



ERA Architects Inc.
#600-625 Church St
Toronto ON, M4Y 2G1

HERITAGE IMPACT ASSESSMENT ADDENDUM

Project: 13 MOUNTAIN STREET & 19-23 ELM STREET **Project #:** 20-232-03

Issued To: Bianca Verrecchia
Intermediate Heritage Planner
Planning Department
Town of Grimsby
bverrecchia@grimsby.ca

Prepared By: Emily Collins, Anna Gutkowska

Date Issued: May 16, 2025

This is an Addendum to the Heritage Impact Assessment, dated May 21, 2021, revised October 13, 2021 (the “2021 HIA”), prepared by ERA Architects Inc. (ERA) on behalf of Woolverton Holdings Corp for the proposed development at 13 Mountain Street and 19-23 Elm Street, Grimsby (the “Site”). It evaluates the impact of the proposed development on the cultural heritage value of the heritage resources on and adjacent to the Site.

The 2021 HIA was prepared for 13 Mountain Street and 19 Elm Street to accompany an Official Plan Amendment (OPA) and Zoning Bylaw Amendment (ZBA) application for a seven-storey mixed-use development, which proposed retaining both heritage buildings *in situ* and integrating them into the new development. The OPA and ZBA were approved by an Ontario Land Tribunal (OLT) decision on February 8, 2024, applying to 13 Mountain Street and 19-21 Elm Street. Since then, the Site has expanded to include 23 Elm Street.

Since the 2021 HIA, the *Provincial Planning Statement, 2024* has replaced the *Provincial Policy Statement, 2020* and the *Growth Plan for the Greater Golden Horseshoe*. The *Niagara Official Plan, 2022*, has replaced the *Niagara Region Official Plan (2014 Office Consolidation)*. These updated policy documents, along with all previously reviewed documents from the 2021 HIA, have been considered in this HIA Addendum.

01. Site and Heritage Context

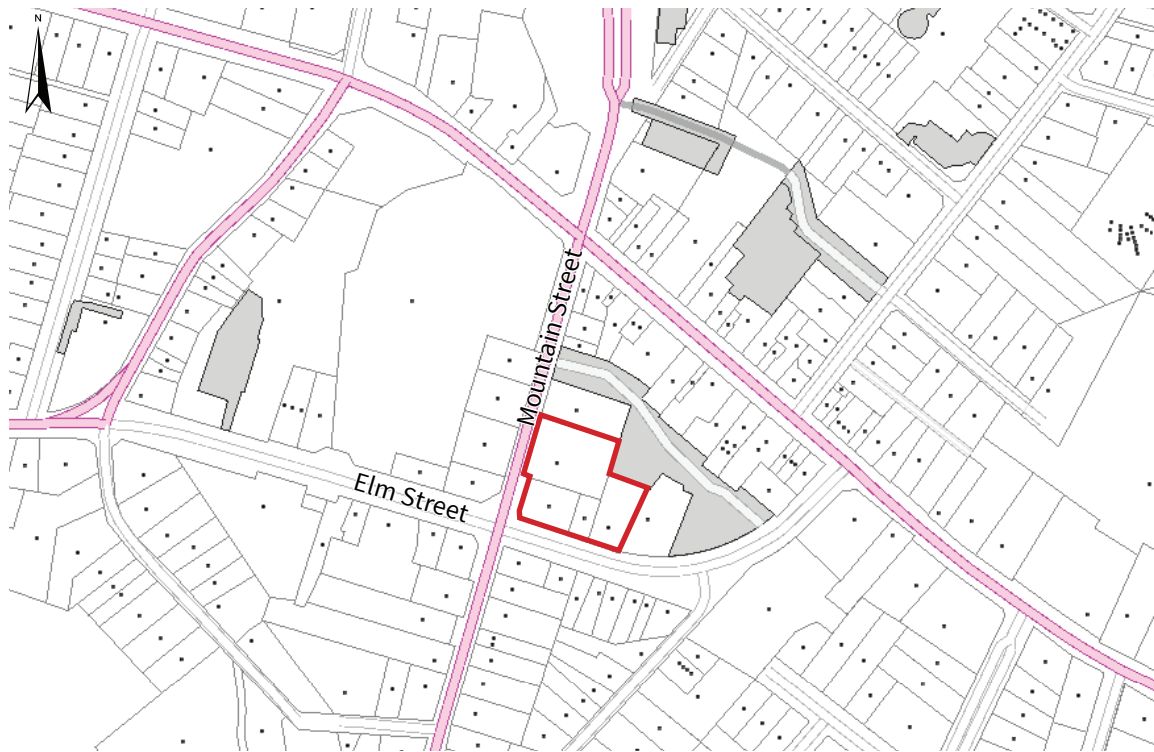
The Site is located at the northeast corner of Mountain Street and Elm Street in Downtown Grimsby and comprises four properties: 13 Mountain Street (“Woolverton House”), 19 Elm Street (“Woolverton Hall”), 21 Elm Street, and 23 Elm Street. The Site is within the Downtown District, and located in an area targeted for intensification according to the Grimsby Official Plan.

The Site contains two municipally recognized heritage properties, both designated under Part IV, Section 29 of the Ontario Heritage Act (OHA) following the 2021 HIA:

- **13 Mountain Street** – Designated under By-law No. 23-35 on April 17, 2023. Known as the Dr. Theoron Woolverton House, it was built in 1880 as a residence for Dr. Theoron Woolverton, a decorated physician. The house remained the long-time home of the Woolverton family.
- **19 Elm Street** – Designated under By-law No. 23-36 on April 17, 2023. Originally built in 1880 as the Grimsby Baptist Church, the building stands on land donated to the congregation by Charles Edward Woolverton.

The designation by-laws, including Statements of Cultural Heritage Value and a list of Heritage Attributes for each property, are attached to this report as Appendix A.

The Site is adjacent to 11 Mountain Street, the Stonehouse-Whitcomb Funeral Home, which is listed on the Town’s Heritage Register.



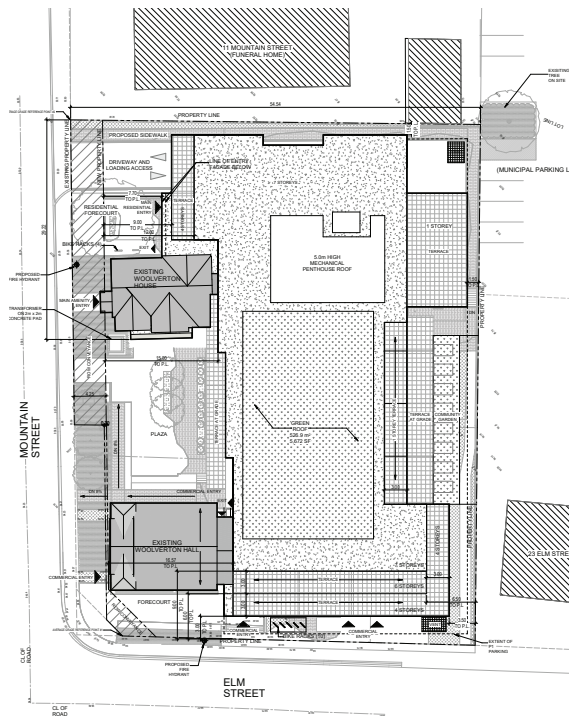
Property data map indicating the location of the Site, outlined in red (Town of Grimsby; annotated by ERA).



Aerial imagery showing the Site, outlined in red, along with its applicable heritage context. Designated properties are shaded blue, while the adjacent heritage resource listed on the Town's Heritage Register is shaded pink. Note: Only on-site and adjacent properties are indicated (Region of Niagara; annotated by ERA).

02. Previously Approved Proposal

The previously approved development proposed a 7-storey mixed-use residential building set back behind the retained and restored heritage buildings. The original building fabric of Woolverton House and Woolverton Hall was to be retained *in situ* and adapted for commercial and residential amenity uses. Glazed additions and circulation space were planned for the south and east elevations of Woolverton House and the east elevation of Woolverton Hall. A central landscaped plaza was designed along Mountain Street between the heritage buildings, and two-and-a-half levels of underground parking were included.



Site plan from the approved ZBA drawing set (SvN, 2023).



Mountain Street elevation render from the approved ZBA set (SvN, 2023).



Elm Street corner elevation render from the approved ZBA set (SvN, 2023).

03. Current Proposal

The current revised proposal expands the Site to include 23 Elm Street and seeks a modest increase in height, proposing an 8-storey mixed-use building. The heritage buildings remain *in situ*, integrated into the new development, which includes commercial uses on the ground floor along Elm Street. One level of underground parking is proposed, with additional parking provided at the ground level and an intermediate floor.

The proposed building features a three-storey podium, which provides a pedestrian-scaled interface and mediates

between the lower-scale heritage buildings and the taller elements of the new construction. Along the Elm Street elevation, a 3.5-metre stepback is provided above the podium, followed by four additional storeys. At the top of the seventh storey, a further 2-metre stepback accommodates one more storey above, resulting in a total building height of eight storeys. The massing is arranged to frame a public courtyard along Elm Street, which is overlooked by an elevated residential courtyard at the second storey.

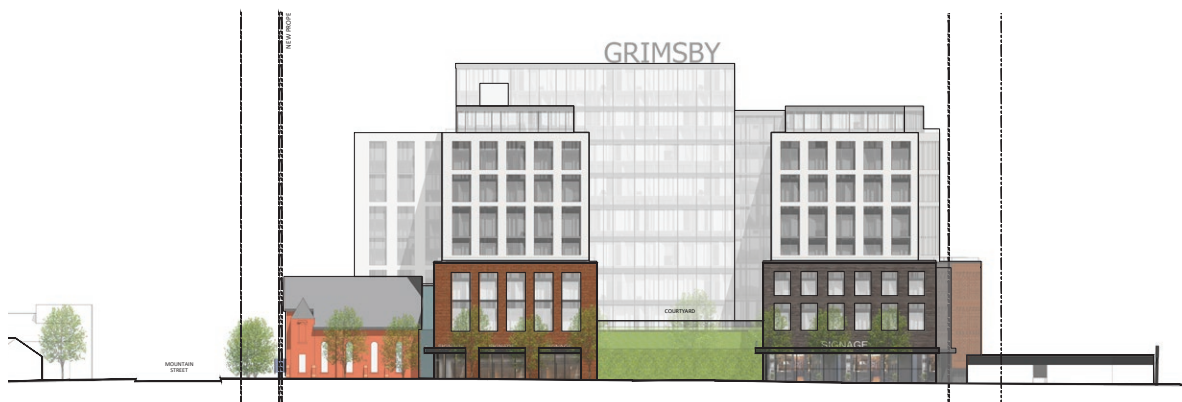
On the west elevation, the new construction is set back behind the retained heritage buildings. Stepbacks of 0.85 metres above the podium and 1.5 metres above the seventh storey are provided. The space between the heritage buildings is retained and transformed into a plaza.

Separate glazed reveal connections are proposed at the rear of the Woolverton House and Woolverton Hall buildings, creating sensitive transitions from each heritage building to the new construction. These connections provide visual separation and ensure that the new construction does not directly abut the heritage buildings, clearly delineating old from new.

The design of the new construction includes masonry cladding at the podium level, with lighter cladding and a window wall system on the upper storeys to reduce the perceived massing. An outline of the proposed material palette, compiled by Studio JCI, is attached as Appendix B.



Proposed west elevation (Studio JCI, 2025).



Proposed south elevation (Studio JCI, 2025).



Proposed street view - looking northeast to the Site from Elm Street (Studio JCI, 2025).



Proposed street view - looking east to the Site from Mountain Street (Studio JCI, 2025).



Proposed street view - looking north to the Site from Elm Street (Studio JCI, 2025).



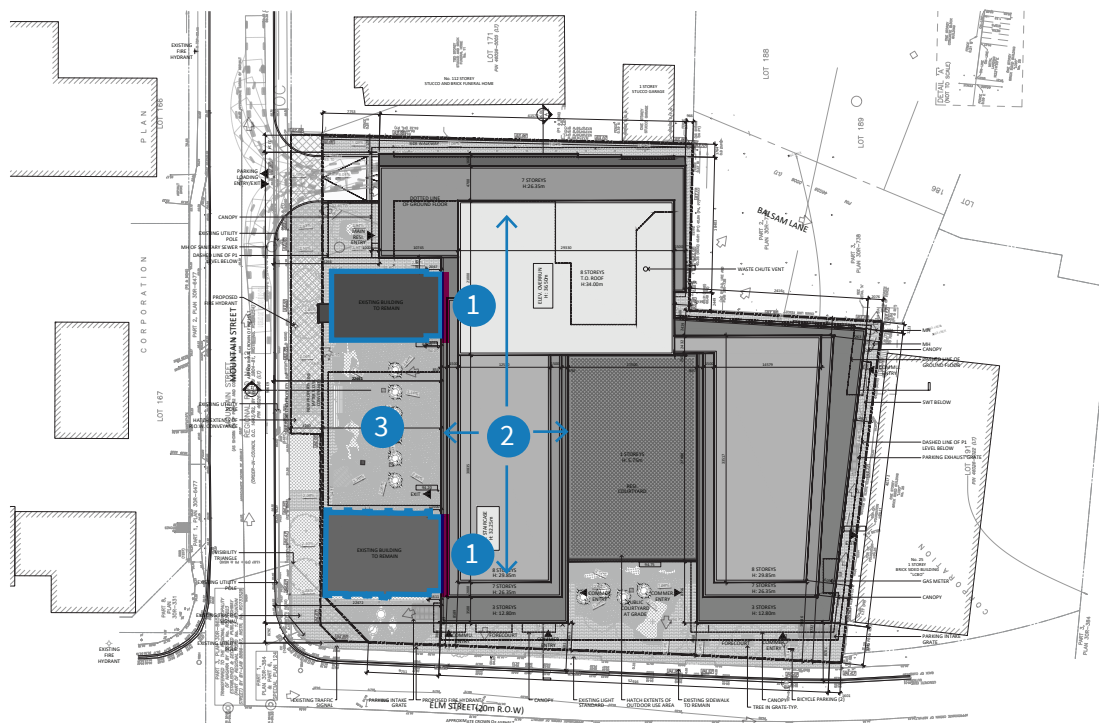
Proposed southwest aerial view (Studio JCI, 2025).

04. Conservation & Mitigation Strategy: Previous and Current Approaches

The previously established conservation strategy, as outlined in the 2021 HIA, proposed the *in situ* retention, restoration, and rehabilitation of 13 Mountain Street and 19 Elm Street. It included retaining the original c. 1880 building fabric of the Woolverton House and Hall while removing later additions, such as the former Carriage House, the 1913 Sunday School, and the vestibule. Restoration was to include masonry repair and cleaning, with Woolverton House rehabilitated for commercial and residential use and Woolverton Hall continuing as a community space. The previous proposal also outlined a heritage design strategy that used setbacks and stepbacks to minimize the visual impact of new construction while incorporating an enhanced public realm to create a strong connection between the heritage buildings and shared public space.

The current proposal maintains this overall approach, with adjustments to massing, stepbacks, and the configuration of public space in response to the revised development. Woolverton House is proposed to be rehabilitated for residential amenity use. The south elevation will be repaired and restored where the existing additions are removed, while allowing for sympathetic interventions, such as new and enlarged window openings, that animate the elevation facing the plaza. Detailed design for this elevation will be provided at a later stage. Woolverton Hall is to remain as a community hub.

Mitigation measures, outlined on the follow page, are embedded in the design to minimize potential impacts on the heritage buildings.



Mitigation strategy for new construction. On-site heritage resources are outlined in blue (Studio JCI, 2025; annotated by ERA).

- 1 New construction is set back behind the heritage buildings to conserve their legibility and three-dimensionality. A sensitive glazed connection (highlighted in pink) is provided between the heritage buildings and the new construction.
- 2 A series of setbacks on all elevations reduce the perceived massing of the new construction, mitigating its visual impact on the heritage buildings. Differentiation in materiality above the podium provides a subtle backdrop that does not compete with the heritage buildings' prominence.
- 3 The spatial separation between the retained heritage buildings is maintained as a publicly accessible plaza, preserving their three-dimensional legibility and reinforcing their role within the public realm.



Zoomed-in view of the glazed connections between the heritage buildings and the new construction, indicated by pink arrows (Studio JCI, 2025; annotated by ERA).



05. Assessment of Impact

Impacts to On-Site Heritage Resources

The following assessment evaluates the impacts of the proposed development on the on-site cultural heritage resources.

Alterations to the Woolverton House

The proposal retains the same alterations to the building fabric as assessed in the 2021 HIA, including the removal of the brick rear wing, enclosed sunroom, and south additions of the Woolverton House. While the brick rear wing is original, it was determined not to be integral to the building's architectural composition. Its removal does not affect the building's legibility as an 1880s Gothic Revival residence. The sunroom and south additions are non-original, and their removal was not considered to constitute a negative impact on the Site's cultural heritage value.

A change from the previous proposal is that the south elevation of the Woolverton House will no longer feature the previously proposed glazed bump-out. Instead, this elevation will be repaired and restored where existing additions are removed, while allowing for sympathetic interventions, such as new and enlarged window openings, that animate the elevation facing the plaza. ERA's overall assessment remains unchanged, concluding that these alterations do not constitute a negative impact on the Site's cultural heritage value.

Removal of the Carriage House

The Carriage House, historically linked to the Woolverton House, was assessed to have low integrity and insufficient heritage value to merit designation. The conclusion in the 2021 HIA, which remains unchanged, is that the associative value of the Carriage House will be conserved through the retention of the Woolverton House and an interpretation strategy to commemorate the Site's history.

Alterations to Woolverton Hall

The alterations to the Woolverton Hall building include the removal of the rear 1913 Sunday School addition to reinstate the original building footprint and allow for the integration of new construction. The assessment holds that this removal does not alter any identified heritage attributes, and the conclusion that these changes do not negatively impact the building's cultural heritage value remains unchanged.

Introduction of Height and Massing

The current proposal introduces an 8-storey mixed-use building, which alters the historically low-rise scale of the Site but is designed to minimize visual impact on the retained heritage buildings through strategic placement and massing.

The proposal has implemented mitigation measures, as outlined on the previous page, which are appropriate and successfully mitigate the visual impact of the increased height.

Shadows

We have reviewed the updated Sun Shadow Study prepared by Studio JCI (provided under separate cover) and confirm that the assessment provided in the 2021 HIA remains unchanged under the current proposal. While the new construction introduces some shadowing on on-site heritage resources, the net new shadows do not impact identified heritage attributes or alter the appearance of the heritage resources. The proposed massing strategy continues to minimize new shadows to the extent possible.



Impacts to Adjacent Heritage Resources

There is one adjacent¹ heritage property, located at 11 Mountain Street, to the north of the Site. As was the assessment in the 2021 HIA, while the proposed development alters the historically low-rise character of Mountain and Elm Streets through the introduction of increased height and massing, the Site is located in an area targeted for intensification according to Official Plan policies. The proposed development provides setbacks and stepbacks that mitigate potential visual impacts on the adjacent heritage property. While the proposed development results in some minor new shadowing on the adjacent heritage property, the new net shadows are not anticipated to alter the appearance of the resource.

06. Statement of Professional Opinion

The proposal responds to the Site's capacity for increased density while conserving the cultural heritage value of on-site and adjacent heritage resources. It retains, restores, and rehabilitates the heritage buildings for residential and community uses, ensuring their continued presence within the evolving streetscape.

The proposed development maintains the three-dimensional form and legibility of the heritage buildings as an 1880s residence and church, ensuring they remain recognizable from street level and continue to contribute to the historically low-rise character of the surrounding neighbourhood. The new construction is visually distinct, with stepbacks and setbacks mitigating the impact of increased massing.

It is ERA's professional opinion that the proposal conserves the cultural heritage value of both on-site and adjacent heritage resources. It complies with all relevant municipal and provincial heritage policies and adheres to recognized professional standards and best practices in the field of heritage conservation in Canada.

List of Appendices

- **Appendix A:** Designation By-laws No. 23-35 and 23-36
- **Appendix B:** Proposed Material Board (Studio JCI, 2025)

¹ Adjacent is defined as: "for the purposes of policy 4.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan" (Provincial Planning Statement, 2024). The PPS (2024) definition is applied in this case, as the Town of Grimsby Official Plan (2012) defines adjacent only in relation to natural heritage, not heritage properties. In the absence of a heritage-specific definition in the Official Plan, the PPS definition is used.

The Corporation of the Town of Grimsby

By-law No. 23-35

A by-law designate the Property
located at 13 Mountain Street, as a
feature or 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;

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:

13 Mountain Street
Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the property at **13 Mountain Street** 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.

COUCIL ENACTS AS FOLLOWS

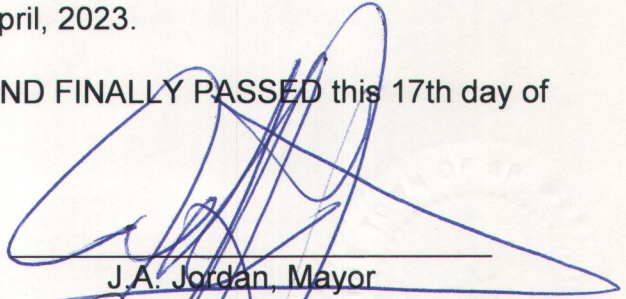
1. That the following real property, more particularly described in schedule "A" attached hereto and forming part of this By-law is hereby designated as being of cultural heritage value or interest:

13 Mountain Street
Town of Grimsby
The Regional Municipality of Niagara

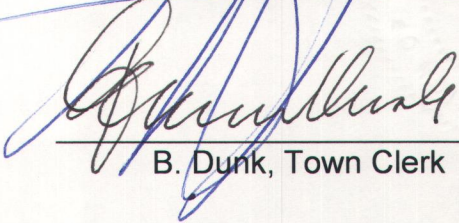
2. That the Town solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" attached hereto at the Land Registry Office.

READ A FIRST TIME this 17th day of April, 2023.

READ A SECOND AND THIRD TIME AND FINALLY PASSED this 17th day of April, 2023.



J.A. Jordan, Mayor



B. Dunk, Town Clerk

Schedule 'A' to
By-law 23-35

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

PT LT 170, Corporation Plan 4, as in RO653697; SUBJECT TO A PRIVATE
EASEMENT OVER PT 2, 30R-8656; GRIMSBY

Schedule 'B' to
By-law 23-35
Statement of Significance
And Description of extent of the features
To which the designation applies

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The residence and property at 13 Mountain Street is a strong example of Gothic Revival Architecture from the late 1800s. The house was built with red clay bricks, produced locally. The brick building features many high pitched gable roofs with intersecting dormers and rooflines, the center of the roof is flat and has a widows walk with a wooden railing.

The windows and doors have a mixture of arched and flat top window headers, some of the windows still have shutters in situ, and most windows have the shutter hinges still in place. The home has had some early alterations, such as the addition of the sunporch which is enclosed with wooden casement windows, and the expansion of the house to the East. The stucco "half timbering" can be found on the sun porch, front porch gable, and the gables on the upper storeys of the house, all of these additions could have been completed around the turn of the 20th century. The house features three imposing brick chimneys that "corbel out" towards the top, these are features which were in style during the mid-1800s. Each of the gables and dormers features a "sunburst" design in the decorative fretwork, this is an early introduction to the heavily decorated exteriors of the slightly later Victorian style.

13 Mountain Street has direct associations with citizens, and organizations that are significant to the community. The house is the original 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.

A year later in 1880 Dr. Theoron Woolverton built the residence at 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, who was a 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, Abraham Lincoln. 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.

The property has the potential to yield information that contributes to an understanding of a community. The house was built by the notable Dr. Theoron Woolverton. The structure has the potential to yield more information about the family, their professional practices and their contributions to the Town of Grimsby.

The property is important in defining, maintaining, or supporting the character of an area. The house is a notable building in the immediate downtown area, the property has many views throughout the downtown. The house can be seen from the public parking area

behind Main Street East and West, Elm Street, and the intersection of Main and Mountain Street. The property has been used as a commercial space for many businesses in the area.

The property is physically, functionally, and historically linked to its surroundings. 13 Mountain Street has become a staple in the landscape when travelling up the Niagara Escarpment. The building is compatible with the surrounding building stock. This downtown area of Grimsby is one of the oldest portions of the town, and retains a considerable amount of the original building stock from the 1800-1900's.

HERITAGE ATTRIBUTES TO BE DESIGNATED

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

- Red Brick Exterior With Lime Mortar
- Stucco And Half Timbering Detail In The Gables
- Wooden Fascia Boards, Porch Columns
- Flat Topped Roof with widows walk railing
- Wooden Front Door With Glazing
- Roofline With Intersecting Gables And Dormers
- Decorative Wooden Fretwork "Sunburst" Detail In The Gables
- Three Brick Chimneys With A Brick Corbelling Detail At The Cap
- Cut Stone Foundation
- Window Openings With Wooden Operable Shutters
- Portico With Gable Roof And Brick Knee Walls Featuring Stone Caps
- Metal Eaves Trough With Decorative Catch Basin Detail
- Cedar Shake Detail In Some Of The Gables
- Setback From Mountain Street
- Iron Shutter Hardware

The Corporation of the Town of Grimsby

By-law No. 23-36

A by-law designate the Property
located at 19 Elm Street, as a feature
or 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;

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:

19 Elm Street
Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the property at **19 Elm Street** 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.

COUCIL 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:

19 Elm Street
Town of Grimsby
The Regional Municipality of Niagara

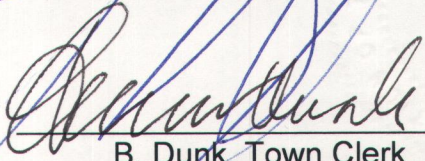
2. That the Town solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" attached hereto at the Land Registry Office.

READ A FIRST TIME this 17th day of April, 2023.

READ A SECOND AND THIRD TIME AND FINALLY PASSED this 17th day of April, 2023.



J.A. Jordan, Mayor



B. Dunk, Town Clerk

Schedule 'A' to
By-law 23-36

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

LT 168 & PT LT 170, Corporation Plan 4; PT 1, 30R-8656 ; GRIMSBY

Schedule 'B' to
By-law 23-36
Statement of Significance
And Description of extent of the features
To which the designation applies

Statement of Cultural Heritage Value or Interest

19 Elm Street was constructed in 1880, built with structural masonry construction. The gothic building is one of the only patterned brick buildings within Grimsby. The exterior utilizes red and buff brick, which was placed on the façade to highlight features and enhance gothic designs. The building also features many cut-tooled stone details, which include; the cut stone foundation, windows sills, lintels, headers, decorative water table banding and keystones. The North and South facades are reinforced with the use of brick and stone buttresses, which is a common element on Gothic style churches. These masonry elements are adhered using a soft lime 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 styles of the wood windows include a rose window in the top center gable, above double lancet arch windows with a quatrefoil opening in the center, lancet windows on nave of the church, and colored glass sash windows throughout. Over the doors, arches were constructed 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 returns into brick corbels. Along the ridge line on the lower roof, another intricate brick detail is shown, angling the bricks during construction, this design is called "dogs tooth".

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. Father of Linus Woolverton a successful journalist as well as farmer and fruit innovator 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 area 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 purchased by his grandfather in 1796, which included five natural apple trees.

The property does demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community. The church is built in the late Gothic revival style, this style is not commonly found within Grimsby, the age, relation to notable figures within Grimsby, and former use as a Baptist Church have the potential to contribute to the understanding of the Town at the turn of the 20th century.

The property is important in defining, maintaining, or supporting the character of the Downtown area. The structure is located on a prominent corner in the downtown. The building is compatible with the surrounding structures, a majority of them being built in the late 1800's. The church is adjacent to other designated properties.

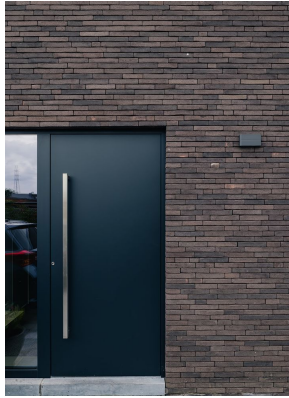
Located at the entrance of the main street commercial corridor, 19 Elm Street is a significant landmark when travelling up the mountain access. The intersection has always been a high traffic area, and is one of the earliest areas of the Town.

HERITAGE ATTRIBUTES TO BE DESIGNATED

The Heritage Attributes to be designated at 19 Elm Street include:

- Original Wood Window Openings - Rose Windows, Lancet Arch Windows, Sash Windows, Quatrefoil Gothic Designs
- Patterned Clay Bricks, Red Brick, (Yellow) Buff Brick – One Of The Few Remaining Pattern Brick Buildings In Grimsby
- Original Doorways
- Cut Stone Water Table Banding
- 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
- Symmetrical 3 Bay Façade
- Structural Brick Construction
- Dogs Tooth Brick Design
- Brick And Stone Buttresses
- Brick Corbelling On Front Parapet Wall
- Setback from Mountain Street & Elm Street

Appendix B



1. DARK MASONRY CLADDING



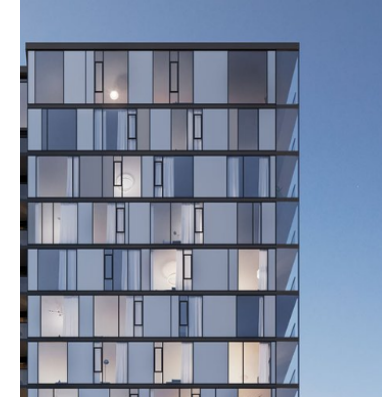
2. HERITAGE COLOR MASONRY CLADDING



3. LIGHT METAL PANELS



4. DARK METAL CANOPY AND FRAMES



5. WINDOW WALL SYSTEM



6. CURTAIN WALL GLAZING

