

HERITAGE IMPACT ASSESSMENT

**226 & 228 MAIN STREET EAST
TOWN OF GRIMSBY, ONTARIO**

Prepared for:

**David & Donna Latchford
226-228 Main Street East
Grimsby, ON
L3M 1P6**

ASI File: 18CH-128

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HERITAGE IMPACT ASSESSMENT

226 & 228 MAIN STREET EAST TOWN OF GRIMSBY, ON

EXECUTIVE SUMMARY

ASI was contracted by David and Donna Latchford to prepare a Heritage Impact Assessment (HIA) for the proposed development at 226 and 228 Main Street East in the Town of Grimsby, Ontario. The proposed development consists of the construction of eight single-detached residential buildings on newly created lots within the subject properties at 226 and 228 Main Street East. The proposed development is directly adjacent to the east of the heritage property at 224 Main Street, known as Udell House, which was designated under Part IV of the Ontario Heritage by the Town of Grimsby on July 21, 2008. The properties at 224, 226 and 228 Main Street East are also located along the Grimsby Main Street Scenic Highway Heritage Route, Grimsby Main Street East/Park School Scenic Highway Heritage Route and Hamilton Grimsby and Beamsville Electric Railway Cultural Heritage Landscapes, identified in *Grimsby's Special Places: Significant Cultural Heritage Landscapes in the Town of Grimsby (2015)*.

An evaluation under Ontario Regulation 9/06 criteria for determining cultural heritage value or interest with Reasons for Designation was conducted and adopted by the Town of Grimsby in 2008 for the designated heritage property at 224 Main Street East. However, for the purposes of this Heritage Impact Assessment, ASI conducted an additional evaluation for the property under Ontario Regulation 9/06 criteria and prepared a Statement of Significance to determine an enhanced understanding of the property's attributes and to better assess the impacts of the proposed development at 226 and 228 Main Street East.

The proposed development at 226 and 228 Main Street East will conserve the cultural heritage value of the adjacent property at 224 Main Street East in a manner consistent with best practices in heritage conservation and will have no significant impacts. While the proposed development will introduce additional contemporary residential infill within an area containing nineteenth and early-twentieth century residential architecture, the proposed new residence within Lot 1 of the development along Main Street East will be compatible with and subordinate to the existing house at 224 Main Street East, as well as the nineteenth and early-twentieth century residential character of Main Street within the Grimsby Main Street Scenic Highway Heritage Route and the Grimsby Main Street East/Park School Scenic Highway Heritage Route Cultural Heritage Landscapes.

The proposed development at 226 and 228 Main Street East will result in the removal of all but two existing mature trees on the development site at 226 and 228 Main Street East and will introduce additional contemporary residential infill within an area containing nineteenth and early-twentieth century residential architecture. As a result, the proposed development will have potential impacts on the heritage character of the Grimsby Main Street Scenic Highway Heritage Route and Grimsby Main Street East/Park School Scenic Highway Heritage Route Cultural Heritage Landscapes, both of which identify mature trees and nineteenth and early-twentieth century architecture as heritage attributes.

The following recommendations should be contemplated by the Town of Grimsby as part of the final design and approval of the proposed development at 226-228 Main Street East. These recommendations include:

1. The proposed development plan should be considered to avoid the removal of mature trees throughout the property. If the retention of the existing mature trees is not pursued, the development plan should be considered to minimize tree removals. A landscape plan that includes the planting of additional trees throughout the property should be provided to the satisfaction of the Heritage Planning Department at the Town of Grimsby.
2. Landscaping treatments, including the entrance drive for the proposed development, and the final design, materials, set-back, height and massing of the proposed new residential building within Lot 1 of the proposed development at 226 and 228 Main Street East should be carefully considered to ensure the proposed development is physically and visually compatible with, subordinate to and



distinguishable from the existing heritage property at 224 Main Street East and the nineteenth and early-twentieth century residential character of the road.

3. This Heritage Impact Assessment report should be sent to the Heritage Planning Department at the Town of Grimsby for review and comment. Following the review and revision process, the final report should be submitted to the Town of Grimsby as well as the Grimsby Historical Society for archival purposes.



PROJECT PERSONNEL

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1.0 INTRODUCTION

ASI was contracted by David and Donna Latchford to prepare a Heritage Impact Assessment (HIA) for the proposed development at 226 and 228 Main Street East in the Town of Grimsby, Ontario, which consists of the construction of eight single-detached houses on newly created lots. The proposed development is directly adjacent to the heritage property at 224 Main Street, known as Udell House, which was designated under Part IV of the Ontario Heritage by the Town of Grimsby on 21 July 2008. The properties are also located along the Grimsby Main Street Scenic Highway Heritage Route, Grimsby Main Street East/Park School Scenic Highway Heritage Route and Hamilton Grimsby and Beamsville Electric Railway Cultural Heritage Landscapes, the boundaries for which are not clearly defined in *Grimsby's Special Places: Significant Cultural Heritage Landscapes in the Town of Grimsby*, however appear to extend through the right-of-way (Figure 1). The Town of Grimsby was contacted on 2 October 2018, 17 October 2018 and 23 October 2018. However, at the time of the issuance of this report, a response from the Town had not yet been received. Efforts to contact heritage planning staff at the Town of Grimsby to confirm the boundaries of these cultural heritage landscapes prior to the completion of this report were unsuccessful.

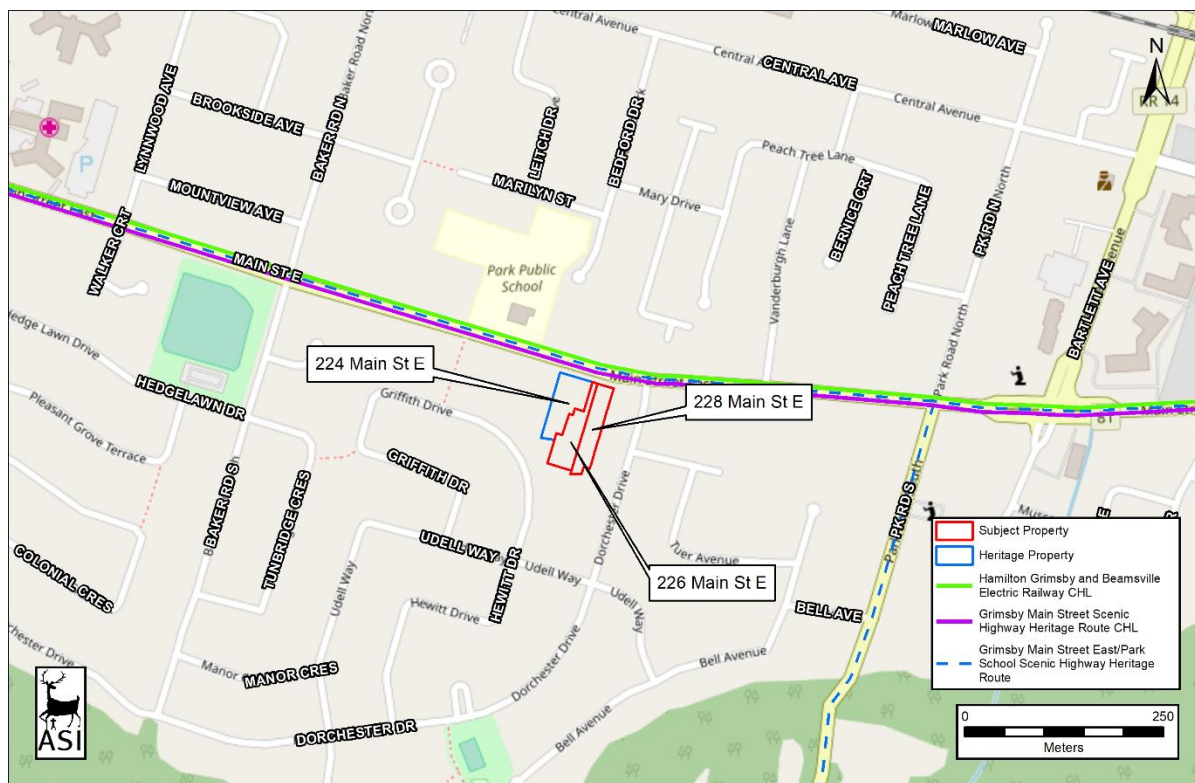


Figure 1: Site Map

(Source: Open Street Maps, Annotated by ASI)

The research, analysis, and site visit were conducted by Laura Loney under the senior project direction of Katherine Hull, Partner and Director, Cultural Heritage Division, ASI. The present Heritage Impact Assessment follows the Ministry of Tourism, Culture and Sports' *Ontario Heritage Toolkit* (2006), and the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010). Research was

completed to investigate and document the property, and to measure the impact of the proposed development on the adjacent heritage property.

This document will provide:

- a description of the proposed development at 226 and 228 Main Street East;
- land use history for the property at 224 Main Street East;
- an evaluation of the property at 224 Main Street East under Ontario Regulation 9/06 criteria and proposed Statement of Significance; and,
- an assessment of the impacts of the proposed development at 226 and 228 Main Street East on the adjacent designated heritage property at 224 Main Street East and on the attributes of the Grimsby Main Street Scenic Highway Heritage Route, Grimsby Main Street East/Park School Scenic Highway Heritage Route and Hamilton Grimsby and Beamsville Electric Railway Cultural Heritage Landscapes.

1.1 Location and Study Area Description

The subject development is proposed at 226 and 228 Main Street East in the Town of Grimsby, Ontario, on the south side of Main Street East (Figure 2). The property at 226 Main Street East is accessed via an asphalt and gravel driveway extending from Main Street East and contains a two-storey residential building and garage building to the rear (Figure 4), while the property at 228 Main Street East is currently a vacant lot (Figure 5). The heritage property at 224 Main Street East contains the Udell House, a two-storey, red brick Italianate building constructed in 1888 for the Udell family (See Section 3.0 for an overview of the property) (Figure 3).



Figure 2: Aerial Photograph of the Subject Property

(ESRI Digital Globe 2015)



Figure 3: 224 Main Street East,
looking south
(ASI 2018)



Figure 4: 226 Main Street East,
looking south
(ASI 2018)

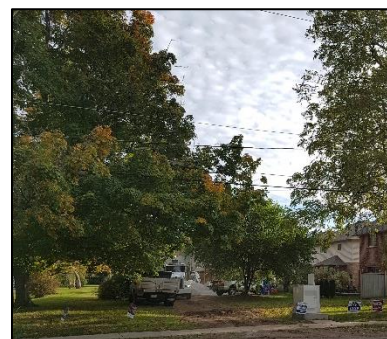


Figure 5: 228 Main Street East,
looking south
(ASI 2018)

The surrounding area includes single-detached residential buildings along the south side of Main Street East and residential subdivisions further south, and single-detached residential buildings and Park Public School fronting onto the north side of Main Street East, across the street from the development site.

1.2 Policy Framework

The authority to request this Heritage Impact Assessment arises from the *Ontario Heritage Act*, Section 2(d) of the *Planning Act*, the *Provincial Policy Statement* (2014), the *Growth Plan for the Greater Golden Horseshoe* the Niagara Region's *Official Plan* (2014), and the Town of Grimsby's *Official Plan* (2018 Consolidation).

1.2.1 Ontario Heritage Act

The *Ontario Heritage Act* (OHA) enables designation of properties and districts under Part IV and Part V, Sections 26 through 46 and provides the legislative bases for applying heritage easements to real property.

1.2.2 Planning Act and Provincial Policy Statement

The *Planning Act* and related *Provincial Policy Statement* (PPS) also make several provisions relating to heritage conservation. One of the general purposes of the *Planning Act* is to integrate matters of provincial interest into provincial and municipal planning decisions to ensure that those decisions are consistent with the Provincial Policy Statement. In order to inform all those involved in planning activities of the scope of these matters of provincial interest, Section 2 of the *Planning Act* provides an extensive listing. These matters of provincial interest shall be regarded when certain authorities, including the council of a municipality, carry out their responsibilities under the *Act*. One of these provincial interests is directly concerned with:

- 2.0 ...protecting natural heritage, water, agricultural, mineral and cultural and archaeological resources for their economic, environmental and social benefits.

The PPS indicates in Section 4 - Implementation/Interpretation, that:

- 4.7 The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.

Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.

Official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.

In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of an official plan.

Those policies of particular relevance for the conservation of heritage features are contained in Section 2, *Wise Use and Management of Resources*, in which the preamble states that “Ontario's long-term prosperity, environmental health, and social well-being depend on protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits.”

Accordingly, in subsection 2.6, *Cultural Heritage and Archaeological Resources*, makes the following relative provisions:

- 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.

This provides the context not only for discrete planning activities detailed in the *Act* but also for the foundation of policy statements issued under Section 3 of the *Act*.

A number of definitions that have specific meanings for use in a policy context accompany the policy statement, including definitions for built heritage resource, cultural heritage landscapes and conserved:

A built heritage resource is defined as:

a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.



A cultural heritage landscape is defined as:

A defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association” (PPS 2014). Examples may include, but are not limited to farmscapes, historic settlements, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, and industrial complexes of cultural heritage value.

Conserved is defined as:

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 under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

1.2.3 The Growth Plan for the Greater Golden Horseshoe (2017)

The 2017 *Growth Plan for the Greater Golden Horseshoe (Growth Plan)* identifies several policies relating to the conservation of cultural heritage resources within the Province. Section 1.1 of the Growth Plan speaks to the challenges faced by increased growth in the Greater Golden Horseshoe, and that “[u]rban sprawl can degrade the region’s air quality; water resources; natural heritage resources, such as rivers, lakes, woodlands, and wetlands; and cultural heritage resources.

Section 4 of the *Growth Plan* speaks to the protection of valuable resources, including cultural heritage resources, in Section 4.1:

The *GGH* contains a broad array of important hydrologic and *natural heritage features and areas*, a vibrant and diverse agricultural land base, irreplaceable *cultural heritage resources*, and valuable renewable and non-renewable resources. These lands, features and resources are essential for the long-term quality of life, economic prosperity, environmental health, and *ecological integrity* of the region. They collectively provide essential ecosystem services, including water storage and filtration, cleaner air and habitats, and support pollinators, carbon storage, adaptation and resilience to climate change.

Through their historic relationship with the lands and resources in this region, Indigenous communities have gained traditional knowledge that is of value to the planning decisions being made today. A balanced approach to the wise use and management of all resources, including those related to water, natural heritage, agriculture, cultural heritage, and mineral aggregates, will be implemented in the *GGH*.

The *GGH* also contains important *cultural heritage resources* that contribute to a sense of identity, support a vibrant tourism industry, and attract investment based on cultural amenities. Accommodating



growth can put pressure on these resources through *development* and *site alteration*. It is necessary to plan in a way that protects and maximizes the benefits of these resources that make our communities unique and attractive places to live.

Section 4.27 of the *Growth Plan* provides specific policy guidance relating to cultural heritage resources:

4.2.7 Cultural Heritage Resources

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

Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of *cultural heritage resources*.

Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making.

1.2.4 Niagara Region Official Plan (2014)

The Niagara Region provides cultural heritage policies in Section 10.C – Creative Places of its Official Plan (2014).

Cultural heritage policies within the Niagara Region’s Official Plan relevant to this assessment include:

- | | |
|--------------------|--|
| Policy 10.C.2.1.1 | Significant built heritage resources and cultural heritage landscapes shall conserved using the provisions of the Heritage Act, the Planning Act, the Environmental Assessment Act, the Funeral, Burial and Cremations Act and the Municipal Act. |
| Policy 10.C.2.1.2. | The Region shares an interest in the protection and conservation of significant built heritage resources and encourages local municipalities to develop policies to protect and conserve locally significant built heritage resources and to utilize its authority under the Ontario Heritage Act to designated individual properties, cultural heritage landscapes and heritage conservation districts that are of cultural heritage value or interest. |
| Policy 10.C.2.1.4 | Public works projects and plans undertaken or reviewed by the Region, where in the vicinity of significant built and/ or cultural heritage landscapes will be designed in a sensitive manner and will provide appropriate mitigation measures in both design and location to conserve, enhance and complement the existing significant built and/ or cultural heritage resources. |
| Policy 10.C.2.1.6 | The Region encourages local municipalities to establish Cultural Heritage Landscapes policies in their official plans and identify |



Significant Cultural Heritage Landscapes for designation. The purpose of this designation is to conserve groupings of features (buildings, structures, spaces, archaeological sites and natural elements) with heritage attributes that, together form a significant type of heritage form, distinctive from that of its constituent elements or parts.

Policy 10.C.2.1.7 The local municipalities shall adopt official plan policies to conserve significant cultural heritage resources and ensure that development and site alteration on adjacent lands to protected properties will conserve the heritage attributes of the protected heritage property.

1.2.5 Town of Grimsby's Official Plan (2018)

The Town of Grimsby provides cultural heritage policies in Section 8.0 of its Official Plan (2018 Consolidation). Cultural heritage policies relevant to this assessment are provided below:

General Policies:

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.

a) Heritage Resources will be protected and conserved in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada, the Appleton Charter for the Protection and Enhancement of the Built Environment and other recognized heritage protocols and standards. 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.

8.2 The Town shall appoint a heritage committee to identify the register of built heritage resources.

8.3 The Town may by by-law designate a property or a district to be of cultural heritage value or interest in accordance with the following process:

a) The property meets the criteria set out in Sections 8.9 and 8.10;
b) Council has consulted with the heritage committee as per Section 8.2; and
c) Proper notice of intention has been given, in accordance with Sections 29 and 41 of the Ontario Heritage Act, 1990.

8.6 The Town shall establish a register of *built heritage resources* and heritage conservation districts that are of cultural heritage value or interest, after consulting with the heritage committee. The register shall list all property situated in the municipality that has been designated by the Town or by the Minister and shall contain, with respect to each property:

a) A legal description of the property;
b) The name and address of the owner; and



c) A statement explaining the cultural heritage value or interest of the property and a description of the *heritage attributes* of the property.

8.7 The register may also include *built heritage resources* that have not been designated but that the Town believes to be of cultural heritage value or interest.

8.8 The heritage committee shall identify the register of *built heritage resources*, based on the criteria provided in Sections 8.6 and 8.7 and may also identify significant *cultural heritage landscapes*.

8.9 A heritage site may be identified to hold cultural heritage value or interest where some or all of the following characteristics have been identified:

- a) An association with an historic event or person;
- b) A building or structure with distinguishing architectural characteristics on the basis of style, plan and sequence of spaces, uses of materials and surface treatment and other detail including windows, doors, lights, signs, and other fixtures of such buildings or structures and the relation of such factors to similar features of the buildings in the immediate surroundings;
- c) A building with substantial remaining original materials and workmanship;
- d) A natural feature or landmark;
- e) The potential for illustrating the heritage value is such that it would be possible for visitors to gain from the building an appreciation for the architecture or history with which it is associated; and
- f) In considering the identification of a building, the extent of the original materials and workmanship remaining would be important to that designation.

8.15 The Town shall undertake heritage plans and programs in accordance with a system of priorities. In particular, the following shall be identified as priorities for the Town:

- a) The protection of heritage resources within and *adjacent* to the Downtown District;
- b) The protection of the Main Street corridor;
- c) The stimulation of preservation, restoration, rehabilitation, and utilization of heritage resources by the public;
- d) Selective restoration and rehabilitation of heritage resources by the Town;
- e) Re-establishment and enhancement of Grimsby's historic *linkages* to Lake Ontario, the *Escarpment* and Forty Mile Creek; and
- f) Recognition and enhancement of the special character of Grimsby Beach.

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*.



8.19 Secondary Plan studies will identify buildings considered to be significant cultural heritage resources and significant *cultural heritage landscapes* and where appropriate, add these to the register.

8.23 The Town will have regard for known *built heritage resources*, significant *cultural heritage landscapes* and known *archaeological resources* in the undertaking of municipal public works, such as roads and *infrastructure* projects carried out under the Municipal Class Environmental Assessment (EA) process.

The lands at 224, 226 and 228 Main Street East are designated within a Low Density Residential Area in the Town of Grimsby's *Official Plan* (2018 consolidation) and are identified as "Main Street" zones in the Town of Grimsby's *Zoning By-law* (2017). There are no existing site-specific exemptions to the Zoning By-Law applied to these properties.

1.3 Project Consultation

The following organizations, websites, online heritage documents, and online heritage mapping tools were consulted to confirm the level of significance of the subject property, the location of additional previously identified cultural heritage resources adjacent to the study area, and to request additional information generally:

- Michael Seaman, Director of Planning, Town of Grimsby [Contacted 1 October 2018]; Janice Hogg, Planner, Town of Grimsby [Contacted 2 October 2018, 17 October 2018 and 23 October 2018, no response as of 16 November 2018]
- Staff at the Grimsby Historical Society Archives [Visited 19 October 2018]
- Grimsby Public Library [Visited 19 October 2018]
- Town of Grimsby *Properties Designated Under the Ontario Heritage Act* [Accessed 1 October 2018 at <http://www.grimsby.ca/docfiles/planning-documents/2193-properties-designated-under-the-ontario-heritage-act-1>]
- Canadian Register of Historic Places [Accessed 1 October 2018 at <http://www.historicplaces.ca/en/pages/about-apropos.aspx>];
- Parks Canada website (national historic sites) [Accessed 1 October 2018 at <http://www.pc.gc.ca/eng/progs/lhn-nhs/index.aspx>];
- Niagara Region Historical Land Registration Books [at <https://www.onland.ca/ui/>]; and
- Historical and genealogical records at Ancestry.com.

1.4 Cultural Heritage Value

The subject properties at 226 & 228 Main Street East are adjacent to the designated heritage property at 224 Main Street East, which was designated under Part IV of the Ontario Heritage Act by Grimsby Council on July 21, 2008 (Appendix A). The subject properties are also located along the Grimsby Main Street Scenic Highway Heritage Route, Grimsby Main Street East/Park School Scenic Highway Heritage Route and Hamilton Grimsby and Beamsville Electric Railway Cultural Heritage Landscapes, the boundaries for which are not clearly defined in *Grimsby's Special Places: Significant Cultural Heritage Landscapes in the Town of Grimsby* yet appear to extend through the right-of-way (Figure 1). The Town of Grimsby was contacted on 2 October 2018, 17 October 2018 and 23 October 2018 to provide additional information relating to the heritage property at 224 Main Street East and to confirm the



boundaries of these cultural heritage landscapes. However, at the time of the issuance of this report, a response from the Town had not yet been received.

2.0 HISTORICAL RESEARCH

A review of available primary and secondary source material was undertaken to produce a historical overview of the subject property, including a general description of Euro-Canadian settlement and land-use. The following section provides the results of this research.

2.1 Indigenous Land Use and Settlement

The Town of Grimsby is situated within the traditional territory of the Mississaugas of the New Credit First Nation. In 1763, following the fall of Quebec, New France was transferred to British control at the Treaty of Paris. The British government began to pursue major land purchases to the north of Lake Ontario in the early nineteenth century, and the Crown acknowledged the Mississaugas as the owners of the lands between Georgian Bay and Lake Simcoe and entered into negotiations for additional tracts of land as the need arose to facilitate European settlement.

The land within the Town of Grimsby is also known to have been occupied by the Neutral. In 1615, Samuel de Champlain reported that a group of Iroquoian-speaking people situated between the Haudenosaunee and the Huron-Wendat were at peace and remained “la nation neutre”. In subsequent years, the French visited and traded among the Neutral, but the first documented visit was not until 1626, when the Recollet missionary Joseph de la Roche Daillon recorded his visit to the villages of the Attiwandaron, whose name in the Huron-Wendat language meant “those who speak a slightly different tongue” (the Neutral apparently referred to the Huron-Wendat by the same term). Like the Huron-Wendat, Petun, and Haudenosaunee, the Neutral people were settled village agriculturalists. Several discrete settlement clusters have been identified in the lower Grand River, Fairchild-Big Creek, Upper Twenty Mile Creek, Spencer-Bronte Creek drainages, Milton, Grimsby, Eastern Niagara Escarpment and Onondaga Escarpment areas, which are attributed to Iroquoian populations. These settlement clusters are believed by some scholars to have been inhabited by populations of the Neutral Nation or pre- (or ancestral) Neutral Nation (Lennox and Fitzgerald 1990).

Between 1647 and 1651, the Neutral were decimated by epidemics and ultimately dispersed by the Haudenosaunee, who subsequently settled along strategic trade routes on the north shore of Lake Ontario for a brief period during the mid-seventeenth century. Compared to settlements of the Haudenosaunee, the “Iroquois du Nord” occupation of the landscape was less intensive. Only seven villages are identified by the early historic cartographers on the north shore, and they are documented as considerably smaller than those in New York State. The populations were agriculturalists, growing maize, pumpkins, and squash. These settlements also played the important alternate role of serving as stopovers and bases for Haudenosaunee travelling to the north shore for the annual beaver hunt (Konrad 1974).

To the west of the subject property along the south side of Main Street East within Centennial Park, and within the Main Street East – Queen’s Lawn Area of Heritage Resources and Scenic Character Cultural Heritage Landscape, is the site of a significant burial ground used by the Neutral. This burial ground was discovered in 1976 and contained the remains of over 373 individuals within 31 single graves and 24 multiple graves. The remains were reinterred in 1977 (Ontario’s Historic Plaques 2018).



2.2 Township and Settlement History

2.2.1 County of Lincoln

The land that comprises the former County of Lincoln (including Grimsby Township) was alienated by the British from the native Mississaugas through a treaty concluded on May 22, 1784 known as the Between the Lakes Purchase, which was ratified at Navy Hall in the Town of Niagara (Niagara-on-the-Lake) on December 7, 1792. The purchase price for the land that the British acquired, which covered approximately three million acres between Lakes Ontario and Erie from the Niagara River to the “River La Tranche” was £1180.7.4 (Ontario 2018).

Lincoln County was one of the first Counties to be established by proclamation following the arrival of Lieutenant-Governor John Graves Simcoe in Upper Canada in 1792. The County was named after Lincolnshire in England. Prior to that time, Lincoln had comprised part of the District of Nassau, which was under the legal and administrative jurisdiction of Montreal between 1783 and 1788. This name was changed to the “Home District” in October 1792. The Town of Niagara (or Newark, now Niagara-on-the-Lake) was not only the County Town but also the capital of the Province of Upper Canada between 1792 and 1796. In 1800, the Niagara Region was re-named as the “District of Niagara.” The Town of Niagara remained as the “official” County Town from July 1801 until 1866 when that status was transferred to St. Catharines (Gardiner 1899:267; Armstrong 1985:172, 186-188).

By 1805, Lincoln was described as “a very fine and populous settlement,” with a population of about 6,000 (Boulton 1805:49).

2.2.2 Township of Grimsby

Grimsby was originally known as “Township No. 6,” but was also called “The Forty” due to its location on the Forty Mile Creek. It was re-named after a place called “Great Grimsby” in Lincolnshire, England (Gardiner 1899:268).

Grimsby Township was first surveyed and settled in 1787-88. Some of the original land owners were disbanded soldiers who had served in Butler’s Rangers during the American Revolutionary War, while others were classified as “Late Loyalists” and Americans who arrived in the province between 1785 and 1789. The first known township meeting in Ontario was held at Grimsby in April 1790. A post-office was established there in 1816 (Smith 1851:153; Armstrong 1985:144; Scott 1997:94).

The township was described in an early gazetteer as being “in the county of Lincoln, lies west of Clinton, and fronts Lake Ontario.” It was observed that Grimsby contained “soil of a good quality,” and was in a “good situation.” Grimsby was however “but indifferently circumstanced for roads,” although it had “full advantage of water communication” by means of Lake Ontario with other settlements. Early mills and various industries were established in Grimsby on the Forty Mile Creek (Smyth 1799:86; Boulton 1805:80).

In 1846, Grimsby was described as a “well settled township” with “rolling land” and “excellent farms.” Approximately 35% (9,745 acres or 3,943 ha) of the land within the township was under cultivation. The principal crops included: wheat, barley, rye, oats, peas, corn, potatoes, buckwheat, turnips, mangel wurzel, hay and various fruit cultivars. Additional farm products of note included hay, wool, cheese,



butter, and maple sugar. Real property in the township was assessed at £35,498. The timber was a mixture of pine and hardwood. The population was 1,784 which was a mixture of Canadians (Loyalists), Americans and Europeans. The township contained thirteen public schools by the early 1850s (Smith 1846:71; Smith 1851:211, 216-217).

The original township was split into North and South Grimsby Townships in 1882. Following the creation of the Regional Municipality of Niagara in 1970, South Grimsby was annexed and joined with other nearby townships to form part of present-day West Lincoln (Rayburn 1997:144).

2.3 Land Use History - 224 Main Street East

The heritage property at 224 Main Street East is located within Lot 4, Concession 2, in the former Township of Grimsby. The property at 226 Main Street East is also located within Lot 4, Concession 2, while 228 Main Street East is historically located within Lot 3, Concession 2. A land use history for the heritage property at 224 Main Street East is included below.

On March 14, 1790, Robert Nelles received the patent for Lots 3 and 4, Concession 2, and is identified as the owner in the 1791 Patent Plan (Figure 6). Robert and his father Henry Nelles were amongst a group of United Empire Loyalists to receive land grants from the Crown in Upper Canada as compensation and a reward for their efforts during the American Revolution (Nelles Manor 2016). Land registry abstracts identify that in 1827, Robert Nelles sold the property to Edward Pilkington, who then sold the property to Henry Nelles in 1833. In 1855, the southeast portion of the lot was sold to Jacob Kitchen, and the west half 40 acres were sold to George Maybe. The 1862 Tremaine Map (Figure 7) shows Lot 4, Concession 2 with divided ownership between George Maybe, William Kitchen and Jacob Kitchen, with Jacob Kitchen also identified as the owner of Lot 3, Concession 2 to the east. The 1869 Province of Ontario Gazetteer and Directory identifies Jacob Kitchen as a winemaker, and W.W. Kitchen as a wine maker and vine grower (McEvoy 1869).

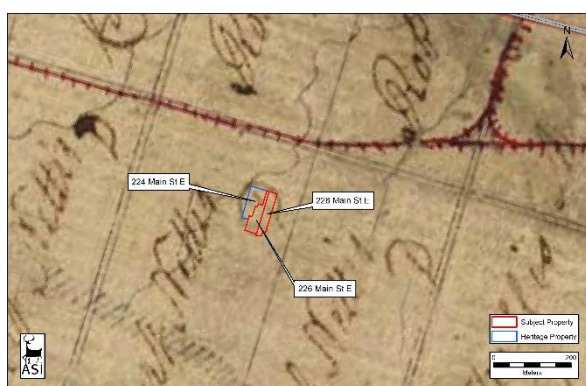


Figure 6: The study area overlaid on the 1791 Patent Plan for Grimsby Township
(Archives of Ontario 1791)

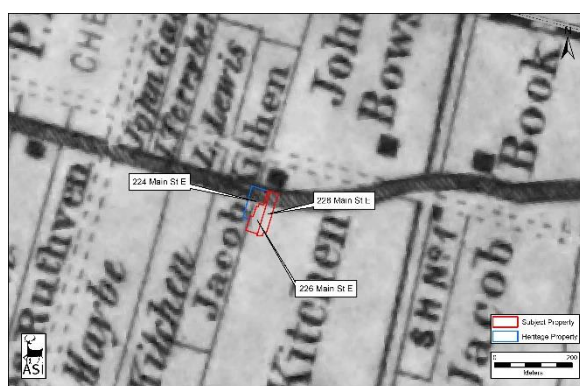


Figure 7: The study area overlaid on the 1862 Tremaine Lincoln and Welland County Map
(Tremaine 1862)

Several historical features are illustrated within the property at 224 Main Street East within the 1876 *Illustrated Historical Atlas of the Counties of Lincoln and Welland, Ont.* It should be noted, however, that not all features of interest were mapped systematically in the Ontario series of historical atlases, given that they were financed by subscription, and subscribers were given preference regarding the level of

detail provided on the maps. Moreover, not every feature of interest would have been within the scope of the atlases. Although land abstracts for the property at 224 Main Street East between 1860 and 1882 could not be located, the 1876 County Atlas identifies Eugene Udell (sic.) as the owner of part of Lot 4, Concession 2, on which 224 and 226 Main Street East are located, with John Hewitt identified as the owner of Lot 3, Concession 2, to the east. A building is shown in the location of the existing house at 224 Main Street East, with another house shown within John Hewitt's property within Lot 3, Concession 2 in the location of 228 Main Street East (Figure 8). Additionally, Schedule B of By-Law No. 08-56 to designate the property identifies that the house was constructed by Eugene and Catharine Udell in 1888, and that the house remained in the Udell family until 1979.



Figure 8: The study area overlaid on the 1876 County Atlas

(Page & Co. 1876)

Eugene Cortez Udell was born on August 11, 1829, the son of Morris and Harriet Udell who immigrated from the United States in the early 1800s and who owned the Cypress Inn, a stage-coach stop on Main Street West in Grimsby (Grimsby Heritage Advisory Committee 2001). Eugene and his wife Catharine built the existing house at 224 Main Street East for their son George and his wife Annie (Childs 2000). According to George Cortez's great granddaughter Judy (Udell) Childs, the house was completed in 1889 for \$5,000. George and Annie had six children, four of whom survived until adulthood (Kidrinko 2012). George and Annie ran a nursery and fruit farming operation on the property at 224 Main Street East, in addition to raising horses and cattle, and constructed a barn with eight stalls for horses and cows (Childs 2000). The 1891 census identifies George Cortez Udell as a "nurseryman", while the 1921 census identifies him as a fruit grower. The World's Columbian Exposition 1893 Catalogue of Fruit,

Pomological Department notes that George Udell grew blackberries. Following Eugene Cortez's death in 1902, George and Annie inherited the home, and Eugene's wife Catherine lived with them until 1914.

The 1907 National Topographic Map depicts a brick or stone building in the same location as the existing building at 224 Main Street East, with trees shown surrounding the property and the Niagara Escarpment to the south (Figure 9). A wood-frame building is shown to the east of the existing building, which is likely the building shown in the *1876 Illustrated Historical Atlas of the Counties of Lincoln and Welland, Ont* (Figure 8). The 1923 National Topographic Map shows a brick or stone building in the same location as in the 1907 National Topographic Map as well as the wood-frame building to the east, surrounded by trees to the north of the Niagara Escarpment (Figure 10).

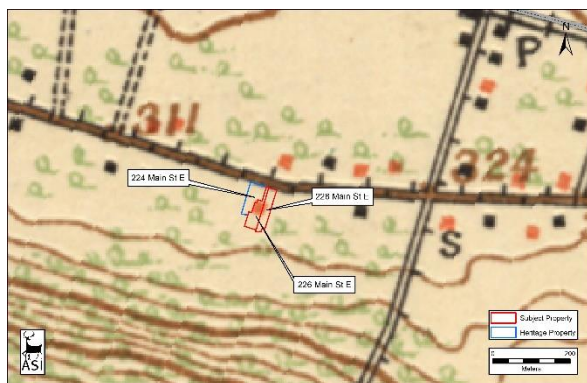


Figure 9: The study area overlaid on the 1907 National Topographic Map (Department of Militia and Defence 1907)

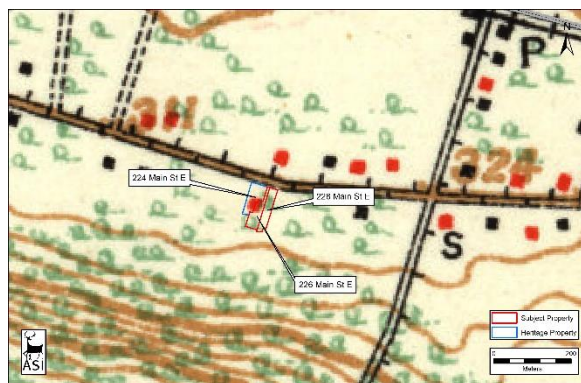


Figure 10: The study area overlaid on the 1923 National Topographic Map (Department of National Defence 1923)

The 1929 and 1934 National Topographic Maps show no additional buildings within or around the properties at 224, 226 and 228 Main Street East (Figure 11, Figure 13).

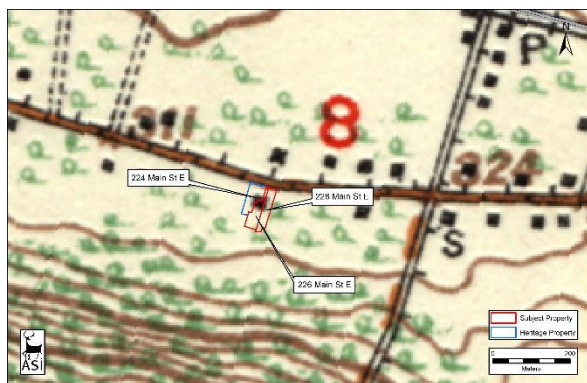


Figure 11: The study area overlaid on the 1929 National Topographic Map (Department of National Defence 1929)

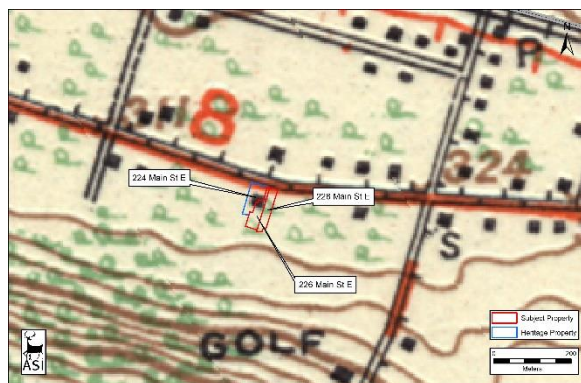


Figure 12: The study area overlaid on the 1934 National Topographic Map (Department of Militia and Defence 1934)

The 1934 aerial photograph shows the Udell house at 224 Main Street East with a rear wing visible on the south side of the building, with another building visible to the southeast. The U-shaped drive appears in front of the house along Main Street East with mature trees planted between the driveway and the roadway. The existing residential building and garage at 226 Main Street East are not yet visible to the south of the building at 224 Main Street East. Orchards are shown to the west, south and east of the Udell House. Mature trees are visible along Main Street East in front of the Udell house and along a driveway through the property at 228 Main Street East (Figure 13).

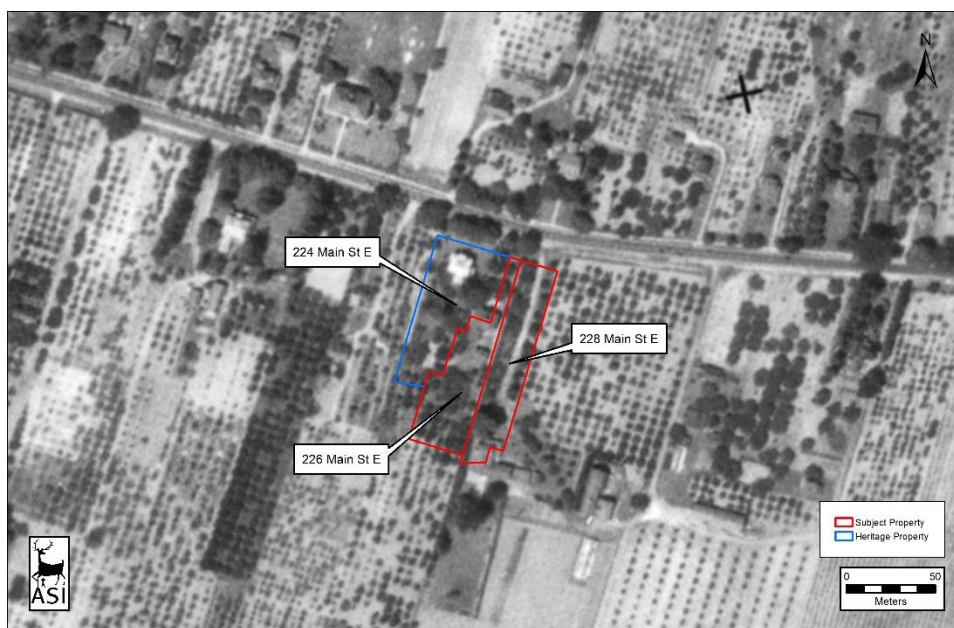


Figure 13: The study area overlaid on the 1934 *Aerial Photograph of Southern Ontario* (Department of Energy, Mines and Resources 1934)

While the property boundaries georeferenced on the 1938 NTS Map do not appear to accurately align with the property boundaries shown in previous topographic mapping, it appears that two buildings are visible within similar locations to those buildings visible in the 1934 Aerial photograph within the property at 224 Main Street East. Several structures are now shown to the southeast of the subject property (Figure 14).



Figure 14: The study area overlaid on the 1938 National Topographic Map
(Department of Militia and Defence 1938)

According to the Udell family, the house located at 224 Main Street East was converted into a duplex in the 1940s by the Shafer Brothers, prominent local builders of the time, so that two of George Cortez Udell's daughters and their families could live in the home (Childs 2000). In 1922, Harvey and Gordon Shafer began constructing homes in the Town of Grimsby, and were known for their fine mouldings and built-ins. The Shafer Brothers also constructed the first subdivision in Grimsby on Nelles Boulevard as they built almost all the homes, each in the Craftsman style (Grimsby Heritage Advisory Committee 2015). This renovation included the existing two-storey sunroom on the east side of the existing house (Grimsby Historical Society Archives 2008). The farmland to the south of the existing house was parcelled and sold off in the 1940s, and the existing house at 226 Main Street East to the rear of 224 Main Street East was later constructed in 1951.

The 1964 and 1973 National Topographic Maps (Figure 15, Figure 16) shows additional development to the west, north and east of the properties at 224, 226 and 228 Main Street East. A building is shown in the location of the existing building at 226 Main Street East, and the Udell House at 224 Main Street East. No buildings are shown within the property at 228 Main Street East.

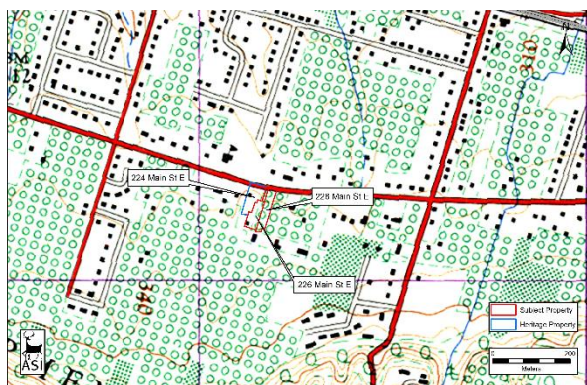


Figure 15: The study area overlaid on the 1964 National Topographic Map (Department of Energy, Mines and Resources 1964)



Figure 16: The study area overlaid on the 1973 National Topographic Map (Department of Energy, Mines and Resources 1973)

Members of the Udell family lived in the existing house at 224 Main Street East until 1979, when the property was sold to Brian and Leslie Manning-Taylor (Childs 2000). The property at 224 Main Street East is currently owned by Robert and Monica Paron, who purchased the property from Brian and Leslie Manning-Taylor in 2011.

2.4 Land Use Summary - 226 and 228 Main Street East

The existing house at 226 Main Street East was constructed in 1951, on the flag lot behind the heritage property at 224 Main Street East that was part of the farmland parcelled and sold off from the Udell property in the 1940s (Main Street East Buildings Collection 2017). The property at 228 Main Street East, while currently vacant, was originally part of the homestead of John Hewitt, a prominent figure in the Town of Grimsby. A building is visible within the property at 228 Main Street East in 1934 aerial photographs and in National Topographic Maps from 1938 to 1973 (Figure 13- Figure 16). The original house on the property was believed to be built in 1855, with an addition added in 1905 (Turcotte 1995) (Figure 17).



Figure 17: 228 Main Street East

(Grimsby Historical Society Archives 1949)

In the 1950s, the original house was converted into a Ukrainian monastery and museum, the first of its kind in Canada. The home was also used to house older Ukrainian men and orphaned Ukrainian boys (Main Street East Buildings Collection n.d.). The building was demolished sometime after 1985 for the construction of a new subdivision along Dorchester Drive, to the east of the proposed development site. There are no buildings or ruins extant on the existing property.

3.0 EXISTING CONDITIONS

3.1 224 Main Street East

A field review was conducted by Laura Loney, Cultural Heritage Specialist on October 19, 2018 to survey and document the study area and environs. The property at 224 Main Street East is located on the south side of Main Street East, adjacent to the proposed development site on the properties at 226 and 228 Main Street East.

3.1.1 Landscape and Outbuildings

The property is accessed via a U-shaped asphalt driveway that is located directly in front of the existing house, with a small hedge planted along the outer edge facing Main Street East (Figure 18). In front of the hedge and within the U-shaped grassed lawn are four small deciduous trees and several small bushes (Figure 19). A second asphalt driveway is located to the east of the U-shaped drive and house, providing access to the existing detached garage (Figure 20). Several mature trees are located along the north side of the property, along the roadway and along the west lot line (Figure 21).



Figure 18: 224 Main Street East, looking southwest along the U-shaped driveway with hedge along the north side

(ASI 2018)



Figure 19: 224 Main Street East, looking southwest and showing trees and shrubs to the north of the U-shaped driveway

(ASI 2018)



Figure 20: 224 Main Street East, looking southwest and showing both asphalt driveways and the adjacent gravel driveway at 226 Main Street East (ASI 2018)



Figure 21: 224 Main Street East, looking south and showing mature trees along the west lot line (ASI 2018)

A limestone carriage step is located to the northeast of the existing house, along the U-shaped driveway, historically used by the Udell family to get in and out of a horse-drawn buggy (Childs 2000).



Figure 22: 224 Main Street East, showing limestone carriage step along the U-shaped driveway (ASI 2018)

The rear yard of the property at 224 Main Street East also contains several mature trees and formal perennial and vegetable gardens (Figure 23 to Figure 25). A hip-roofed pavilion covers a paved seating area, while directly to the rear of the house is another brick-paved patio area with a wood bench and pergola feature (Figure 24 and Figure 26).



Figure 23: 224 Main Street East, looking north from the rear of the property

(ASI 2018)



Figure 24: 224 Main Street East, looking south into the rear yard

(ASI 2018)



Figure 25: 224 Main Street East, looking east and showing a fenced garden in the rear yard

(ASI 2018)



Figure 26: 224 Main Street East, looking north towards patio at the rear of the existing building

(ASI 2018)

The rear yard also contains a small, barnboard ice-house. The roof of the ice-house is clad with asphalt shingles and the building appears to be in good condition (Figure 27 to Figure 30).



Figure 27: 224 Main Street East, showing south elevation of ice house in rear yard

(ASI 2018)



Figure 28: 224 Main Street East, showing north elevation of ice house in rear yard

(ASI 2018)



Figure 29: 224 Main Street East, showing east elevation of ice house in rear yard

(ASI 2018)



Figure 30: 224 Main Street East, showing west elevation of ice house in rear yard

(ASI 2018)

The property at 224 Main Street East also includes a contemporary one-and-a-half storey, three-car garage, located to the southeast of the Udell House and accessed via the linear asphalt driveway (Figure 31).



Figure 31: 224 Main Street East, showing the front elevation of the 1 1/2 storey garage

(ASI 2018)

3.1.2 Building Exterior

The primary structure on the property at 224 Main Street East is the Udell House, a two-storey, red brick Italianate building. The front elevation contains three bays, with symmetrically placed one-over-one double hung wooden windows on the first and second storeys within the outer bays, with wooden shutters on each window, brick voussoirs and a decorative keystone above each window opening. Brick quoining details the corners of the front elevation and at the corners of the central bay within the frontispiece. A porch is centrally located over the main entrance to the residence with double wooden doors, accessed through a rise of three wooden steps. The April 22, 2008 Application for Designation for the property indicates that the front and side porches were likely replaced in the 1940s as part of extensive renovations in the 1940s (Grimsby Historical Society Archives 2008). Above the porch is a wooden railing with centrally-located, segmentally-arched door opening and round window within the frontispiece above under a gable-roofed projection. Beneath the eaves of the hipped roof of the building are brackets, extending beneath the eaves on the west, north and east sides of the building (Figure 32 and Figure 33).



Figure 32: 224 Main Street East, showing the northeast corner and north elevation, looking southwest (ASI 2018)

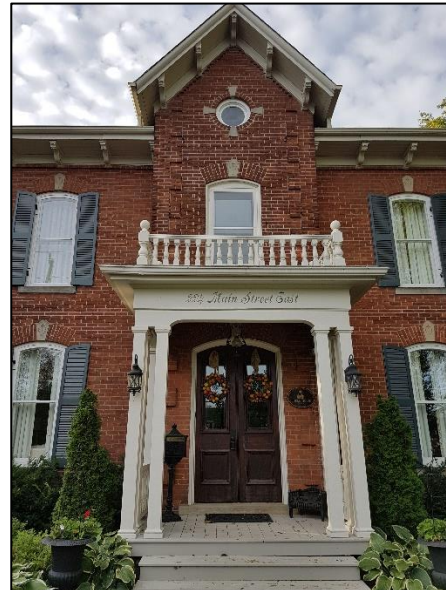


Figure 33: 224 Main Street East, showing detail of the front elevation (ASI 2018)

The west elevation of the building contains two symmetrically-placed, segmentally-arched window openings with double-hung, wooden windows with wooden storms (Figure 34). The west elevation of the rear addition includes two centrally-located, segmentally-arched window openings beneath a central gable within the first and second storeys and a small, four-over-four double hung window at the first storey (Figure 35).



Figure 34: 224 Main Street East, looking southeast and showing the northwest corner and west elevation of the main residence (ASI 2018)



Figure 35: 224 Main Street East, looking east and showing the west elevation of the rear addition (ASI 2018)

The south elevation of the building contains several window openings, both flat-headed and segmentally-arched, and is partially obscured by a one-and-a-half storey brick addition with gable roof (Figure 36). A flat-roofed wooden porch is located between the main two-storey building and rear addition, with a wooden railing extending along the porch roof. A cellar entrance is also located within the west side of the south elevation, accessed by several stairs (Figure 37).



Figure 36: 224 Main Street East, showing rear (south) elevation

(ASI 2018)



Figure 37: 224 Main Street East, showing cellar entrance on rear elevation

(ASI 2018)

The east elevation of the building includes the rear, one-and-a-half storey brick addition with a flat-roofed dormer that includes paired double-hung windows. On the first storey of the rear addition is a segmentally-arched window opening with eight divisions and a segmentally-arched door opening with storm door (Figure 38). Towards the north end of the east elevation is another two-storey addition with an open porch on the first storey and enclosed space on the second storey, constructed in the 1940s by the Shafer Brothers as part of the renovation of the existing building to create a duplex for the Udell family (Grimsby Historical Society Archives 2008). An external brick chimney is visible above the roofline on the east elevation, which also contains segmentally-arched window openings (Figure 39). Many of the windows throughout the building are wooden windows with wooden storms.



Figure 38: 224 Main Street East, east elevation of rear addition

(ASI 2018)



Figure 39: 224 Main Street East, east addition and east elevation

(ASI 2018)

3.2 226 & 228 Main Street East

The properties at 226 and 228 Main Street East are located adjacent to and to the rear of the heritage property at 224 Main Street East and are accessed by a worn asphalt and gravel driveway that extends south from Main Street East. Mature deciduous trees extend along the east side of the driveway are two mature deciduous trees, while along the west side of the driveway are several mature coniferous trees (Figure 40, Figure 41).



Figure 40: 226 Main Street East, looking south along the driveway and showing mature coniferous and deciduous trees

(ASI 2018)



Figure 41: 226 Main Street East, looking north along the driveway and showing mature coniferous and deciduous trees

(ASI 2018)

The existing one-storey house at 226 Main Street East, constructed in 1951, is located towards the rear of the property, with a garage located behind the house along the rear property line (Figure 42, Figure 43).



Figure 42: 226 Main Street East, showing front elevation of existing residence

(ASI 2018)



Figure 43: 226 Main Street East, showing front elevation of rear garage

(ASI 2018)

The property at 228 Main Street East is currently vacant and is located adjacent to the rear yards of the existing houses located along the west side of Dorchester Drive (Figure 44, Figure 45). At the time of ASI's site visit, landscaping work was ongoing to several of these rear yards, accessed through the

property at 228 Main Street East. The vacant area contains several mature trees and does not contain any driveway or existing structures.



Figure 44: 228 Main Street East, looking north from the rear of the property

(ASI 2018)



Figure 45: 228 Main Street East, looking south from the north side of Main Street East

(ASI 2018)

3.3 Grimsby Main Street Scenic Highway Heritage Route, Grimsby Main Street East/Park School Scenic Highway Heritage Route and Hamilton Grimsby and Beamsville Electric Railway Cultural Heritage Landscapes

The subject properties are located along three cultural heritage landscapes identified by the Town of Grimsby, including the Grimsby Main Street Scenic Highway Heritage Route, Grimsby Main Street East/Park School Scenic Highway Heritage Route and Hamilton Grimsby and Beamsville Electric Railway Cultural Heritage Landscapes. The purpose of the Town's 2015 cultural heritage landscape study, *Grimsby's Special Places: Significant Cultural Heritage Landscapes in the Town of Grimsby*, was to provide a preliminary inventory of cultural heritage landscapes within the town to serve as a planning tool in the assessment and management of identified resources.

Originally a First Nations' trail, the Grimsby Main Street Scenic Highway Heritage Route Cultural Heritage Landscape extends along Main Street from Hamilton to Lincoln and was a primary route for early settlers of the Town of Grimsby (Town of Grimsby 2015). The identified heritage attributes of the Grimsby Main Street Scenic Highway Heritage Route Cultural Heritage Landscape include:

- Alignment of Main Street
- Farm houses and farmstead remnants (fruit barns) and active farms
- Commercial Main Street
- Agricultural landscape
- Mature trees

The Grimsby Main Street East/Park School Scenic Highway Heritage Route, situated between the Niagara Escarpment and Lake Ontario, is a "reminder of the historic 19th and early 20th Century agricultural landscape of the tender fruit farming industry" in the Town of Grimsby (Town of Grimsby

2015). The identified heritage attributes of the Grimsby Main Street East/Park School Scenic Highway Heritage Route include:

- Nineteenth and Early Twentieth Century Residential Architecture
- Mature Trees
- Fruit Barns
- Park School
- Backdrop view towards the Niagara Escarpment

The Hamilton Grimsby and Beamsville Electric Railway Cultural Heritage Landscape is a former radial railway line that extended through Grimsby, between Hamilton and Vineland, however few features of the railway continue to exist in the landscape today (Town of Grimsby 2015). The identified heritage attributes of the Hamilton Grimsby and Beamsville Electric Railway Cultural Heritage Landscape include:

- Route of the railway
- Scenery along the railway route

4.0 CULTURAL HERITAGE VALUE

4.1 Ontario Regulation 9/06 Evaluation and Statement of Significance

The property at 224 Main Street East was designated under Part IV of the Ontario Heritage Act by the Town of Grimsby on July 21, 2008 (Designation By-Law No. 08-56). Although an evaluation under Ontario Regulation 9/06 criteria for determining cultural heritage value or interest was prepared by the Town of Grimsby with accompanying Statement of Significance, ASI conducted a supplementary evaluation under Ontario Regulation 9/06 criteria and prepared an additional Statement of Significance to increase understanding of the property in relation to evaluation of impacts for the proposed development at 226 and 228 Main Street East on the heritage attributes of the existing property at 224 Main Street East. The Statement of Significance has been expanded to include a list of attributes relating to the existing Italianate residential building in addition to extant features within the property. Designation By-Law No. 08-56 for the property at 224 Main Street East, including the reasons for designation in Schedule B of the By-Law, is attached as Appendix A to this report.

The heritage attributes of the designated heritage property at 224 Main Street East as identified in the Reasons for Designation within Schedule B of By-Law No. 08-56 are listed below:

The reason for the designation is to recognize the architectural value of the building in context of its contribution to the heritage character of the Town of Grimsby. The building demonstrates excellent examples of the Italianate elements in its architectural design. Many of its original elements are still intact.

Eugene and Catharine Udell built the house in 1888. Eugene was the son of Morris and Harriet Udell who, as United Empire Loyalists immigrated to Canada from the United States in the early 1800s. Eugene built this house for his son George and his new wife Annie. They lived in the house and ran a successful nursery stock and fruit farming operation as well as raising horses and



cattle. Although the farmland was sold off in 1945, the house remained in the Udell family until 1979.

These architectural and historic features contribute to the culture and heritage of the Town of Grimsby.

4.1.1 Italianate Residential Buildings in the Town of Grimsby

The Ontario version of the Italianate style was very popular throughout the Province between 1850 and 1900. Shannon Kyles notes the following about the Italianate style within Ontario:

Unique to Ontario is a design for a two story square residence with projecting eaves and ornate cornice brackets promoted by The Canada Farmer journal in 1865. This residence provided a classical alternative to the Gothic Cottage. Italianate residences often have a frontispiece, large sash windows, quoins, and ornate detailing on the windows and roof brackets. Classical elements are used, but in a secondary role (par. 19, 2010).

While the Town of Grimsby does not identify style within its *List of Properties Council Believes to be of Cultural or Heritage Value or Interest under Section 27. (1.2) of the Ontario Heritage Act* or *Registry of Properties Designated under Part IV of the Ontario Heritage Act*, other examples of Italianate architecture and influences have been identified within the Town of Grimsby.

Although not typical of the Ontario version of the Italianate style, Maplehurst, located at 354 Main Street West in the Town of Grimsby, is a mix of Queen Anne and Romanesque Revival architecture with Italianate elements, constructed in 1880, and was designated under Part IV of the Ontario Heritage Act in 1992 (Grimsby Heritage Advisory Committee 2004) (Figure 46). The Smith-Geddes House, located at 390 Main Street West in the Town of Grimsby, is listed on the Canadian Register of Historic Places and is protected by an Ontario Heritage Trust conservation easement (1978) (Figure 47). This two-and-a-half storey building is constructed in stone in the Italianate style between 1876 and 1878 and was built for the son of one of the earliest settlers in the area, John Smith (Historic Places 2018).

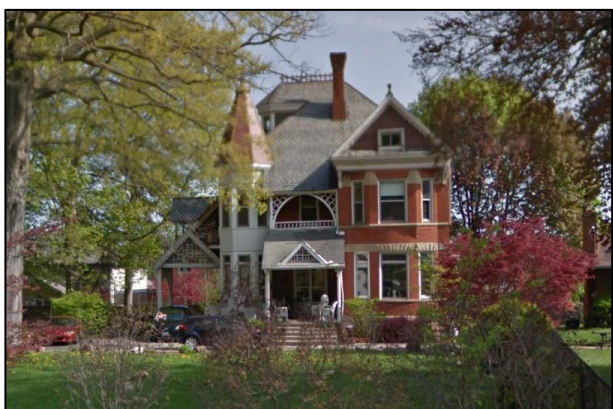


Figure 46: 354 Main Street West
(Google Streetview 2018)



Figure 47: 390 Main Street West
(Google Streetview 2012)

4.1.2 Ontario Regulation 9/06

Table 1: Evaluation of 224 Main Street East using Ontario Regulation 9/06

1. The property has design value or physical value because it:		
<i>Ontario Heritage Act</i> Criteria	Yes/No	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	Yes	The property at 224 Main Street East meets this criterion. The property contains a representative example of a residential Italianate building. The building demonstrates excellent examples of Italianate elements in its architectural design as a two-storey, square-plan, red brick residential building with frontispiece, brick quoining at the corners, large sash windows, brick chimney, projecting eaves and ornate cornice brackets.
ii. displays a high degree of craftsmanship or artistic merit, or;	No	This property is not known to meet this criterion at this time. Although the existing buildings is a well-preserved example of its style with demonstrated craftsmanship in its restoration, it is typical of the Ontario version of the Italianate style in residential brick buildings.
iii. demonstrates a high degree of technical or scientific achievement.	No	This property is not known to meet this criterion at this time.

2. The property has historical value or associative value because it:

<i>Ontario Heritage Act</i> Criteria	Yes/No	Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	Yes	The property at 224 Main Street East meets this criterion. The property is directly associated with the Udell Family between 1888 and 1979. The property is also associated with the rich history of fruit farming and nurseries in the Town of Grimsby during the nineteenth and early-twentieth centuries. The property is also associated with the Shafer Brothers, who were prominent local builders in the Town of Grimsby in the early to mid-twentieth century and who undertook the renovation of the existing Italianate house in the 1940s to create a duplex for the Udell family.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	No	This property is not known to meet this criterion at this time.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	Yes	The property at 224 Main Street East meets this criterion. The property is associated with the Shafer Brothers, who were prominent local builders in the Town of Grimsby in the early to mid-twentieth century and who undertook the

Table 1: Evaluation of 224 Main Street East using Ontario Regulation 9/06

		renovation of the existing Italianate house in the 1940s to create a duplex for the Udell family, including the two-storey sunroom on the east elevation of the existing house.
3. The property has contextual value because it:		
<i>Ontario Heritage Act</i> Criteria	Yes/No	Analysis
i. is important in defining, maintaining or supporting the character of an area;	Yes	The property at 224 Main Street East meets this criterion as it contributes to the context and character of the streetscape of Main Street East in Grimsby, as part of a residential neighbourhood within the Grimsby Main Street Scenic Highway Heritage Route, Grimsby Main Street East/Park School Scenic Highway Heritage Route and Hamilton Grimsby and Beamsville Electric Railway Cultural Heritage Landscapes.
ii. is physically, functionally, visually or historically linked to its surroundings, or;	Yes	The property at 224 Main Street East meets this criterion. The existing building is in its original location along the south side of Main Street East and is one of many extant nineteenth-century residential buildings along this corridor in the Town of Grimsby.
iii. is a landmark.	No	This property is not known to meet this criterion at this time.

4.1.2 Proposed Statement of Significance

The property at 224 Main Street East is located on the south side of Main Street East in the Town of Grimsby. The property contains a two-storey Italianate residential building, along with remnant features including a U-shaped driveway, barnboard ice-house and cut-limestone carriage step.

The property at 224 Main Street East has physical and design value as a late nineteenth-century residential building which is a representative example of an Italianate residential building in the Town of Grimsby. The structure includes excellent examples of Italianate elements such as a two-storey, square plan; frontispiece with a decorative round window beneath a central gable; brick quoining at the corners; large, segmentally-arched windows with decorative keystones; and ornate cornice brackets beneath projecting eaves. The property also has physical value due to the extant historical landscape features and structures within the property, including barnboard ice house within the rear yard of the property, the U-shaped driveway and the cut-limestone carriage step in the front yard of the property.

The property also has historical and associative value due to its associations with the Udell family, who were involved in the nursery and fruit farming industry in the Town of Grimsby for many years, and who lived in the existing house between 1888 and 1979. The property is also associated with the Shafer Brothers, who were prominent local builders in the Town of Grimsby in the early to mid-twentieth



century and who undertook the renovation of the existing Italianate house in the 1940s to create a duplex for the Udell family.

Contextually, the property at 224 Main Street East is valued for its historical and visual relationship to its surroundings on the south side of Main Street East, and its contribution to the context and residential character of the streetscape along Main Street East within the Grimsby Main Street Scenic Highway Heritage Route, Grimsby Main Street East/Park School Scenic Highway Heritage Route and Hamilton Grimsby and Beamsville Electric Railway Cultural Heritage Landscapes.

Cultural Heritage Attributes:

- The setback, placement and orientation of the existing two-storey, square-plan building with rear and side additions on the south side of Main Street East
- The materials, including brick construction and stone foundation
- The main hipped roof with a brick chimney on the east elevation, and bracketed eaves on the west, north and east elevations
- Principal (East) Elevation:
 - The front porch, including flat roof, squared columns and decorative railings with segmentally-arched door opening at the second storey
 - Front entrance, with wooden double doors
 - Symmetrically-placed, segmentally-arched window openings with decorative keystone and wooden, double-hung windows
 - Round window opening beneath the central gable on the frontispiece
- West Elevation:
 - Symmetrically-placed, segmental-arched window openings at the first and second storeys
- South Elevation:
 - Segmental-arched window openings
- East Elevation:
 - Segmental-arched window openings
 - Brick chimney
- The rear (south) one-and-a-half storey brick addition with gable roof, segmentally-arched and flat-headed window and door openings, and central gable on the west elevation
- The side (east) two-storey frame addition with flat roof, flat-headed window openings and wood cladding
- The one-storey barnboard ice house with gable roof
- The U-shaped driveway and cut-limestone carriage steps
- Mature trees throughout the property

5.0 HERITAGE IMPACT ASSESSMENT

5.1 Proposed Site Development

ASI has evaluated the proposed concept plan prepared by IBI Group, dated April 3, 2018 (Appendix B). The proposed development site at 226 & 228 Main Street East is located directly adjacent to the existing designated heritage property at 224 Main Street East (Figure 48). The proposed development includes the creation of eight individual lots within the subject properties at 226 & 228 Main Street East, each



containing a single-detached residential building. The existing driveway will be replaced with a new two-lane driveway in a similar location, and the existing buildings on the property at 226 Main Street East will be demolished. The proposed single-detached residential building in Lot 1 will have a similar setback from Main Street East as the Udell House on the adjacent heritage property at 224 Main Street East, and similar to the adjacent residential property to the east which fronts onto Dorchester Drive (Figure 48).

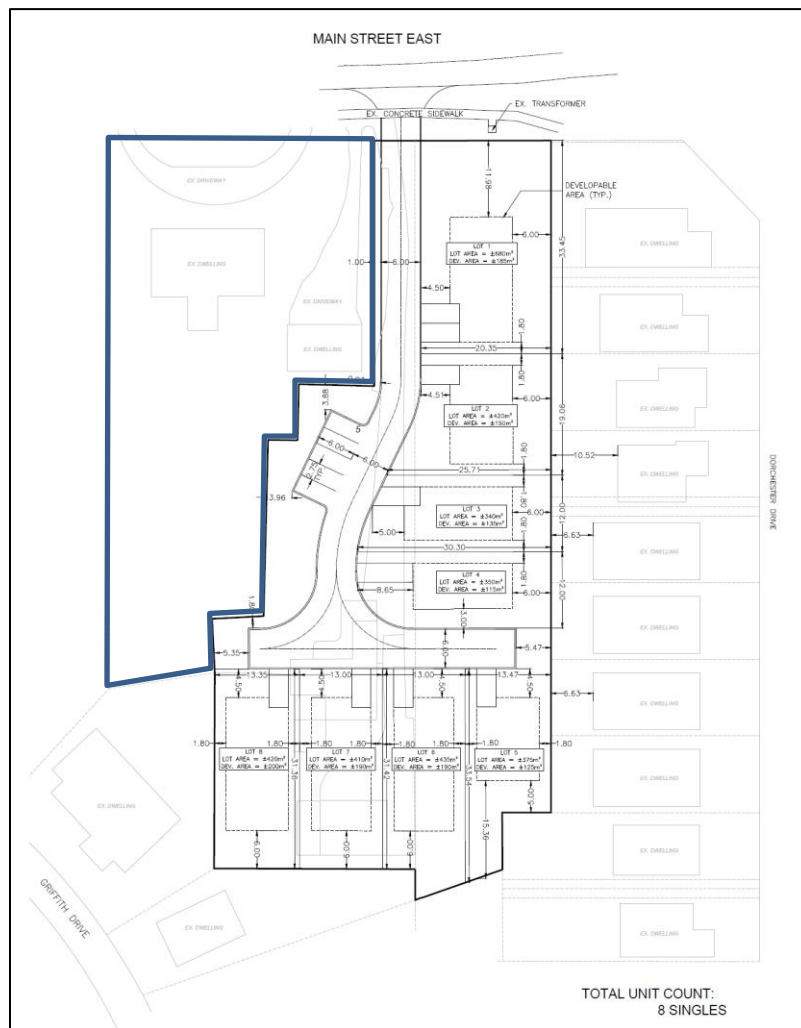


Figure 48: Proposed Concept Plan for 226 & 228 Main Street East, outline of adjacent heritage property at 224 Main Street East in blue (IBI Group 2018)

Renderings prepared by Orchard Design Studio Inc. for the proposed developed residence at Lot 1 show the relationship between the new building as seen from Main Street East (Figure 49).

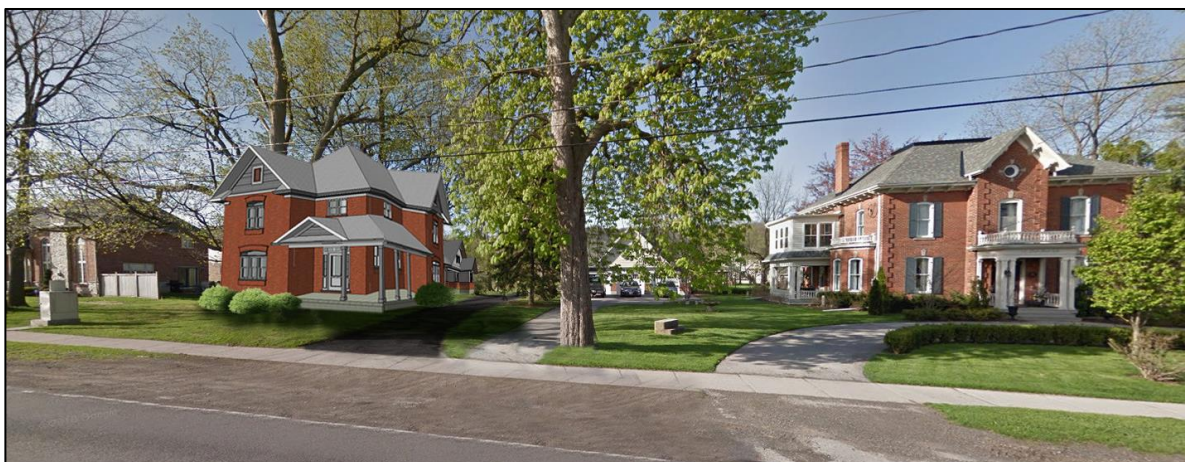


Figure 49: Rendering of Proposed Streetscape at 224, 226 & 228 Main Street East
 (Orchard Design Studio Inc. 2018)

5.2 Impact Assessment

To assess the potential impacts of the undertaking, the cultural heritage resource and identified cultural heritage attributes were considered against a range of possible impacts as outlined in the *Ontario Heritage Toolkit*, which include:

- 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 an associated 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 church to a multi-unit residence) where the change in use negates the property’s cultural heritage value
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources.

224 Main Street East (Udell House)

Impact	
Destruction, removal or relocation	It is not anticipated that the proposed development at 226-228 Main Street East will result in the destruction, removal or relocation of any identified attributes within the heritage property at 224 Main Street East.
Alteration	It is not anticipated that the proposed development at 226-228 Main Street East will result in the alteration of any identified attributes within the heritage property at 224 Main Street East.

Impact	
Shadows	It is not anticipated that the proposed development at 226-228 Main Street East will result in significant shadow impacts.
Isolation	It is not anticipated that the proposed development at 226-228 Main Street East will result in the isolation of any identified attributes within the heritage property at 224 Main Street East.
Direct or indirect obstruction of significant views	It is not anticipated that the proposed development at 226-228 Main Street East will result in the direct or indirect obstruction of significant views of the heritage property. However, the heritage building at 224 Main Street East is prominently sited along the street with adjacent buildings set further back from Main Street East. The proposed building identified in newly created Lot 1 will be oriented towards Main Street East with a similar setback to the existing building at 224 Main Street East and should not impact views to the existing heritage property.
A change in land use	The proposed development at 226-228 Main Street East not will result in a change of land use as the property will still be used for residential purposes.
Soil disturbance	Although soil disturbances are anticipated within the subject property, these soil disturbances are not anticipated to extend to the heritage property at 224 Main Street East.

Grimsby Main Street Scenic Highway Heritage Route, Grimsby Main Street East/Park School Scenic Highway Heritage Route and Hamilton Grimsby and Beamsville Electric Railway Cultural Heritage Landscapes.

Although the Grimsby Main Street Scenic Highway Heritage Route, Grimsby Main Street East/Park School Scenic Highway Heritage Route and Hamilton Grimsby and Beamsville Electric Railway Cultural Heritage Landscapes are not listed on the Town of Grimsby’s Heritage Register, nor designated under Part IV or Part V of the Ontario Heritage Act, Section 8.1 within the Town’s Official Plan encourages the preservation of buildings and sites having historical and/or architectural value or interest and significant cultural heritage landscapes.

An identified attribute of both the Grimsby Main Street Scenic Highway Heritage Route and the Grimsby Main Street East/Park School Scenic Highway Heritage Route Cultural Heritage Landscapes is their nineteenth and early twentieth-century residential architecture and character, which is defined by characteristics such as scale, massing, orientation and setback. The introduction of new residential buildings within these cultural heritage landscapes has the potential to alter this nineteenth and early twentieth-century residential character. However, the proposed residence in Lot 1 along Main Street East, directly adjacent to the existing heritage building at 224 Main Street East, is shown in the concept plan to have a similar setback from Main Street East to the adjacent heritage building. Additionally, the proposed residence is shown in the renderings prepared by Orchard Design Studio Inc. to be clad in brick, with a form, height and design details, including roof form, window proportions and front porch, that are compatible with and subordinate to the adjacent heritage building and with the nineteenth and early twentieth century residential architecture and character of the Grimsby Main Street Scenic Highway Heritage Route and the Grimsby Main Street East/Park School Scenic Highway Heritage Route Cultural Heritage Landscapes.



ASI understands that the proposed development will result in the removal of all but two existing trees on the development site at 226-228 Main Street East. Both the Grimsby Main Street Scenic Highway Heritage Route and Grimsby Main Street East/Park School Scenic Highway Heritage Route Cultural Heritage Landscapes identify mature trees as attributes. The removal of several mature trees within the development site has the potential to impact the heritage character of these two cultural heritage landscapes.

6.0 CONCLUSION AND RECOMMENDATIONS

The proposed development at 226 and 228 Main Street East will conserve the cultural heritage value of the adjacent property at 224 Main Street East. While the proposed development will introduce additional contemporary residential infill within an area containing nineteenth and early-twentieth-century residential architecture, the proposed new residence within Lot 1 of the development along Main Street East will be compatible with and subordinate to the existing house at 224 Main Street East, as well as the nineteenth and early-twentieth century residential character of Main Street within the Grimsby Main Street Scenic Highway Heritage Route and the Grimsby Main Street East/Park School Scenic Highway Heritage Route Cultural Heritage Landscapes.

The proposed development at 226 and 228 Main Street East will result in the removal of all but two existing mature trees on the development site at 226 and 228 Main Street East and will introduce additional contemporary residential infill within an area containing nineteenth and early-twentieth century residential architecture. As a result, the proposed development will have potential impacts on the heritage character of the Grimsby Main Street Scenic Highway Heritage Route and Grimsby Main Street East/Park School Scenic Highway Heritage Route Cultural Heritage Landscapes, both of which identify mature trees and nineteenth and early-twentieth century architecture as heritage attributes.

The following recommendations should be contemplated by the Town of Grimsby as part of the final design and approval of the proposed development at 226-228 Main Street East. These recommendations include:

1. The proposed development plan should avoid the removal of mature trees throughout the property. If the retention of the existing mature trees is not pursued, the development plan should consider to minimizing tree removals. A landscape plan that includes the planting of additional trees throughout the property should be provided to the satisfaction of the Heritage Planning Department at the Town of Grimsby.
2. Landscaping treatments, including the entrance drive for the proposed development, and the final design, materials, setback, height and massing of the proposed new residential building within Lot 1 of the proposed development at 226 and 228 Main Street East should be carefully considered to ensure the proposed development is physically and visually compatible with, subordinate to and distinguishable from the existing heritage property at 224 Main Street East and the nineteenth and early-twentieth century residential character of the road.
3. This Heritage Impact Assessment report should be sent to the Heritage Planning Department at the Town of Grimsby for review and comment. Following the review and revision process, the



final report should be submitted to the Town of Grimsby as well as the Grimsby Historical Society for archival purposes.

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APPENDIX A: Reasons for Designation



THE CORPORATION OF THE TOWN OF GRIMSBY

BY-LAW NO.08-56

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN
MUNICIPALLY AS 224 MAIN STREET EAST (UDELL HOUSE)
AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, authorizes the Council of a municipality to enact by-laws to designate real property, including buildings and structures thereon, to be of architectural or historical value or interest; and

WHEREAS the Council of the Corporation of the Town of Grimsby has caused to be served on the owners of the lands and premises known municipally as 224 Main Street East, and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality; and

WHEREAS no Notice of Objection to the proposed designation has been served on the Town Clerk of the municipality; and

WHEREAS the reasons for designation are set out in Schedule 'B' hereto; and

THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF GRIMSBY ENACTS AS FOLLOWS:

1. There is designated as being of cultural heritage value or interest the real property known municipally as the 224 Main Street East more particularly described in Schedule 'A' attached hereto and including the exterior features of the dwelling thereon and described in more detail in Schedule 'B' attached hereto.
2. The Town Clerk is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule 'A' attached hereto in the proper land registry office.
3. The Town Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the aforementioned property and on the Ontario Heritage Foundation and to cause notice of the passing of this by-law to be published in a newspaper having general circulation in the municipality.

READ A FIRST TIME this 21st day of July, 2008.

READ A SECOND AND THIRD TIME AND FINALLY PASSED this 21st day of July, 2008.

MAYOR

TOWN CLERK

SCHEDULE 'A'

224 MAIN STREET EAST (UDELL HOUSE)

THOSE lands and premises located on part of Lot 4, Concession 2.

THIS IS SCHEDULE 'A' TO

BY-LAW NO.08-56 PASSED

THE 21st DAY OF JULY, 2008.

MAYOR

TOWN CLERK

SCHEDULE 'B'

The reason for the designation is to recognize the architectural value of the building in context of its contribution to the heritage character of the Town of Grimsby. The building demonstrates excellent examples of the Italianate elements in its architectural design. Many of its original elements are still intact.

Eugene and Catharine Udell built the house in 1888. Eugene was the son of Morris and Harriet Udell who, as United Empire Loyalists immigrated to Canada from the United States in the early 1800's. Eugene built this house for his son George and his new wife Annie. They lived in the house and ran a successful nursery stock and fruit farming operation as well as raising horses and cattle. Although the farmland was sold off in 1945, the house remained in the Udell family until 1979.

These architectural and historic features contribute to the culture and heritage of the Town of Grimsby.

THIS IS SCHEDULE 'B' TO

BY-LAW NO. 08-56 PASSED

THE 21ST DAY OF JULY, 2008.

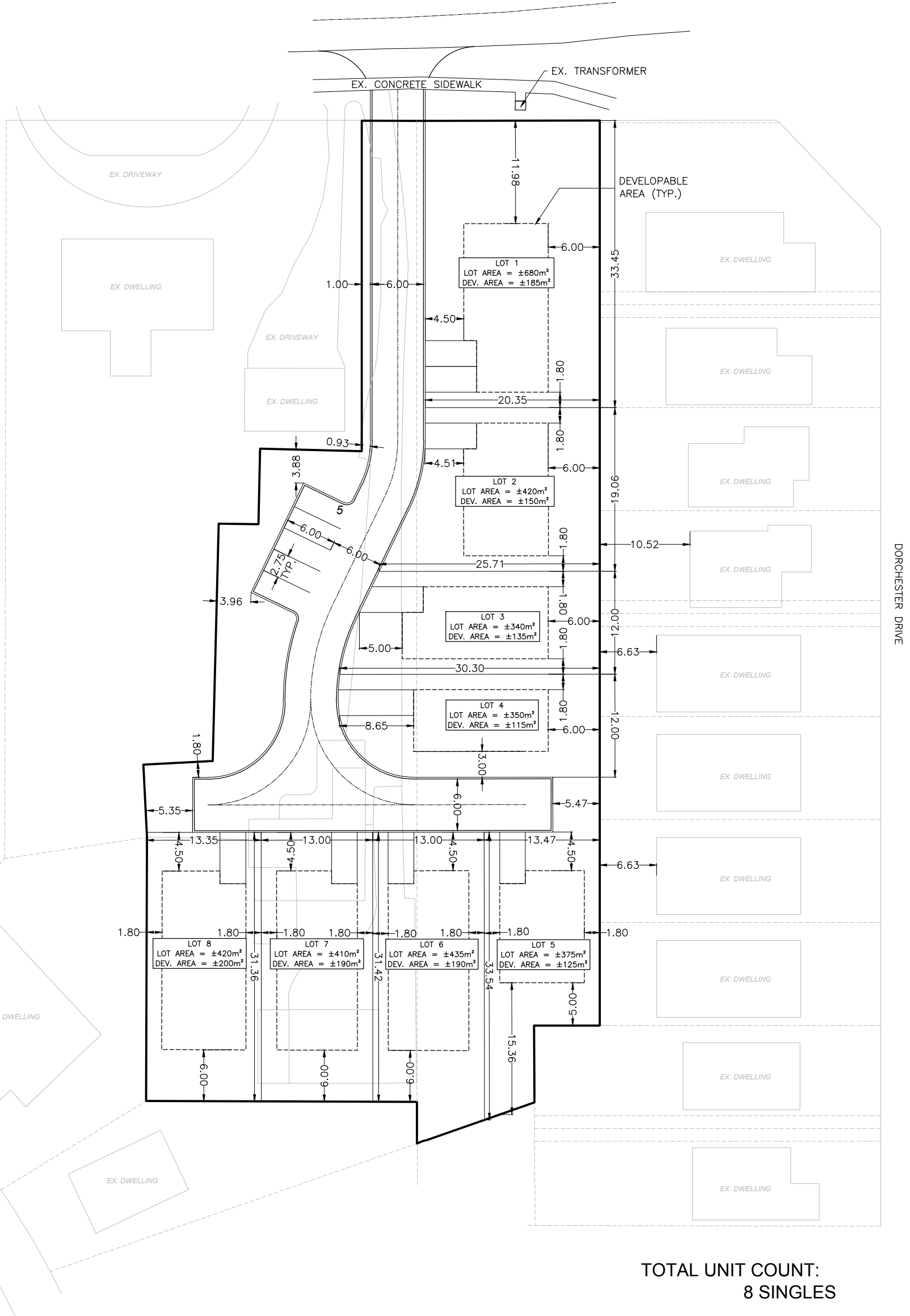
MAYOR

TOWN CLERK

APPENDIX B: Proposed Development



MAIN STREET EAST



TOTAL UNIT COUNT:
8 SINGLES

LEGEND



IBI GROUP
200 East Wing-360 James Street North
Hamilton ON L8L 1H5 Canada
tel 905 546 1010 fax 905 546 1011
ibigroup.com

SCALE 1:500
DATE 2018-04-03
DRAWN BY SC

226 - 228 MAIN STREET EAST.
GRIMSBY, ON

TOWN OF
GRIMSBY

CONCEPT 1 -
SINGLE DETACHED

FILE No.

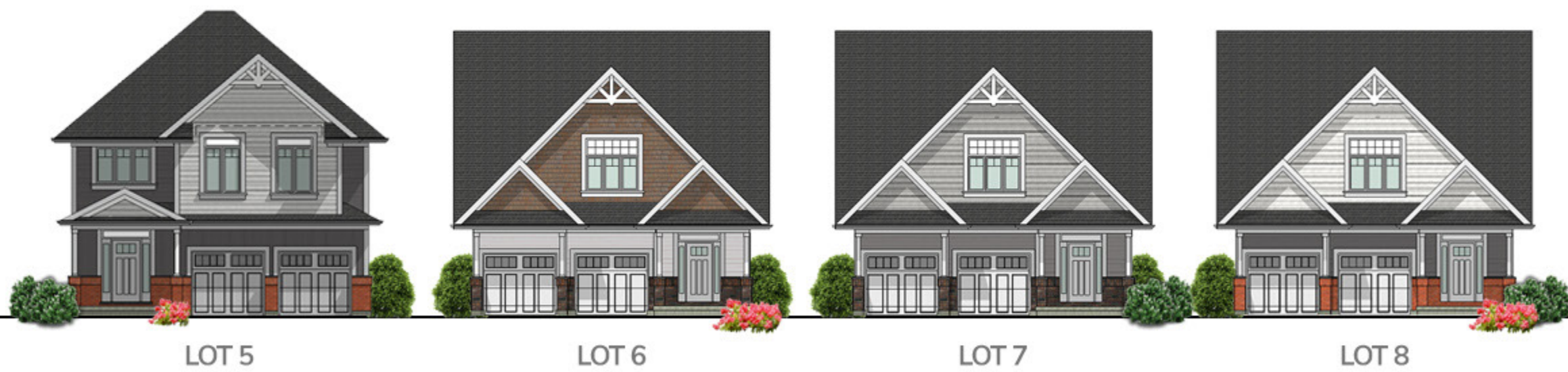
115202

FIGURE No.

FIGURE 1



Streetscape Lots 1-4
224-228 MAIN STREET EAST, GRIMSBY, ONTARIO



Streetscape Lots 5-8
224-228 MAIN STREET EAST, GRIMSBY, ONTARIO



Streetscape Mock Up, Lots 1-2
224-228 MAIN STREET EAST, GRIMSBY, ONTARIO

APPENDIX C: Qualifications





528 Bathurst Street
Toronto, ONTARIO
M5S 2P9

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Laura Loney

Curriculum Vitae

EDUCATION

MPlan (Master of Planning), University of Waterloo, Waterloo, ON, 2018
History of Architecture (Course), Mohawk College, Hamilton, ON, 2014
Post-Graduate Certificate, Museum Management and Curatorship,
Sir Sanford Fleming College, Peterborough, ON, 2010
Hon BA, History and English, Redeemer University College, Ancaster, ON, 2009

POSITION

2018 – present Cultural Heritage Specialist/Project Manager,
Archaeological Services Inc.

PROFESSIONAL AFFILIATION

2016 – present Canadian Association of Heritage Professionals (Heritage Planner)

PROFESSIONAL EXPERIENCE

2018 – present Cultural Heritage Specialist, Cultural Heritage Division, ASI
2015 – 2018 Heritage Planner, Heritage Preservation Services, City of Toronto
2012 – 2015 Assistant Planner, Heritage Preservation Services, City of Toronto
2010 – 2011 Heritage Planning Assistant, Town of Cobourg/Cobourg ACO

PROFILE

My experience in heritage planning in both public and private sectors has provided me with a deep knowledge and strong understanding of the policies and framework in which heritage planning takes place within the Province of Ontario. Over seven years of experience in municipal heritage planning for both the Town of Cobourg and City of Toronto has given me extensive experience evaluating properties for their heritage significance, assessing and mitigating impacts to heritage properties, and negotiating best possible outcomes for the long-term conservation of heritage properties. I have experience reviewing heritage permit and demolition applications ranging from small- to large-scale planning applications, including building permits, minor variance, site plan, re-zoning and Official Plan amendment applications. I have significant experience writing reports for both alterations and demolitions under Parts IV and V of the Ontario Heritage Act and have an in-depth understanding of the municipal approvals process for applications under the Ontario Heritage Act.

AREAS OF EXPERTISE

- Legislative and regulatory heritage requirements under the Planning Act
- Municipal heritage approvals
- Public and stakeholder consultation
- Heritage planning policy and implementation
- Development review and thorough evaluation of project impacts for built heritage resources and cultural heritage landscapes
- Historical research and analysis
- Management of large-scale heritage planning projects

HERITAGE IMPACT ASSESSMENTS

- 1042 Sixth Line – Town of Oakville (2018)
- 85 Strange Street – City of Kitchener (2018)
- 40 Gage Avenue – City of Kitchener (2018)
- 15 Grafton Crescent – City of Brampton (2018)

SECONDARY PLANS

- Grimsby Hospital Corridor Secondary Plan – Town of Grimsby (2018, ongoing)
- Mohawk Lake District Study Secondary Plan – City of Brantford (2018, ongoing)
- Halton Hills Secondary Plan – Town of Halton Hills (2018)

CULTURAL HERITAGE LANDSCAPES

- Mississauga Cultural Heritage Landscape Inventory – City of Mississauga (2018, ongoing)
- Exhibition Place Cultural Heritage Landscape Assessment – City of Toronto (2018, ongoing)

HERITAGE CONSERVATION DISTRICTS

- Garden District Heritage Conservation District Study and Plan – City of Toronto (2017-2018)
- Historic Yonge Street Heritage Conservation District, Development Review - City of Toronto (2016-2018)
- North Rosedale Heritage Conservation District, Development Review – City of Toronto (2012-2018)
- South Rosedale Heritage Conservation District, Development Review – City of Toronto (2012-2018)
- Yorkville-Hazelton Heritage Conservation District, Development Review – City of Toronto (2012-2018)
- East Annex Heritage Conservation District, Development Review – City of Toronto (2012-2018)
- Riverdale Heritage Conservation District, Development Review – City of Toronto (2012-2018)
- Kingswood Road Heritage Conservation District, Development Review – City of Toronto (2012-2018)
- Lyall Avenue Heritage Conservation District, Development Review – City of Toronto (2012-2018)
- Blythwood Road Heritage Conservation District, Development Review – City of Toronto (2012-2018)
- Corktown Heritage Conservation District Study – Town of Cobourg (2010)
- Heritage Conservation District Plan Updates– Town of Cobourg (2010-2011)

HERITAGE APPLICATION REPORTS

- Alterations to a Part IV Designated Heritage Property – 85 Richmond Street West (2018)
- Alterations to a Part IV Designated Heritage Property – 90 Burndale Avenue (2017)
- Alterations to a Part IV Designated Heritage Property – 204 Glen Road (2017)
- Alterations to a Part IV Designated Heritage Property – 1433 Bathurst Street
- Alterations to a Part IV Designated Heritage Property – 260 High Park Avenue (2017)
- Demolition and Reconstruction of a Part IV Designated Heritage Property – 2 Queen Street West (2017)



- Alterations to a Part IV Designated Heritage Property – 14 Dewhurst Boulevard
- Alterations to a Part IV Heritage Property– 462 Eastern Avenue (2017)
- Authority to Enter into a Heritage Easement Agreement – 4700 Keele Street (Hoover House) (2017)
- Alterations to Part IV Designated Heritage Properties – 650, 658 and 660 Broadview Avenue (2016)
- Alterations to a Part IV Designated Heritage Property – 100 Queen’s Park (2016 &2017))
- Demolition of a Part V Designated Heritage Property and Construction of a Replacement Structure – 126 Hazelton Avenue (2016)
- Alterations to a Part IV Heritage Property – 33 Laird Drive (2016)
- Demolition of a Part V Designated Heritage Property – 36 Berryman Street (2015)
- Alterations to a Part IV Designated Heritage Property – 158 Sterling Road (2015 & 2016)
- Alterations to a Part IV Designated Heritage Property – 704 Queen Street East (2015)
- Erection of a Replacement Structure on a Part V Designated Heritage Property – 36 Berryman Street (2015)
- Alterations to a Part IV Designated Heritage Property – 178 St. George Street (2015)
- Alterations to a Part IV Designated Heritage Property – 175 Jones Avenue (2015)
- Alteration of a Part IV Designated Heritage Property – 571 Jarvis Street (2014)
- Demolition of a Part IV Designated Heritage Property – 3 Chedington Place (2013)
- Alterations to a Part V Designated Heritage Property – 198 First Avenue (2012)

PRESENTATIONS

- Cabbagetown Heritage Conservation District Walking Tour – OPPI Conference (2016)
- Ontario Heritage Conference – Restoring Heritage: Using Websites to Communicate Your Message (2011)

VOLUNTEER APPOINTMENTS

- Citizen Member, City of Hamilton Heritage Permit Review Sub-Committee (2015-2016)

