

THE CORPORATION OF THE TOWN OF GRIMSBY

BY-LAW NO. 24-66

A BY-LAW TO DESIGNATE THE PROPERTY LOCATED AT 12 ST. ANDREWS AVENUE, AS A FEATURE OF HISTORICAL, ARCHITECTURAL, AND/OR CONTEXTUAL SIGNIFICANCE

Whereas pursuant to Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, the Council of a municipality is authorized to enact by-laws to designate a real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

And whereas the municipal council of the Corporation of the Town of Grimsby has cause to be served on the owners of the lands and premises at:

12 St. Andrews Avenue
Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the property at 12 St. Andrews Avenue and a statement of the reasons for the proposed designation, and further, has caused said notice of intention to be published in a newspaper with general circulation in the municipality;

And whereas the reasons for designation and extent to which the designation applies are set out in schedule "B" attached hereto and form part of the By-law.

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

1. That the following real property, more particularly described in schedule "A" attached hereto and forming part of this By-law is hereby designated as being of cultural heritage value or interest:

12 St. Andrews Avenue
Town of Grimsby
The Regional Municipality of Niagara

2. That the Town solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" attached hereto at the Land Registry Office.

Read a first time, considered, and passed this 23rd day of September 2024.



J.A. Jordan, Mayor



V. Steele, Town Clerk

Schedule 'A' to By-law 24-66

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

LT 19, Township Plan 113 ; GRIMSBY

Schedule 'B' to By-law 24-66
Statement of Significance and Description of Extent of the Features to which the
Designation Applies

The structure at 12 St. Andrews Avenue was constructed in 1927 and is a strong example of the Arts and Crafts architectural style. Many of the original Arts and Crafts style details include the unique eyebrow dormer, multi colour brick pillar bases with Tuscan porch columns, and large overhanging eaves featuring decorative rafter tails. These decorative elements contribute to the "whimsical" style of the dwelling, which can only be achieved through thoughtful design and attention to detail; homes built by the brothers were individually designed and built by highly skilled tradesmen with experience bringing these masterful styles to life.

The dwelling was built by the highly reputable "Shafer Brothers", for their brother William Shafer. The Shafer Brothers had a reputation within Grimsby for building high-quality homes using high-end materials. The brothers were responsible for the construction of many homes in the Lakeview subdivision, this area includes St. Andrews Avenue, Nelles Boulevard, and Murray Street. The area has a cohesive collection of architectural styles that include Arts and Crafts, Craftsman, Tudor and Cape Cod.

The lands in the Lakeview subdivision, including 12 St. Andrews Avenue were once part of lands granted to Robert Nelles from the Crown in 1798, at that time the property would have been used for farming and agriculture, and would have been within proximity to Nelles Manor.

The Lakeview subdivision was created in 1914 when landowner Maria Nelles Rutherford began selling off building lots from the original Nelles Manor Property. As a condition of sale, the design of the structures had to be approved by Maria. These efforts put in place by Maria supported the creation of the scenic and cohesive character of the historic Lakeview subdivision.

The property's first owner, William Shafer, was a plumber who worked primarily on commercial buildings, and was not very involved with the Shafer Brothers construction company. However, after the passing of his brothers, William's took over ownership of the Shafer Brother business.

William was married to Treva Moore, Treva was a direct descendent of the United Empire Loyalist Moore family, who were early settlers within the town. William and Treva were divorced in 1947, and the home was transferred into Treva's name. The following year Treva was remarried to Howard Inglehart, it was at this time that Treva transferred the home to her parents, as their retirement residence.

The Arts and Crafts style dwelling at 12 St. Andrews Avenue contributes to the character of the carefully designed neighbourhood. Maria was instrumental in ensuring that the Lakeview subdivision was designed as a tasteful collection, the designs approved by Maria were then thoughtfully executed by the Shafer Brothers in the early 1900s. The Shafer Brothers were very significant in the development of Grimsby's first subdivision, building almost every house on Nelles Boulevard, all but two houses on Murray Street. Although their developments on St Andrews Avenue are seldom mentioned, they are equally as significant and continue to stand as relics from a time when cohesive design and quality was the highest priority to local builders. The dwelling at 12 St. Andrews Avenue was built during the prime of the subdivision's development and remains an integral attribute to the subdivision's overall design. This is a testament to the craftsmanship and pride taken during the thoughtful planning and construction of the house and surrounding Neighborhood.

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

- Gable roof
- 5 pane wooden eyebrow dormer
- Multicolor brick chimney
- Shed roof dormer with wood shingle siding
- Decorative rafter tails
- Wide overhanging eaves
- Deep porch with front facing gable pediment, decorated with paneling
- Tuscan porch pillars supported by multicolour brick bases
- Setback from St. Andrews Avenue
- Shafer Brothers Design
- Detached wooden frame garage