39 Cultural Heritage Landscapes identified in the Study. Section 8.0 -Public Process of the report states:

*The Grimsby inventory of Cultural Heritage Landscapes is a municipal identification tool only and imposes no implications under the Ontario Heritage Act such as designation or inclusion on the municipal heritage register.*

The report includes a statement of significance for the Mountain Street cultural heritage landscape #6.3 c), relevant excerpts are included below (refer to the study for the full statement):

### Statement of Cultural Heritage Value or interest

*The Mountain Street District is of cultural heritage value as an intact historic 19th Century residential neighbourhood influenced by the natural features of the Forty Mile Creek and the Niagara Escarpment. The collection of buildings and the landscapes collectively form one of Grimsby's most scenic neighbourhood [...]*

### Description of Heritage Attributes

*Key attributes of the Mountain Street District that reflect its value as an important link to the history of Grimsby include:*

- 19th and early 20th Century Residential Architecture
- Baptist Church (Different Strokes) [...]
- Trees[...]

In February 2015, Grimsby Council carried a motion (P.D. #15-13) to receive the study, endorse its recommendations, establish an inventory of Cultural Heritage Landscapes, add the 39 cultural heritage landscapes identified in the study to the inventory and consider including the 39 identified cultural heritage landscapes on a new schedule in the Town of Grimsby Official Plan along with associated cultural heritage landscape policies. As of the submission of this HIA, the Mountain Street Cultural Heritage Landscape is not listed on the Town's Heritage Register, or designated under the OHA.



Cultural heritage landscapes within the downtown area. The Site location is starred in blue within the Mountain Street cultural heritage landscape (Town of Grimsby; Annotated by ERA).

## 5 ASSESSMENT OF EXISTING CONDITION

A review of the exterior building conditions for 13 Mountain Street and 19 Elm Street was carried out in March of 2021. The structures are located at the northeast corner of Mountain and Elm Streets in the Town of Grimsby. They include: The Woolverton House and a former Carriage House building at 13 Mountain Street, both in use as commercial spaces, with an upper storey residential unit in the Woolverton House; and the former Grimsby Baptist Church building at 19 Elm Street, currently in use as the “Woolverton Hall” community space. Architectural features such as the masonry, wood details, windows and doors, roof areas, flashings and rainwater management systems (gutters and downspouts) for all the primary elevations were reviewed.

All observations were made from grade as lift access was not available for close-up inspection of areas above the first storey. The interior spaces were not included in the review, and the condition assessment did not include structural, mechanical, electrical or plumbing systems or elements.

### 13 Mountain Street (Main Building)

Overall, the main building at 13 Mountain Street appears to be in good condition. The dominant portion of the building is composed of brick laid in common bond, with Flemish headers every sixth course tying the outer wythe of brick to the interior brickwork. There are selective open mortar joints in the exterior brickwork and spalling of occasional bricks where the outer faces have been damaged or fractured. Step cracks in the outer masonry have begun to appear near the southwest corner of the building. The random ashlar stone foundations appear to be in good condition, although there are occasional open mortar joints in these locations as well.



The building components were graded using the following assessment system:

**Excellent:** Superior aging performance. Functioning as intended; no deterioration observed.

**Good:** Normal Result. Functioning as intended; normal deterioration observed;

**Fair:** Functioning as intended; Normal deterioration and minor distress observed;

**Poor:** Not functioning as intended; significant deterioration and distress observed;

**Defective:** Not functioning as intended; significant deterioration and major distress observed, possible damage to support structure; may present a risk.

Left: Step-cracks and open mortar joints at southwest corner of building (ERA, 2021).

Right: Spalled brickwork on north elevation (ERA, 2021).

The rear portion of the building is wood frame construction covered with modern vinyl siding in a Dutch lap pattern, which covers wood clapboard siding. It appears to be in good condition, although there are occasional gaps or openings in the siding. Modern single-hung vinyl windows have been inserted into the window openings in most locations, and many of the windows have decorative exterior wood shutters. Wood lug-sills are found below the window openings. Although heavily overpainted, occasional wood rot is visible in some locations on these window elements. The south side of the building has a stucco-covered sunporch addition with applied wood half-timbering details, also in good condition. The asphalt roof shingles, metal flashings, gutters and downspouts in all locations appear to have been recently added, and they are in good to excellent condition.

General condition observations include:

- Selective open mortar joints in the brickwork and stone foundations;
- Step cracks indicating settling of the brickwork at the south-west corner of the building;
- Isolated spalled or fractured brick units;
- Occasional staining and efflorescence on the brickwork;
- Selective locations of deteriorated or missing perimeter sealant joints around windows, doors and wood windowsills;
- Selective unintended openings in the siding at the rear of the building;
- Isolated locations of wood rot in windowsills, window frames and exterior shutters;
- Modern window inserts are in good condition;
- Wood and metal doors appear to be in good condition; and
- Roof covering, flashings and rainwater management systems appear to be in good condition.



Open mortar joints in brick and stone foundation masonry (ERA, 2021).



Open mortar joints in brick and stone foundation masonry (ERA, 2021).



Wood rot in window lug-sill (ERA, 2021).



Opening in vinyl siding at rear addition/north elevation revealing wood clapboard siding beneath (ERA, 2021).

### 13 Mountain Street (former Carriage House)

The former Carriage House, which is located at the northeast corner of the site in the parking lot, is a one-and-a-half storey wood frame building overclad with vinyl siding in the same pattern and colour as the main house. It's currently being used for a commercial purpose. Similar to the main building, the windows and doors have been upgraded with modern inserts, with additional exterior wood trim and shutters. All of these details appear to be in good condition and functioning as intended. The asphalt roof shingles, flashings, gutters and downspouts appear to be recent upgrades as well and are in excellent condition. A wood-framed ventilation cupola and weather vane at the apex of the roof appears to be in fair condition, with some wood deterioration and wood rot evident. Two hand-hewn wood posts on the interior of the building have mortice-and-tenon style connections and may have been repurposed from a different location.

The renovated structure appears to be in good condition overall, and the general condition observations include:

- Buckling and occasional gaps in the exterior vinyl siding;
- Missing/deteriorated paint in some locations on exterior wood window and door elements;
- Selective deteriorated or missing perimeter sealant joints around windows and doors; and
- Localized wood deterioration/wood rot on the roof cupola.



Modern window and door inserts and wood trim (ERA, 2021).



South elevation with uneven vinyl siding installation (ERA, 2021).



Deteriorated woodwork on roof cupola ventilation structure (ERA, 2021).

## 19 Elm Street

Overall, the Church building at 19 Elm Street – the former Grimsby Baptist Church – appears to be in fair-to-good condition. The structure is solid masonry construction with exterior red and buff brickwork laid in a running bond pattern. Cut limestone was used for the decorative stringcourse on the main/west elevation, for the windowsills and for some window lintels. Cut limestone was also used for exterior buttress caps on the north and south elevations. There is a more recent addition on the east end of the building, which also composed of solid brick construction with cut limestone details for window and buttress details. The limestone details appear to be in good condition in most areas.

Generally, the brickwork has only isolated areas of open or deteriorated mortar joints, as well as occasional brick deterioration and/or spalling. However, the brickwork near grade at the rear of the building (east elevation) is in poor condition, demonstrating significant erosion from freeze-thaw cycles and exposure to de-icing salts. This part of the building is proposed to be removed in the development. The building foundation, composed of random ashlar limestone units, appears to be in good condition in most locations with some open mortar joints.



West elevation showing some masonry staining/soiling (ERA, 2021).



West elevation detail of northern doorway. Remove disused services (ERA, 2021).



Open joints at perimeter of rose window on west elevation (ERA, 2021).



Open brick mortar joints near grade on west elevation (ERA, 2021).

All windows and window frames appear to be solid wood, with stained glass windows installed on the south and north elevations adjacent to the former side-aisles. Wood storm windows have been installed to protect the decorative windows in most locations. The windows and storm windows appear to be in fair to good condition. The asphalt shingles, metal flashings, gutters and downspouts also appear to be in fair to good condition in most locations. Elements of the rainwater management system appear to be intact and functioning as intended.

Condition assessment observations include:

- Selective open mortar joints in the brickwork and stone foundations;
- Selective open mortar joints between the cut limestone unit details;
- Isolated spalled or fractured brick units;
- Badly eroded brickwork on the east side of the building only;
- Occasional staining and efflorescence on the brick and stone;
- Selective abandoned ferrous metal penetrations/services on the exterior of the building, which could damage the masonry through oxide-jacking if they remain. They should be removed and/or capped;
- Selective locations of deteriorated or missing perimeter sealant joints around wood windows and doors;
- Wood and metal doors appear to be in good condition; and
- Roof covering, flashings and rainwater management systems appear to be in fair to good condition.



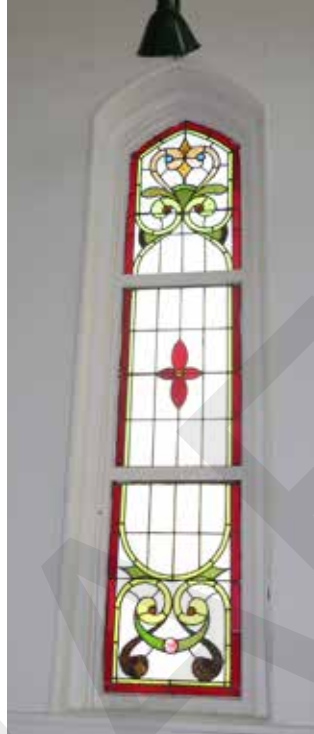
Efflorescence staining on north elevation (ERA, 2021).



Area of deteriorated/spalled brickwork on south elevation (ERA, 2021).



Area of deteriorated/spalled brickwork on south elevation (ERA, 2021).



North stained glass window from exterior and interior (ERA, 2021).



Badly eroded brickwork on east elevation of addition (ERA, 2021).

## 6 DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed development introduces a 7-storey mixed-use residential building to the Site, set back behind retained and restored heritage buildings. The Woolverton House and the Church are proposed to be retained and adapted for community, commercial and residential uses. Glazed additions and circulation space will be provided at the south and east elevations of the retained Woolverton House and the east elevation of the Church building. A central landscaped plaza is proposed to front onto Mountain Streets, between the retained heritage buildings. Two-and-a-half levels of parking are proposed below grade. Further details regarding materiality and articulation will be provided at the detailed design stage.

The full architectural drawing set by SvN Architects + Planners, dated May 25, 2021, is appended to this Report as Appendix E.



Rendering\* of the proposed development, view northeast from the southwest corner of Mountain and Elm Streets (SvN).



Rendering\* of the proposed development along Mountain Street, view east (SvN Architects + Planners).

\*These renderings are for illustrative purposes only and the design is subject to further revision through the iterative design process.

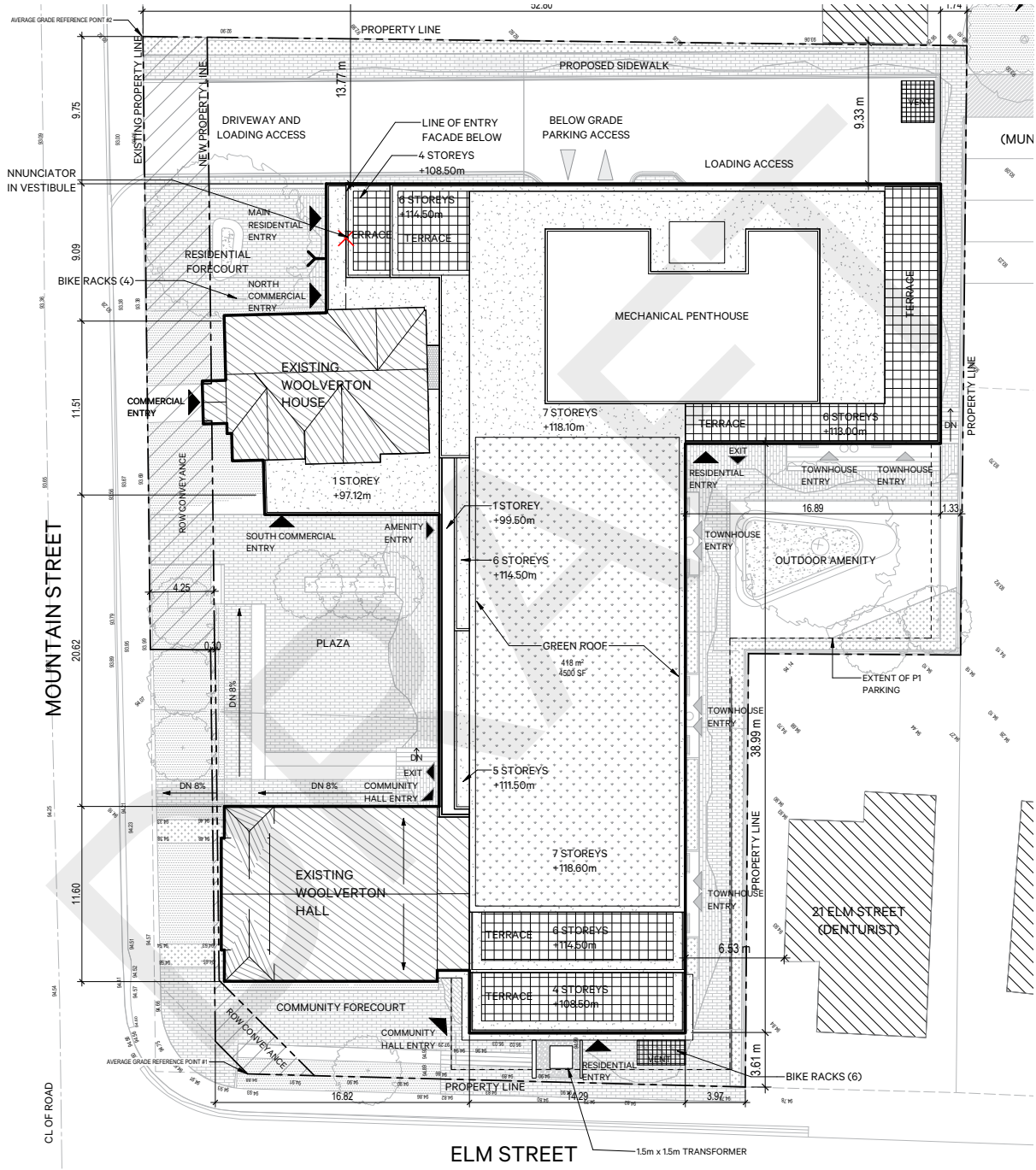


Rendering\* of the proposed development from the south side of Elm Street, view north at the south elevations (SvN Architects + Planners).



Rendering\* of the proposed development from the proposed residential forecourt at the north end of the Site. View south down Mountain Street (SvN Architects + Planners).

\*These renderings are for illustrative purposes only and the design is subject to further revision through the iterative design process.



Proposed Site Plan (SvN Architects + Planners).



Rendering\* of proposed south elevation along Elm Street (SvN Architects + Planners).



Rendering\* of proposed west elevation along Elm Street (SvN Architects + Planners).

\*These renderings are for illustrative purposes only and the design is subject to further revision through the iterative design process.

## 7 CONSERVATION & MITIGATION STRATEGIES

### 7.1 Conservation Approach

The conservation approach is in-situ retention, restoration and rehabilitation of 13 Mountain Street and 19 Elm Street.

#### Preliminary Conservation Scope

The following preliminary conservation scope is proposed to conserve the cultural heritage value of the Site:

- Retention of the original c. 1880 building fabric of the Woolverton House and the Church building (with the exception of the original small rear brick wing on the Woolverton House);
- Removal of the former Carriage House behind the Woolverton House (rear of lot);
- Removal of additions, including the 1913 Sunday School and south-facing vestibule on the Church building and the southern covered sunroom and wood-framed (c. 1914 through 1980s) additions on the Woolverton House;
- Removal of the original small rear brick wing on the Woolverton House;
- Restoration of both the Woolverton House and the Church building including general masonry repair and cleaning. The restoration scope will be outlined at the detailed design stage;
- Rehabilitation of the Woolverton House for use as commercial space at-grade, and second floor residential use (continuing existing uses); and
- Rehabilitation of 19 Elm Street for use as community space (continuing existing use), including glazing over original door openings on Mountain Street.

The proposal specifically responds to the identified heritage attributes of the informal Mountain Street Cultural Heritage Landscape (no formal heritage recognition) through the following design moves:

- In situ retention and rehabilitation of the Grimsby Baptist Church (now referred to as the Woolverton Hall);
- In situ retention of the Woolverton House, a key specimen of Victorian residential architecture on this stretch of Mountain Street;
- Appropriate set backs of new construction, allowing heritage fabric to sit proud of the proposed building;
- Appropriate transition of scale to adjacent residential properties within the CHL boundary, through step backs, and a mid-rise height compatible for introducing density to the Site; and
- Appropriate landscape treatments, including trees.



## 7.2 Heritage Design Strategies

The following heritage design strategies are proposed to mitigate impacts to the cultural heritage value of the Site:

### Strategy 1: Siting- Setbacks

New construction is proposed to be set back behind the original 1880s building footprints. A 1.02 metre setback of the proposed main (west) elevation of new construction is proposed behind the Woolverton House and a 2.13 metre setback is proposed behind the Church building. This will allow the heritage buildings to sit proud of the proposed 7-storey building, conserving their visual and physical prominence along Elm Street and Mountain Street. This will ensure the buildings remain legible as three-dimensional objects and that three heritage elevations of each building are publicly accessible.

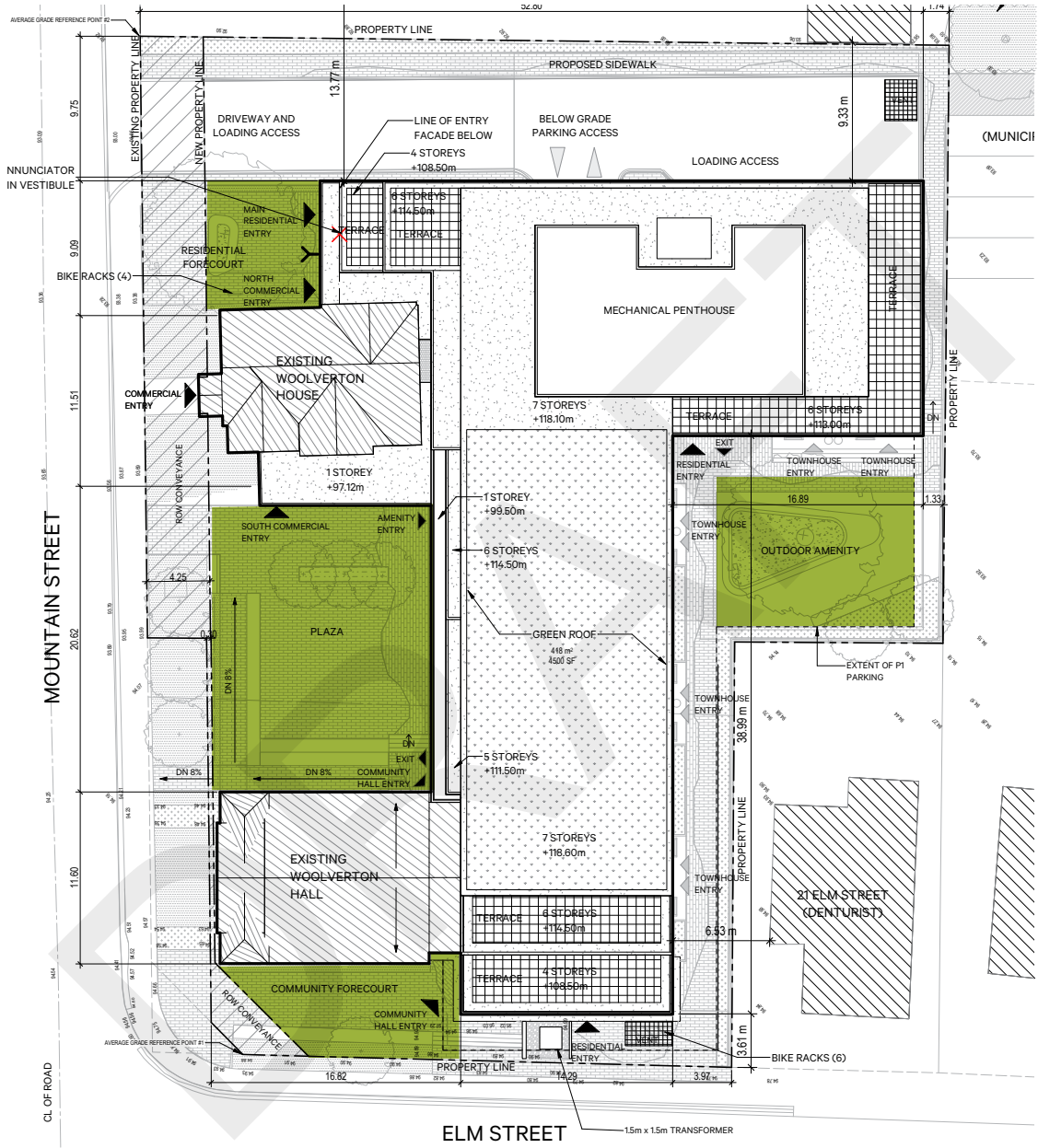
### Strategy 2: Massing- Stepbacks

The proposed development features stepbacks of upper storeys at the north and south extents of the 7-storey building. These reliefs of massing at the edges of the building's silhouette mitigate the visual impact of the building's height on the heritage buildings, while mitigating shadowing impacts to on-site and adjacent heritage resources.

### Strategy 3: Landscape & Public Realm

An enhanced public realm, consisting of a plaza and a community forecourt along Mountain Street will provide community gathering and flexible programming space, inviting the public to enter the Site and interact with the retained heritage buildings. Private outdoor amenity space reserved for residents of the new building is provided internal to the Site at the east property line, allowing both street frontages with the heritage buildings to be dedicated public-facing places.

Additional details regarding proposed material palette and architectural expression will be further developed and assessed for compatibility at a future detailed design stage (Site Plan Approval).



Below: Proposed site plan along Mountain Street, with the public plaza and forecourts identified in green (SvN; Annotated by ERA).

## 8 ASSESSMENT OF IMPACT

### 8.1 Impacts to On-Site Heritage Resources

This section evaluates the impacts of the proposed development on the on-Site cultural heritage value using the criteria provided in the Ontario Heritage Tool Kit (*refer to sidebar*).

#### *Alterations to the Woolverton House*

The original brick rear wing of the Woolverton House is proposed to be removed to integrate the heritage building fabric with new construction. This wing is not highly visible from the public realm and is not critical to support the architectural composition of the house. Therefore, this is not anticipated to pose significant negative impact on the Site's cultural heritage value.

The existing non-original enclosed sunroom and non-original south additions will be removed and replaced with a 1-storey glazed addition. This will allow for visual permeability to the heritage building fabric from the street and the proposed plaza and will not result in new openings being made into the exterior heritage walls. This will not constitute a significant impact to the House.

#### *Removal of Carriage House*

The proposed development removes the former Carriage House. This structure is historically linked to the Woolverton House, **likely** serving first as a stable and horse-drawn carriage storage (first known record in 1914), and later as a car garage (by 1928) and commercial space. **Further to ERA's O.Reg 9/06 assessment**, the former Carriage House is of low integrity, and does not hold significant **heritage** value to merit conservation. The former Carriage House's associative value will be conserved through the retention of the Woolverton House and an interpretation strategy to commemorate the Site's history.

#### *Alterations to the Church building*

The rear 1913 Sunday School addition of the Church is proposed to be removed to reinstate the original building footprint and allow for the integration of new construction. The building fabric to be removed does not contain any identified heritage attributes, and as such no impact is anticipated.

*Negative impact on a cultural heritage resource include, but are not limited to:*

*Destruction of any, or part of any, significant heritage attributes or features;*

*Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;*

*Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;*

*Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;*

*Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;*

*A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;*

*Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.*

*(Ontario Heritage Toolkit).*

### *Introduction of Height & Massing*

The proposal alters the low-rise scale of the Site by introducing increased height and massing. However, the proposed development has implemented various design considerations to minimize the visual impact of new massing, ensure the three dimensional legibility of the retained buildings and conserve the visual prominence of the Site's heritage resources along the streetscape. These design considerations include, but are not limited to, locating new massing to the rear of the Site and providing setbacks. Mitigative heritage design strategies are discussed in greater detail in Section 7.2.

### *Shadowing*

The proposed development results in new shadowing on on-site heritage resources. The new net shadows will not alter the appearance of any heritage resources, nor will they reduce the viability of a natural feature. The proposed massing strategy minimizes new shadows to the extent possible. For shadowing diagrams, refer to the Sun Shadow Study by SvN accompanying this submission.

Overall, the proposed development conserves and does not diminish the cultural heritage value of the Site.

## 8.2 Impacts to Adjacent & Nearby Heritage Resources

The proposed development alters the historically low-rise character of Mountain and Elm Streets through the introduction of increased height and massing. However, this area within the downtown is targeted for intensification according to Official Plan policies. The proposed development introduces a 7-storey mid-rise building to the Site, while providing setbacks and stepbacks that mitigate impacts to adjacent and nearby low-rise properties. At the pedestrian scale, the heritage buildings retained along the Mountain and Elm Street frontages continue to support the historically low-rise character of the surrounding neighbourhood.

The proposed development results in some new shadowing on adjacent and nearby heritage properties. However, the new net shadows will not alter the appearance of any heritage resources, nor will they reduce the viability of a natural feature.

As part of the complete Official Plan Amendment and rezoning submission, a Visual Impact Assessment was prepared by Seferian Design Group, dated May 19, 2021, which notes that the view of the Niagara Escarpment will not be negatively impacted. The report and its findings have been accepted by the Niagara Escarpment Commission.

For shadowing diagrams, refer to the Sun Shadow Study by SvN accompanying this submission.

### 8.3 Conformity to the *Standards & Guidelines for the Conservation of Historic Places in Canada*

The proposed development and conservation strategy is consistent with the general Standards for Preservation, Rehabilitation and Restoration in the Parks Canada *Standards and Guidelines* (2010). The following table discusses how the proposal is consistent with the Standards.

Parks Canada Standards	Proposal's Conformance
<p>1. <i>Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character defining elements. Do not move a part of an historic place if its current location is a character-defining element</i></p>	<p>Yes. The proposal conserves the Woolverton House and the Church in situ.</p>
<p>2. <i>Conserve changes to an historic place that, over time, have become character-defining elements in their own right.</i></p>	<p>Yes. The later additions and enclosed verandah proposed to be removed are not character defining elements.</p>
<p>3. <i>Conserve heritage value by adopting an approach calling for minimal intervention.</i></p>	<p>Yes. The proposal retains the heritage resources in situ and maintains their original footprints. The glass addition on the south elevation of the Woolverton House will not visually obstruct or alter the south elevation.</p>
<p>4. <i>Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.</i></p>	<p>Yes. The proposed new construction is distinguishably contemporary.</p>
<p>5. <i>Find a use for an historic place that requires minimal or no change to its character-defining elements.</i></p>	<p>Yes. The proposed public-facing community use in the Church building is consistent with its former religious institutional use and recent commercial use. The proposed uses for the Woolverton House will continue its historical residential and commercial use.</p>
<p>6. <i>Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.</i></p>	<p>Yes. The heritage resources are proposed to be protected/stabilized during construction, including during the construction of below-grade parking.</p>

Parks Canada Standards	Proposal's Conformance
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention	Yes. The proposed developed has accounted for the fact both resources on site are in good condition and can feasibly be rehabilitated for future use.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes	Yes. The resources on the site will maintained according to best practices in building maintenance.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.	Yes. Any interventions will conserve heritage attributes. Interventions will be documented as part of the development process.
<i>Additional Standards Relating to Rehabilitation:</i>	
10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.	Yes. The approach to necessary restoration/repair works will be detailed in a forthcoming conservation plan. Works will be supported by documentary evidence, wherever possible.
11. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.	Yes. The proposed new construction will be visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future	Yes, the proposed development sits behind the retained heritage fabric, retaining the essential form and integrity of the resources.
<i>Additional Standards Relating to Restoration:</i>	
13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.	Yes. The approach to necessary restoration/repair works will be detailed in a forthcoming conservation plan. Works will be supported by documentary and/or oral evidence or sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.	

## 9 CONSIDERED ALTERNATIVES

The following alternatives to the proposed design were explored, but were not pursued:

### Option 1: Taller building

The design team explored the possibility of a taller building on the Site in place of the currently proposed 7-storey building. It was deemed undesirable from an urban design and heritage perspective. The proposed height responds to intensification policies, while respecting sightlines to and from the Niagara Escarpment and Lake Ontario and the character of Mountain Street.

### Option 2: Relocating Woolverton House

The design team considered the possibility of relocating the Woolverton House north, towards the northern extents of the Site. Earlier design iterations also explored the possibility of relocating the Woolverton House further south, closer to the Church building.

Ultimately, it was decided that restoring the heritage buildings on the Site to their original form and leaving them in situ was the best option for achieving the design team's objectives related to: heritage conservation; improving the public realm; ensuring the appropriate activation and adaptive reuse of the historic buildings; and providing an efficient Site circulation.

## 10 NEXT STEPS

As requested by Town Staff in the Staff Report, dated September 14, 2021, the following information will be provided in the subsequent phases of this project

- Measured Drawings and professional photographic documentation of the Carriage House.
- A Heritage Conservation Plan to address any potential disturbances to the heritage properties including the following precautionary measures: construction hoarding, monitors and other conservation measures as needed.
- Securities be taken for the conservation of the masonry restoration to ensure the appropriate restoration of the heritage fabric and that the restoration strategy be detailed within the Heritage Conservation Plan.
- A Commemoration Plan, such as a plaque.

## 11 CONCLUSION

The proposed development introduces a 7-storey residential building and an at-grade plaza and forecourts on the Site. On-site heritage resources are proposed to be retained in situ, restored and rehabilitated for community, commercial and residential uses.

The proposal provides an opportunity to redevelop underutilized portions of the Site currently occupied by surface parking and later additions of the heritage properties. The proposed scheme allows the retained heritage buildings to sit proud of the new construction, conserving their prominence. The proposed new construction serves as a visually distinguishable and subordinate backdrop to the retained heritage buildings. The proposal conserves the cultural heritage value of the Site.

## 12 PROJECT PERSONNEL

### Philip Evans

Philip Evans is a registered architect with the OAA, principal of ERA Architects and the founder of small. In the course of his career, he has led a range of conservation, adaptive reuse, design, and feasibility planning projects. Philip is a professional member of CAHP and RAIC.

### Jeff Hayes

Jeff Hayes is an Associate with ERA and a graduate from Dalhousie University's Masters in Architectural Conservation. He is also a member of the Canadian Association of Heritage Professionals.

### Emily Collins

Emily Collins is a project manager with ERA Architects. She received her Bachelor of Environmental Studies with a major in Honours Planning from the University of Waterloo.

### Zoe Chapin

Zoe Chapin is a planner with the heritage planning team at ERA Architects. She has a Master of Urban Planning from McGill University, where she also completed a Bachelor of Arts in Urban Systems.

## 13 APPENDICES

### APPENDIX A: Bibliography

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[APPENDIX B: Town-Approved Scoped Terms of Reference \(March 26, 2021\)](#)

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APPENDIX C: Draft Heritage Research Report for 13  
Mountain Street, Town of Grimsby (2019)

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APPENDIX D: Draft Heritage Research Report for 19  
Elm Street, Town of Grimsby (2019)

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APPENDIX E: Architectural Drawing Set, SvN  
Architects + Planners (May 2021)

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