

THE WOOLVERTON

13 Mountain Street & 19 Elm Street, Grimsby, Ontario

HERITAGE IMPACT ASSESSMENT

Issued: May 25, 2021

Revised: October 13, 2021

ERA

Revision Note: Key changes to this document in response to the Peer Review completed by Leah D. Wallace, dated August 12, 2021, and Town Staff Report, dated September 14, 2021, are indicated in red throughout.

COVER PAGE: C. 1880s archival photograph of Grimsby Baptist Church at 19 Elm Street (Grimsby Historical Society).

Project # 20-232-01
Prepared by PE / JH / EC / ZC

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View of the Site looking southeast on Mountain Street. The Woolverton House at 13 Mountain Street is at the centre. A former Carriage House is located at the rear of the property (left). The Church (now in use as a community hall) at 19 Elm Street is at the right of the frame (photo courtesy of the property owner).



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

*This rendering is for illustrative purposes only and the design is subject to further revision through the iterative design process.

EXECUTIVE SUMMARY

Introduction

This Heritage Impact Assessment (HIA) has been prepared by ERA Architects Inc. (ERA) for the property owner, Valentine Coleman 1 Inc. and Valentine Coleman 2 Inc. and considers the redevelopment of the properties at 13 Mountain Street and 19 Elm Street (the “Site”). The Site, located at the northeast corner of Mountain and Elm Streets, contains the former Grimsby Baptist Church (the “Church”) and a house built by Dr. Theoron Woolverton (the “Woolverton House”) and its former Carriage House. This HIA assesses the potential impact of the proposed development on the cultural heritage resources on the Site.

Heritage Status

Both of the properties on the Site are listed on the Town of Grimsby’s Heritage Register. The properties meet the criteria for designation set out in Ontario Regulation 9/06 and are intended to be designated under Part IV of the Ontario Heritage Act (OHA) in conjunction with the development approvals process. The draft Statements of Significance authored by Town Staff form the basis of analysis in this report. ERA conducted further evaluation of the Carriage House at 13 Mountain Street against Ontario Regulation 9/06, and concluded it does not warrant protection under Part IV of the Ontario Heritage Act, due to its extensive alterations resulting in a lack of integrity.

The Site is adjacent to 11 Mountain Street, listed on the Town’s Heritage Register. The Site is also within the Mountain Street Cultural Heritage Landscape, which is included in a preliminary working inventory of cultural heritage landscapes identified in Grimsby’s Special Places Study (2015). The Mountain Street Cultural Heritage Landscape is not listed on the Town’s Heritage Register, or designated under the OHA, and as such has no formal heritage status.

Proposed Development

The Woolverton House and the Church building are proposed to be retained and adaptively reused

for community, residential and commercial uses. The proposed development introduces a 7-storey residential building to the Site, set back behind the retained buildings. Additional glazing and circulation space will be provided along the south and east elevation of the Woolverton House and along the east elevation of the Church building. A plaza is proposed between the Woolverton House and Church building fronting Mountain Street. Details regarding materiality and articulation will be provided and assessed at the detailed design stage.

Impacts to Cultural Heritage Value

The proposed development will conserve the cultural heritage value of the Site as well as adjacent and nearby heritage resources. Non-original features of the existing heritage fabric of the Woolverton House and Church along with the original small brick rear wing of the Woolverton House will be removed to allow for new construction. The proposal has been carefully designed to minimize impact on the retained heritage buildings on the Site as well as adjacent and nearby heritage resources. The proposal responds to and conserves the cultural heritage value of the Mountain Street Cultural Heritage Landscape, which has no formal heritage status.

Conservation & Mitigation

The proposal retains and restores the original heritage building fabric of the Woolverton House and Church building in-situ, removing later rear and side additions as well as the original brick rear wing of the Woolverton House. The proposed new construction, with its setbacks, and stepbacks is designed to be a sympathetic and subordinate backdrop to the retained heritage buildings.

The proposed site plan, with plaza and community forecourt ensures the heritage buildings are set within an enhanced public realm. The proposed design conserves the Woolverton House and Church building’s prominence along the Street and conserves the cultural heritage value of the Site.

1 INTRODUCTION

1.1 Scope of the Report

ERA has been retained by Valentine Coleman 1 Inc. and Valentine Coleman 2 Inc. to provide an HIA for the proposed redevelopment on the Site. This Report considers the impact of the proposed development on the heritage resources on and adjacent to the Site.

The purpose of an HIA, according to the Town of Grimsby Terms of Reference for HIAs is to “*evaluate the impact the proposed development or site alteration will have on the cultural heritage resource(s) and to recommend an overall approach to the conservation of the resource(s).*”

Town Staff have prepared a draft Heritage Research Report for 13 Mountain, dated January 2019 and 19 Elm, dated July 2019 (appendices C and D). At the request of the Town, ERA has focused the scope of this HIA to avoid duplicating work already completed by the Town. This HIA has been drafted in accordance with the Town-approved scoped “Terms of Reference,” provided in Appendix B, dated March 26, 2021.

This report was prepared with reference to the following:

- Provincial Policy Statement (2020);
- Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition (2010);
- Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value;
- Ontario Heritage Toolkit; and
- Grimsby Official Plan (2009).

1.2 Present Owner

Valentine Coleman 1 Inc. and Valentine Coleman 2 Inc.
180 Bloor St West, Suite 701,
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1.3 Site Description and Context

The Site is located on the northeast quadrant of the intersection of Mountain Street and Elm Street. It contains two properties:

- **19 Elm Street:** the former Grimsby Baptist Church building, now ‘Woolverton Hall’ community space.

This brick building is comprised of the original single-storey (double height with vaulted ceiling) front portion and a later two-storey rear Sunday School addition. An additional vestibule has also been added to the south elevation, where the original building fabric meets the addition.

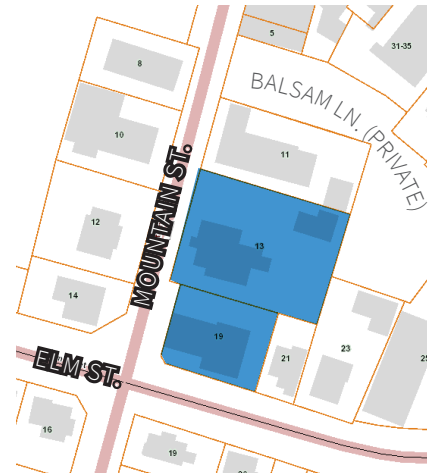
This property’s frontages along Mountain and Elm Streets are predominantly landscaped. A surface parking lot is located along the north and east portion of the property.

- **13 Mountain Street:** house built by Dr. Theoron Woolverton, now ‘H&R Block’ office, with a second-floor residential unit.

This 2-storey brick house-form building is comprised of a 2-storey front portion, a small original rear brick addition and a series of later additions, including a 1 and 2-storey rear (east) and side (south) additions and a single-storey sunroom on the south elevation. A 1½-storey former Carriage House, which has been heavily modified (interior and exterior), is located at the rear of the property.

This property’s frontage along Mountain Street is landscaped.

Interior and exterior elements of the buildings have been significantly altered over the years.



Property data map. The Site is indicated in blue. (Region of Niagara; annotated by ERA).



19 Elm Street, Mountain Street frontage (west elevation) (photo courtesy of property owner).



13 Mountain Street, Mountain Street frontage (west elevation) (photo courtesy of property owner).



Axonometric view looking northeast towards the Site, outlined in blue (Google Maps; annotated by ERA).



Photo of the Site from the west side of Mountain Street, view east. The west elevations of 13 Mountain Street (left) and 19 Elm Street (right) are pictured (photo courtesy of property owner).

The Site's surrounding context is mixed and can be described as follows:

- **To the north:** A funeral home and other low-rise commercial uses surrounded by surface parking lots.
- **To the south:** Several house-form buildings, some converted to office use, including the Part IV designated “the Cottage” at 16 Mountain Street at the southwest corner of Elm and Mountain Streets.
- **To the east:** A house-form building converted to an office use, a residential house-form building and an LCBO, plus surface parking areas.
- **To the west:** Street John's Presbyterian Church, a Bell utility building, and two single-storey house-form buildings. A low-rise strip mall with surface parking is located directly behind this row of buildings.

1.4 Site & Context Photographs



West elevation of 13 Mountain Street (photo courtesy of the property owner).



North elevation of 13 Mountain Street, showing part of the surface parking lot (photo courtesy of the property owner).



Mountain Street frontage of the Site, view east of the west elevation of 19 Elm Street (photo courtesy of the property owner).



Elm Street frontage of the Site, view north of the south elevation of 19 Elm Street (photo courtesy of the property owner).



East and north elevations of 19 Elm Street, with view of the property's associated parking lot (photo courtesy of the property owner).



West elevation of the garage/former Carriage House-turned retail establishment behind the house at 13 Mountain Street (photo courtesy of the property owner).



View south along Mountain Street towards the Escarpment from in front of the Site (Google Earth).



View north along Mountain Street towards Main Street from in front of the Site (Google Earth).



View west along Elm Street towards the Site and Mountain Street. The house (in use as medical office) adjacent to the Site at 21 Elm Street can be seen at the right (Google Earth).

1.5 Heritage Status

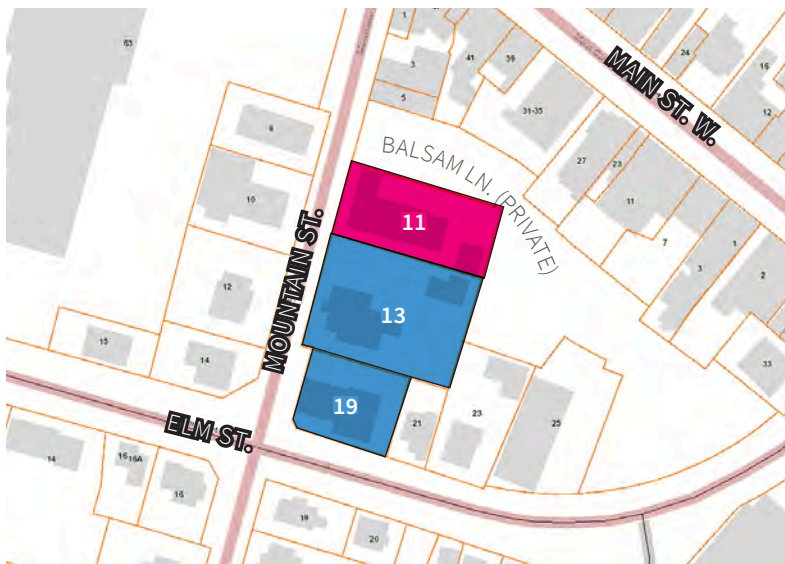
On-Site Heritage Resources

Both 13 Mountain Street and 19 Elm Street are listed under section 27.1 of the OHA on the Town of Grimsby's Heritage Register. Listing descriptions are not provided.

The properties on the Site meet the criteria for designation set out in Ontario Regulation 9/06 (refer to Appendix C and D). Both properties are intended to be designated under Part IV of the Ontario Heritage Act (OHA) in conjunction with the development approvals process.

Adjacent Heritage Resources

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



Left: Grimsby property data map. The Site is indicated in blue. The adjacent heritage resource is indicated in pink (Region of Niagara; annotated by ERA).



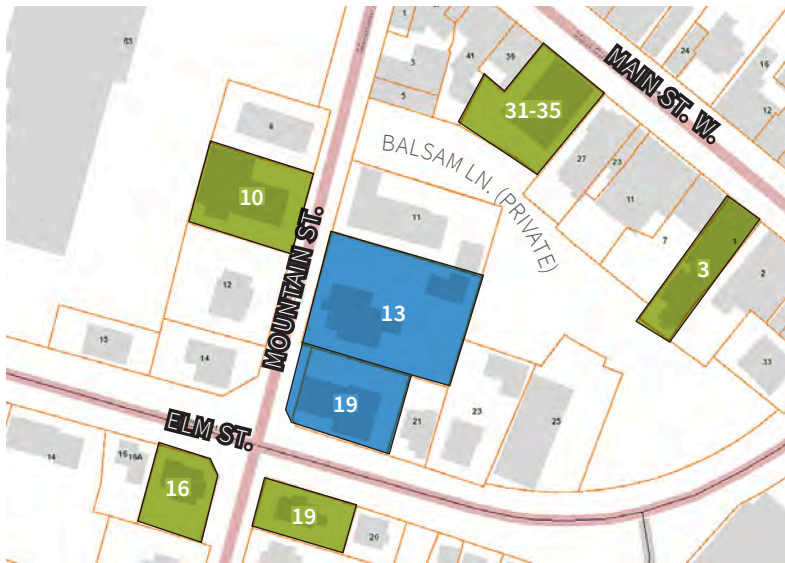
11 Mountain Street, listed on the Town's Heritage Register and adjacent to the Site (Google Earth).

Nearby Heritage Resources

The Site is nearby “The Cottage” at 16 Mountain Street, designated under Part IV of the OHA, and adaptively reused for office purposes.

The Site is nearby the following properties listed on the Town’s Heritage Register:

- 10 Mountain Street, Street John’s Presbyterian Church;
- 19 Mountain Street, a 2-storey wood-framed house, adaptively reused for office purposes;
- 3 Main Street West, a 2-storey brick commercial block; and
- 31-35 Main Street West, a 2-storey brick commercial block.



Left: Grimsby property data map. The Site is indicated in blue. Nearby heritage resources are indicated in green (Region of Niagara; annotated by ERA).



10 Mountain Street, listed on the Town's Heritage Register (Google Earth).



11 Mountain Street, listed on the Town's Heritage Register and adjacent to the Site (Google Earth).



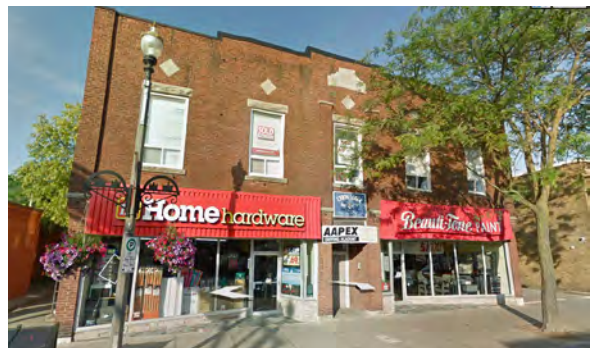
19 Mountain Street, listed on the Town's Heritage Register (Google Earth).



16 Mountain Street, Designated under Part IV of the OHA (Royal Le Page).



3 Main Street West, listed on the Town's Heritage Register (Google Earth).



31-35 Main Street West, listed on the Town's Heritage Register (Google Earth).

Grimsby Special Places Study, 2015

In 2015, the Town of Grimsby published the Grimsby Special Places Study, which identifies a preliminary working inventory of 39 cultural heritage landscapes in Grimsby. The Site is located within the identified Mountain Street cultural heritage landscape. The report includes a draft statement of significance:

Statement of Cultural Heritage Value or Interest

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

Description of Heritage Attributes

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

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

In February 2015, Council received the study, endorsed its recommendations and voted to establish an inventory of cultural heritage landscapes (P.D. #15-13).

The Mountain Street Cultural Heritage Landscape is not listed on the Town's Heritage Register, or designated under the OHA. Nevertheless, the proposal responds to the values outlined in the study through various conservation design strategies discussed in Sections 7 and 8 of this report.



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

2 HISTORY AND EVOLUTION

2.1 Historical Context

First Nations History

The Town of Grimsby is situated within the traditional territory of the Mississaugas of the New Credit First Nation. The Attiwonderonk (Neutral) First Nation is also known to have occupied the lands where Grimsby is located. The Neutral Confederacy was a political and cultural union of Iroquoian nations who lived in the Hamilton-Niagara district of southwestern Ontario and across the Niagara River to western New York.

The Neutral population declined throughout the 17th century as a result of famine, wars, and diseases such as the smallpox brought on through European settler contact. In 1647, the northern Neutral were attacked by the Seneca and were dispersed. Survivors are said to have joined other Indigenous nations living to the west and south of their former homeland. Southeast of the Site, within Centennial Park (Concession II, Lot 7) is the site of a significant Neutral First Nation burial ground. This burial ground was discovered in 1976 and contained the remains of over 373 individuals. According to an on-site plaque, the remains were reinterred in 1977 (Ontario's Historic Plaques 2018).

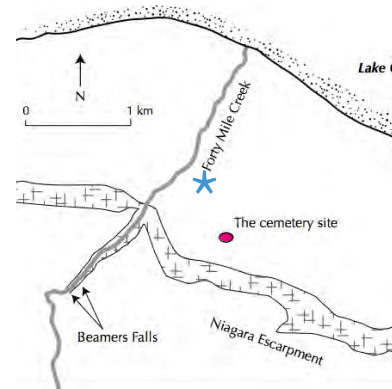
Treaty #3: the Between the Lakes Purchase

Following the American Revolutionary War, Colonel John Butler of New York, leader of the American Revolutionary War Loyalist military unit, Butler's Rangers, sought to resettle the Grand River Valley with United Empire Loyalists. He was sent to negotiate with the Mississaugas at the western end of Lake Ontario:

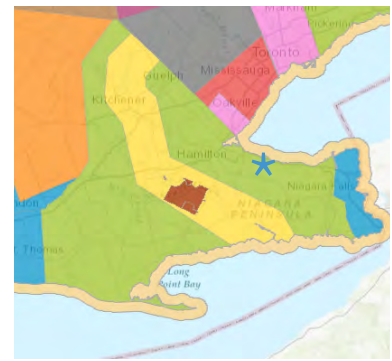
On May 22, 1784, for the sum of £1180 worth of trade goods, the Mississaugas of the Credit ceded to the Crown approximately 3,000,000 acres of land located between Lakes Huron, Ontario, and Erie [...] When it was later discovered that the upper limits of the Between the Lakes Purchase were in error due to faulty geographical assumptions, actual boundaries were defined and a confirming document signed by the Mississaugas and the Crown in 1792. -Mississaugas of the Credit First Nation, Treaty Lands & Territories: Between the Lakes Treaty No. 3 1792.

Early Grimsby

Following the initial Toronto Purchase treaty in 1878, southern Ontario was divided into four districts, then further subdivided into counties and townships by Colonel John Graves Simcoe. The Site was located in the Home District, County of Lincoln, Township of Grimsby. Abraham Iredell surveyed the township in 1791.



The Site (starred) in relation to the location of the cemetery Site, shown in pink (Jackes, 2008).



The Between the Lakes Treaty (1792) (shaded in green) and the Haldimand Tract, which runs 6 miles on both sides of the Grand River (shaded in yellow). Grimsby is starred in blue (Province of Ontario; Annotated by ERA).

Some of the original land owners were disbanded soldiers who had served in Butler’s Rangers during the American Revolutionary War. Others were Americans who arrived in the province between 1785 and 1789. Early farmer-settlers benefitted from the area’s fertile soil and moderate climate. Mills were established along Forty Mile Creek, running north-south through Grimsby, west of the Site. The area became known as “The Forty”.

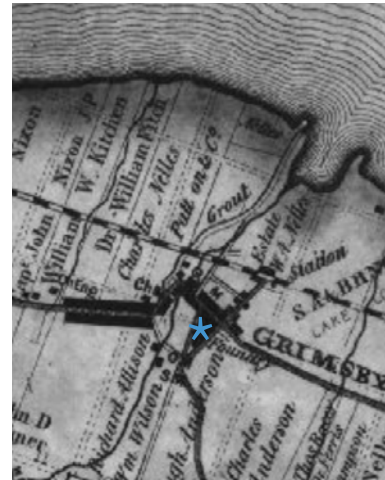
Following the war of 1812, significant investments occurred in the village. In 1816, a post office, new school and bridge over the creek were established. The following description of the village was taken from a 1836 “Statistical Account of Upper Canada” by Dr. Thomas Rolph:

The village of Grimsby in the township of that name is delightfully situated under the brow of a lofty mountain beautifully wooded to its summit. The Forty Mile Creek runs through it turning several mills and falls into the lake immediately below it, where a harbour has been formed at its mouth. There are two churches in the village, several pretty residences, some fine large orchards, extensive and well cleared farms surrounding it good stores and two taverns.

The late 1830s brought the Cholera pandemic followed by the Rebellion in 1837. The decades following were characterized by economic growth and improvement of the village.

In 1840, an Agricultural Society was established by Mr. James W. O. Clark, in response to the area’s rising preeminence as a fruit growing region. In 1843, a petition was presented to the Municipal Council, District of Niagara, to build a road up the escarpment; present day Mountain Street. In 1848, the Great Western Rail Road Co. began extending their route from Hamilton to the Niagara River. The line ran just north of the Site, north of Main Street. A depot and fueling station was established on the lands of William Nelles, Concession 1, Lot 9. In the 1850s, Ontario Methodist Camp Ground (later replaced by the Grimsby Beach Amusement Park in the 1920s), Canada’s first Chautauqua was established. These early attractions solidified Grimsby as a tourist destination.

The Village of Grimsby was officially incorporated in 1876, becoming a town in 1922. The Town of Grimsby and the Township of North Grimsby were amalgamated in 1970 with the formation of the Regional Municipality of Niagara.



1862 Tremaine’s map of the Counties of Lincoln and Welland. The approximate Site location is starred in blue, within part of Concession 1, Lot 10, owned by John H. Grout (Brock University Library).



1876 H.R. Page & Co County Atlas of Lincoln County, Grimsby Township. The approximate Site location is starred in blue in Concession 1, Lot 10. This portion of the map is shaded, indicating its fine-grained village parcels had been built up (McGill University Library).

2.2 Site Context

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

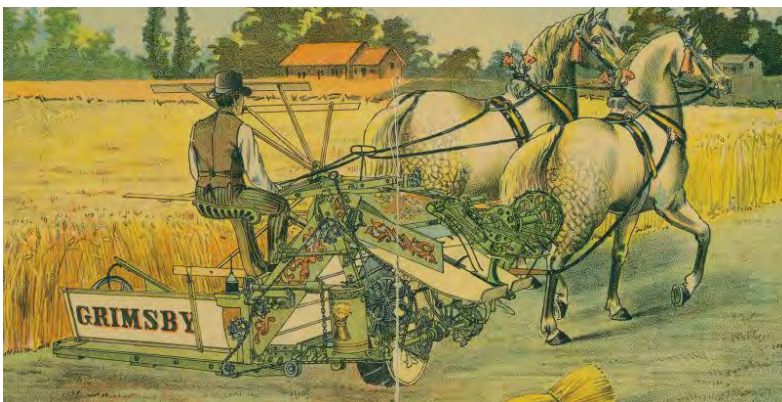
Grout Agricultural Works (1856-1879)

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

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

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

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



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



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



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



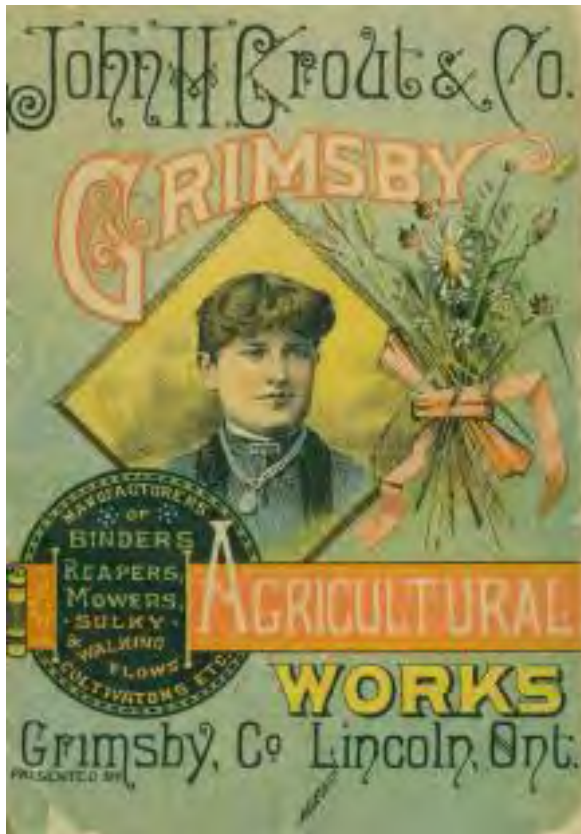
1883 - 1901 The John H. Grout Agricultural Implement Works Foundry at its second location (after the fire) at the southeast corner of Main and Oak (Elm) Streets (Grimsby Museum Collection).



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



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



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



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



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

13 Mountain Street

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

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

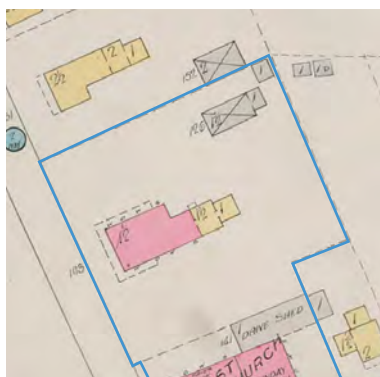
In 1906, Theoron's wife, Olivia passed away in New York City, and was returned to Grimsby, where she laid to rest in Street Andrew's Anglican Church cemetery. Theoron retired from his Navy position, and split his time between Florida and Grimsby. He passed away on October 23, 1912. After Theoron's death,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



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



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



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



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



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

The Woolvertons of Grimsby

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

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

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

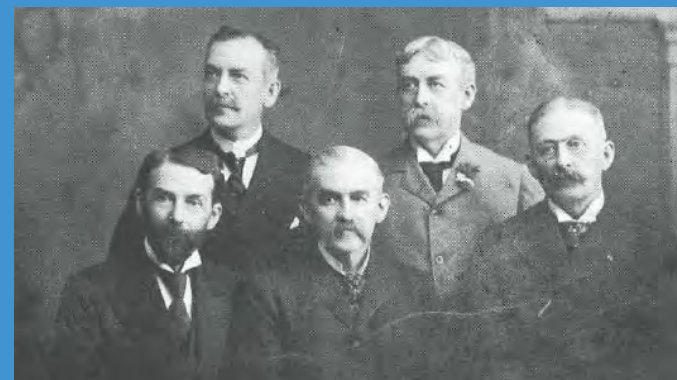
Dr. Jonathan Woolverton, studied medicine in Philadelphia, where he met his wife, **Emmeline Bergman**. Together the couple had six sons, three of which became doctors (**Drs. Theoron, Algernon, Solon Woolverton**) and one of which, **Edgar Judson, Woolverton**, became one of the most respected fruit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

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

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



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



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



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



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

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

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



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



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



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



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



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

19 Elm Street

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

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

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

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

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

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

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



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



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



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

c. 1880

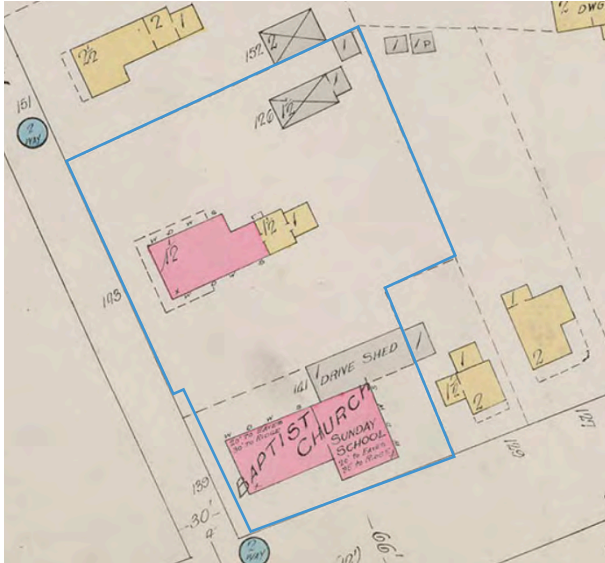


C. 1880 postcard showing the Baptist Church shortly after it was built (Grimby Museum Collection). View of the west and south elevations from west of the Site on Elm Street (Grimby Historical Society).

2020



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



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



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



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



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

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



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



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

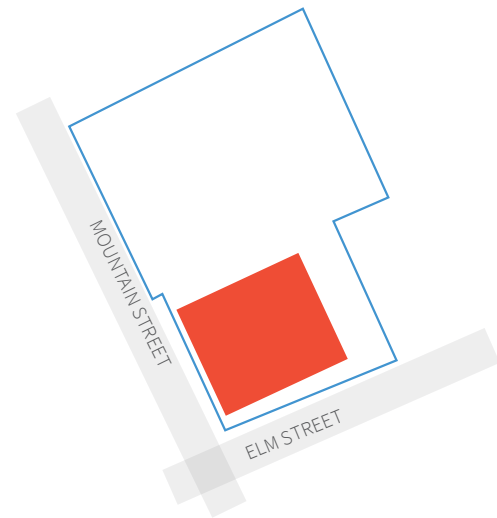


2017 image of the main sanctuary space while in use as the Different Strokes pool hall. Photo taken from the division of the 1880 building from the 1914 Sunday School addition (Google Reviews user).

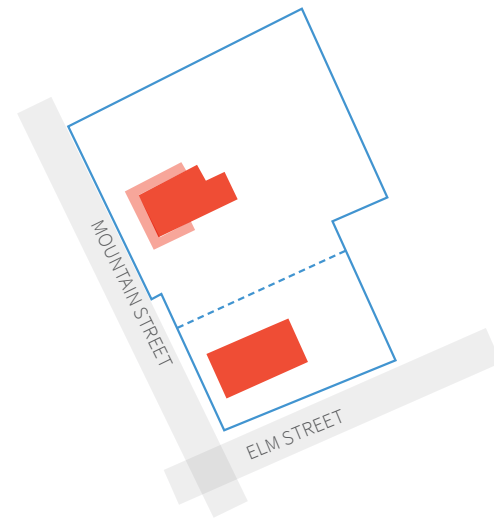
2.3 Site Evolution Diagrams

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

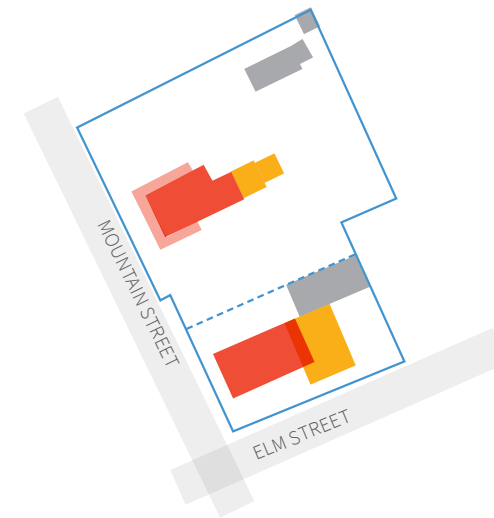
1 1856-1879: Grout Agricultural Works.



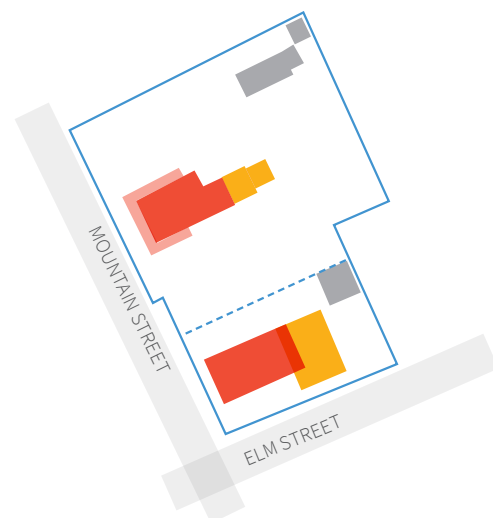
2 C. 1880: house and church built.



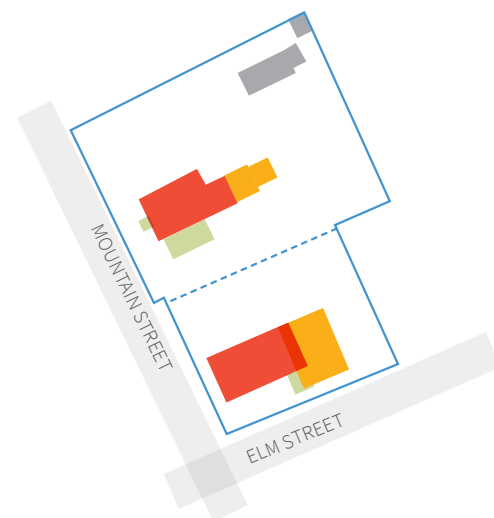
3 C. 1913-1914: Church & house additions.



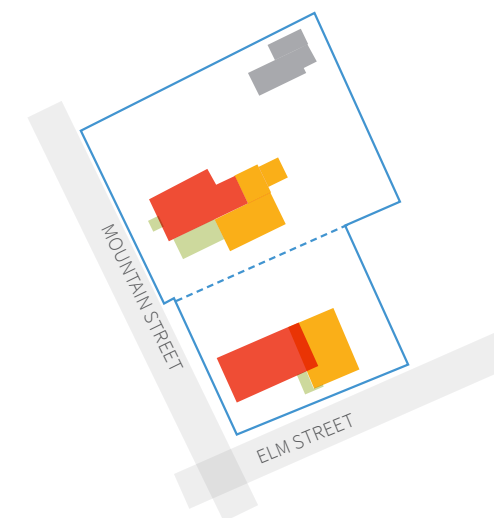
4 1914-1928: Church drive shed detached. Carriage House converted to a car garage.









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



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



LEGEND

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



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

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

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

3 STATEMENT OF SIGNIFICANCE

3.1 Overview

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

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

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

3.2 13 Mountain Street

13 MOUNTAIN STREET

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

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

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

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

HERITAGE ATTRIBUTES TO BE DESIGNATED

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

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

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

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

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

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

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

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

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

3.3 19 Elm Street

19 ELM STREET

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

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

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

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

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

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

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

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

HERITAGE ATTRIBUTES TO BE DESIGNATED

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

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

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

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

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

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

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

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

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

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

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

4 HERITAGE POLICY CONTEXT

4.1 Overview

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

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

Provincial Policy Statement, 2020

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

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

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

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

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

Section 4.2.7 of the Growth Plan directs the following:

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

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

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

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

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

Niagara Escarpment Plan, 2017

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

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

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

Niagara Region Official Plan, Consolidated 2014

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

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

Grimsby Official Plan, Consolidated 2018

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

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

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

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

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

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

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

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

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

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

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

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

Downtown District

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

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

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



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

Legend

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

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

3.5.6.5 Compatible Development

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

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

Downtown Grimsby Community Improvement Plan & Design Guidelines, 2010

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

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



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

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

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

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

Grimsby Special Places Study, 2015

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

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

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

Statement of Cultural Heritage Value or interest

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

Description of Heritage Attributes

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

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

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



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

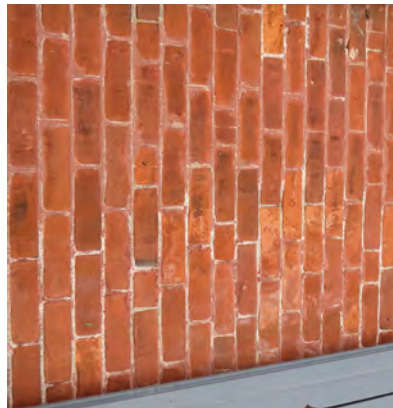
5 ASSESSMENT OF EXISTING CONDITION

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

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

13 Mountain Street (Main Building)

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



The building components were graded using the following assessment system:

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

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

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

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

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

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

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

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

General condition observations include:

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



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



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



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



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

13 Mountain Street (former Carriage House)

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

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

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



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



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



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

19 Elm Street

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

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



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



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



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



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

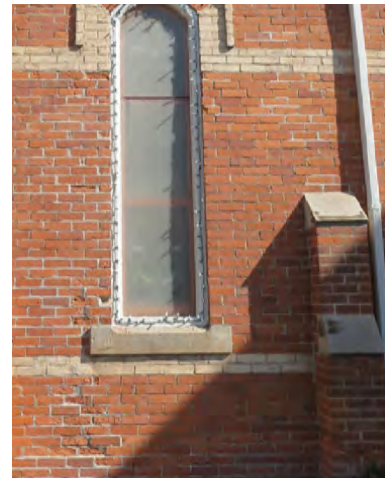
All windows and window frames appear to be solid wood, with stained glass windows installed on the south and north elevations adjacent to the former side-aisles. Wood storm windows have been installed to protect the decorative windows in most locations. The windows and storm windows appear to be in fair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

Condition assessment observations include:

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



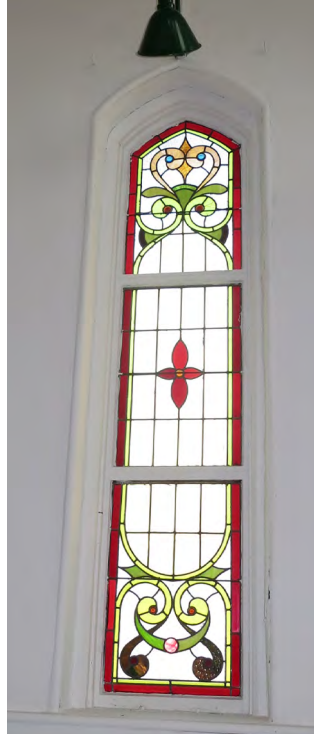
Efflorescence staining on north elevation (ERA, 2021).



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



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



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



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

6 DESCRIPTION OF THE PROPOSED DEVELOPMENT

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

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



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



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

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

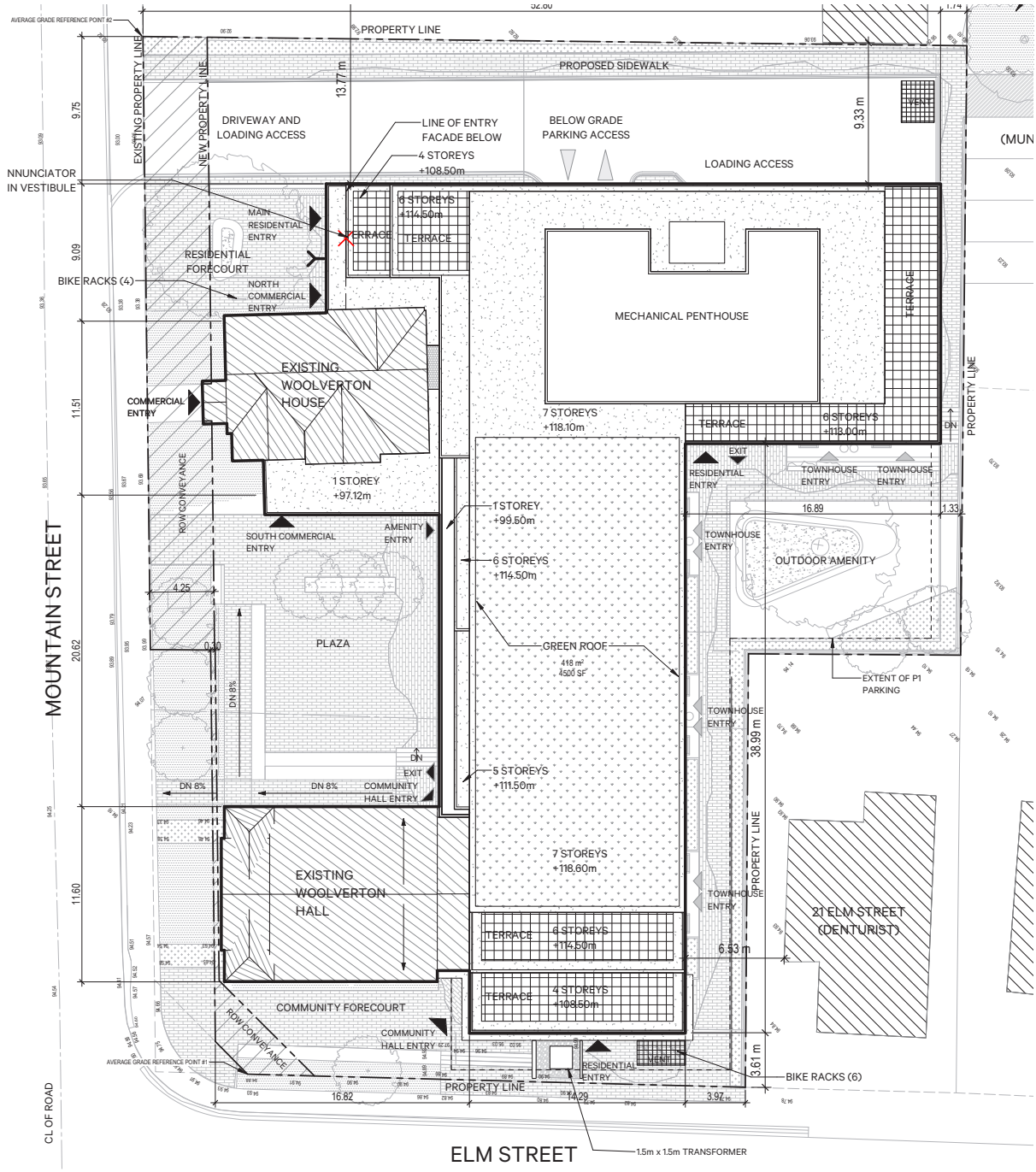


Rendering* of the proposed development from the south side of Elm Street, view north at the south elevations (SvN Architects + Planners).



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

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



Proposed Site Plan (SvN Architects + Planners).



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



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

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

7 CONSERVATION & MITIGATION STRATEGIES

7.1 Conservation Approach

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

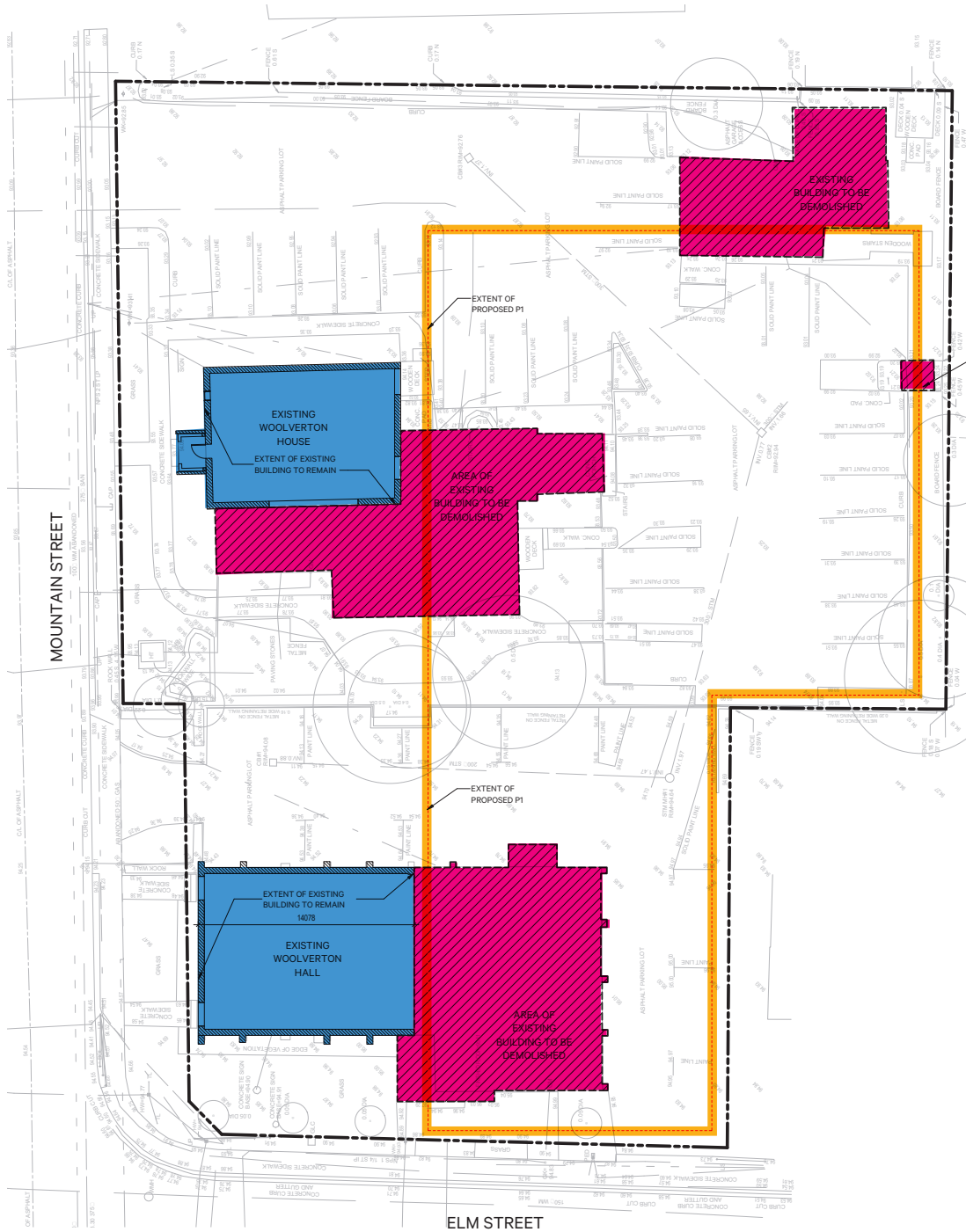
Preliminary Conservation Scope

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

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

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

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



Existing plan showing extents of proposed new construction level P1 (yellow) heritage building fabric to be retained (blue) and existing fabric to be removed (pink) (SvN, 2021; Annotated by ERA).

7.2 Heritage Design Strategies

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

Strategy 1: Siting- Setbacks

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

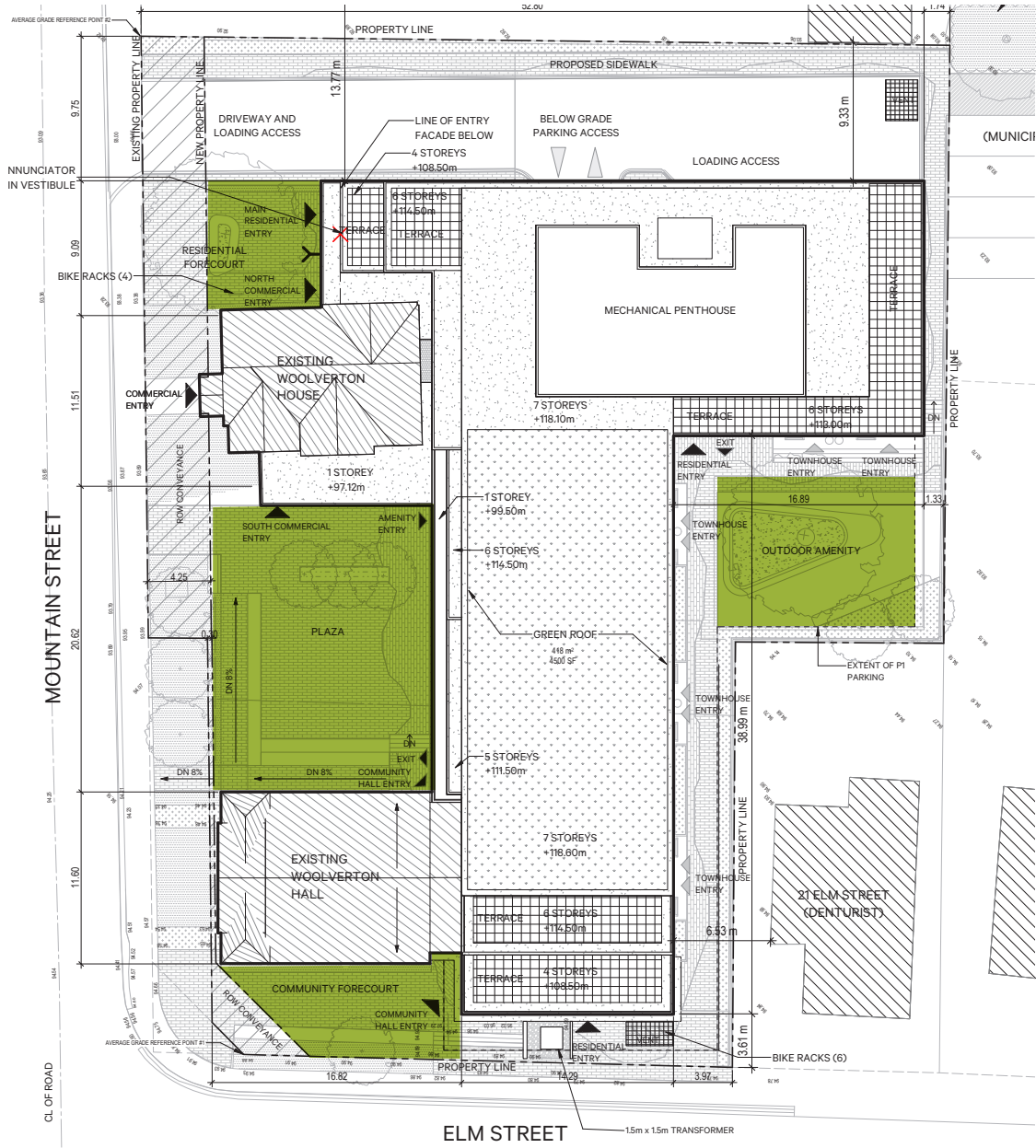
Strategy 2: Massing- Stepbacks

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

Strategy 3: Landscape & Public Realm

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

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



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

8 ASSESSMENT OF IMPACT

8.1 Impacts to On-Site Heritage Resources

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

Alterations to the Woolverton House

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

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

The proposal provides a sympathetic use for the building that is consistent with its historic residential and commercial uses, and will conserve the property's cultural heritage value.

Removal of Carriage House

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

Alterations to the Church building

The rear 1913 Sunday School addition of the Church is proposed to be removed to reinstate the original building footprint and allow for the integration of new construction. **The retained building will provide a continued public-facing community use, which is consistent with**

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

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

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

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

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

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

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

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

(Ontario Heritage Toolkit).

its former religious institutional use and recent commercial use. The proposed use and building fabric removal will conserve and not alter any identified heritage attributes, and as such no impact is anticipated.

Introduction of Height & Massing

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

Shadowing

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

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

8.2 Impacts to Adjacent & Nearby Heritage Resources

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

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

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

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

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

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

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

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

9 CONSIDERED ALTERNATIVES

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

Option 1: Taller building

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

Option 2: Relocating Woolverton House

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

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

10 NEXT STEPS

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

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

11 CONCLUSION

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

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

12 PROJECT PERSONNEL

Philip Evans

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

Jeff Hayes

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

Emily Collins

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

Zoe Chapin

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

13 APPENDICES

APPENDIX A: Bibliography

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- Turcotte, D. (24 August 2008) 'Grimsby was once synonymous with fruit'. Grimsby Lincoln News.
- United States Senate (1887) *July 5, 1862: President Lincoln Nominates Dr. Theoron Woolverton, surgeon to U.S. Navy. Journal of the Executive Proceedings of the Senate of the United States of America from December 2, 1861 to July 17, 1862, inclusive. Vol. XII.* Government Printing Office, Washington D.C.. Retrieved from: <https://books.google.ca/books?id=OdqGAAAAMAAJ&printsec=frontcover#v=onepage&q&f=false>
- Woolverton, L. (1910) *The Canadian Apple Grower's Guide*. W. Briggs, Toronto. Retrieved from: <https://www.canadiana.ca/view/oocihm.78296/1?r=0&s=1>

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



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

Subject: SCOPED TERMS OF REFERENCE FOR HIA

Issued To: Jasmine Frolick
Valentine Coleman 1
Valentine Coleman 2
jasmine@castlepointnuma.com

Project: 13 Mountain St & 19 Elm St, Grimsby

Date Issued: March 26, 2021

ERA has been retained by the owner of the property at 13 Mountain Street and 19 Elm Street (the “Site”) to prepare a Heritage Impact Assessment (HIA) for the Site’s redevelopment. As requested by the Town of Grimsby, this memorandum has been prepared to outline the scope of work to be included in the forthcoming HIA.

ERA has been provided with the following materials, prepared by the Town of Grimsby:

- Terms of Reference for Heritage Impact Assessments
- Draft Heritage Research Report for 13 Mountain Street
- Draft Heritage Research Report for 19 Elm Street

ERA will reference and append the research that has been completed by the Town to date. Given this, we have outlined a scoped TOR below. Please note all text below in *italics* has been pulled directly from the Town’s TOR.

(a) Introduction to Development Site

- *A location plan indicating subject property (Property Data Map and aerial photo).*
- *A concise written and visual description of the site identifying significant features, buildings, landscape and vistas. A concise written and visual description of the cultural heritage resource(s) contained within the development site identifying significant features, buildings, landscape, vistas and including any heritage recognition of the property (Town of Grimsby’s Heritage Properties, Ontario Heritage Properties Database, Parks Canada National Historic Sites of Canada, and/or Canadian Register of Historic Places) with existing heritage descriptions as available.*
- *A concise written and visual description of the context including adjacent heritage properties and their recognition (as above), and any yet unidentified potential cultural heritage resource(s).*
- *Present owner contact information.*

(b) Background Research and Analysis

Comprehensive written and visual research and analysis related to the cultural heritage value or interest of the site including:

- Incorporation of the existing research completed by the Town.
- Undertake further research to ensure all key details on the history of the Site and its surrounding context are described, which may include relevant historic maps and atlases, drawings, photographs, sketches/ renderings, permit records, land records, assessment rolls, Town of Grimsby directories, etc.

(c) Statement of Significance

- Inclusion of the Draft Statement of Significance prepared by the Town for both 13 Mountain Street and 19 Elm Street.
- Conduct a review of the Draft Statement of Significance and recommend any further revisions/additions, as needed, based on the comprehensive research undertaken by ERA.



(d) Assessment of Existing Condition

A comprehensive written description and high quality color photographic documentation of the cultural heritage resource(s) in its current condition.

(e) Description of the Proposed Development or Site Alteration

A written and visual description of the proposed development or site alteration.

(f) Impact of Development or Site Alteration

An assessment identifying any impact the proposed development or site alteration may have on the cultural heritage resource(s), including the removal of the existing carriage house on the property at 13 Mountain Street. Negative impacts on a cultural heritage resource(s) as stated in the Ontario Heritage Tool Kit include, but are not limited to:

- *Destruction of any, or part of any, significant heritage attributes or features*
- *Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance*
- *Shadows created that alter the appearance of a heritage attribute or change the viability of 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*

(g) Considered Alternatives and Mitigation Strategies

An assessment of alternative options, mitigation measures, and conservation methods that may be considered in order to avoid or limit the negative impact on the cultural heritage resource(s). Methods of minimizing or avoiding a negative impact on a cultural heritage resource(s) as stated in the Ontario Heritage Tool Kit include, but are not limited to:

- *Alternative development approaches Isolating development and site alteration from significant built and natural features and vistas Design guidelines that harmonize mass, setback, setting, and materials Limiting height and density Allowing only compatible infill and additions Reversible alterations*

(h) Conservation Strategy

- *The preferred strategy recommended to best protect and enhance the cultural heritage value and heritage attributes of the cultural heritage resource(s) including, but not limited to:*
 - *A mitigation strategy including the proposed methods;*
 - *A conservation scope of work including the proposed methods; and*
 - *An implementation and monitoring plan.*
- *Recommendations for additional studies/plans related to, but not limited to: conservation; site specific design guidelines; interpretation/commemoration; lighting; signage; landscape; stabilization; additional record and documentation prior to demolition; and long-term maintenance.*
- *Referenced conservation principles and precedents.*

(i) Appendices

- *A bibliography listing source materials used and institutions consulted in preparing the HIA.*
- *Draft Heritage Research Report for 13 Mountain Street, Town of Grimsby*
- *Draft Heritage Research Report for 19 Elm Street, Town of Grimsby*

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

Heritage Research Report



DRAFT

**HERITAGE
RESEARCH
REPORT**

13 Mountain Street
Grimsby, Ontario

Jan 2019

1.0 INFORMATION SUMMARY

PROPERTY INFORMATION

Address: 13 Mountain Street, Grimsby, ON, L3M 3J7

Roll Number: 261501000902600

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

Heritage Type: Built Structure

Heritage Status: Listed Heritage Property

Name of Heritage Item:

OWNER INFORMATION

Names of Owners:

Owners Address: 13 MOUNTAIN ST GRIMSBY, ON, CAN, L3M3J7

Mailing Address:

REPORT INFORMATION

Report Purpose: Pursuing designation under Part IV, Section 29 of the *Ontario Heritage Act*

Date: Jan 2019

Designation Brief Completed by: Janice Hogg, Planner I & Bianca Verrecchia, Assistant Heritage Planner

People and Places From Grimsby's Past, Grimsby Museum; Grimsby Archives; Grimsby Public Library; The Boston Medical & Surgical Journal; Journal of the Executive Proceedings of the Senate of the United States; Medical and Surgical Reporter; Ancestry.ca; Niagara Green Belt

1. INTRODUCTION

This report was prepared to assess the building at 13 Mountain Street against the criteria for the *Ontario Heritage Act* for designation under Section 29, Part IV of the Act. Research was undertaken by consulting primary and secondary sources and site visits were undertaken to evaluate the dwelling and take photographs. Currently, this building is the site of restaurant Syndicate. Built in 1880, the structure is located at Mountain Street and Elm Street intersection.

2.0 ASSESSMENT OF CULTURAL HERITAGE VALUE OR INTEREST

A property may be designated under Section 29 of the *Ontario Heritage Act* if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest

2.1 The property has design value or physical value because it:

O. Reg. 9/06 Criteria	Meets Criteria (Y/N)	Summary
1. The property has design value or physical value because it,		
i) <i>Is a rare, unique, representative or early example of a style, type, expression, and material or construction method</i>	Yes	13 Mountain Street is a good example of Gothic Revival Architecture from the late 1800s. The house was built with red clay bricks, produced locally. The red clay brick building is dressed up with high pitched gable roofs.
ii) <i>Displays a high degree of craftsmanship or artistic merit</i>	No	<i>Property does not display a high degree of craftsmanship or artistic merit</i>
iii) <i>Demonstrates a high degree of technical or scientific achievement</i>	No	<i>Property does not demonstrate a high degree of technical or scientific achievement</i>

2.2 The property has historical value or associative value because it,

2. The property has historical value as of associative value because it,		
i) <i>Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.</i>	Yes	Originally being the location of the first Grout Foundry and Agricultural works which unfortunately burnt down in 1879. The Grout foundry was specifically well known for the invention of the horse-drawn grape hoe and sulky plough. In about 1880 Dr. Theoron Woolverton built the residence on 13 Mountain Street as the Woolverton family home where he lived with his wife Olivia Nelles and their two children. Dr. Theoron Woolverton, son of Dr. Jonathan Woolverton, one of the pioneer physicians of the district. Brother of one of the most widely known and highly respected fruit men of Canada, Edgar Judson Woolverton. Once the Civil war had broken out, Theoron entered into the service as an assistant surgeon being nominated by The President of the United States. Once the war had commenced Theoron continued to practice in the United States. In 1868 Theoron was promoted from assistant to Navy surgeon. During his service Theoron did

		extensive medical work on Yellow Fever on the USS Plymouth. In 1890 Theoron Woolverton was appointed delegate at the American Medical association convention.
ii) <i>Yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or</i>	No	<i>Property does not yield, or have the potential to yield, information that contributes to an understand of a community or culture, or</i>
iii) <i>Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</i>	No	<i>Property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who sis significant to a community</i>

2.3 The property has contextual value because it,

3. The property has contextual value because it,		
i) <i>Is important in defining, maintaining or supporting the character of an area,</i>	No	<i>Property is not important in defining, maintaining or supporting the character of an area,</i>
ii) <i>Is physically, functionally, visually or historically linked to its surroundings, or</i>	No	<i>Property is not physically, functionally, visually or historically linked to its surroundings, or</i>
iii) <i>Is a landmark.</i>	No	<i>Property is not a landmark.</i>

3.0 CULTURAL HERITAGE VALUE OR INTEREST

“The statement of cultural heritage value or interest, including a description of the heritage attributes along with all other components of the Heritage Designation Brief constitute the “Reasons for the Designation” required under the Ontario Heritage Act. The Heritage Designation Brief is available for viewing in the Town Planning Department during regular business hours.”

3.1 DESIGN VALUE OR PHYSICAL VALUE

13 Mountain Street is a good example of Gothic Revival Architecture from the late 1800s. The house was built with red clay bricks, produced locally. The red clay brick building is dressed up with high pitched gable roofs.

3.2 HISTORICAL VALUE OR ASSOCIATIVE VALUE

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

3.3 CONTEXTUAL VALUE

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

3.4 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

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

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

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

3.5 HERITAGE ATTRIBUTES TO BE DESIGNATED

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

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

4.0 SUMMARY

The building at 13 Mountain Street meets the criteria set out in the *Ontario Heritage Act* for designation under Part IV, Section 29. It therefore is recommended by Town Staff that the subject property be designated under Section 29, Part IV of the Act for the significant value determined in Section 2 of this report. The statement of cultural heritage value or interest contained in Section 3.4 of this report includes the heritage attributes identified in Section 3.5. These attributes have been determined to merit designation as they contribute to the significance of the building, and specifically the front façade of the original building, and as such should be outlined in the designation by-law as significant elements.

APPENDIX A:

BACKGROUND INFORMATION AND IMAGES:

The subject site is located at 13 Mountain Street which can be seen in Figure 1 below highlighted in blue. The property is situated near the junction of Mountain Street and Elm Street, and is a distinct feature when at the Mountain Street and Elm Street intersection.



FIGURE 1: The subject site at 13 Mountain Street, Grimsby, Ontario as indicated by the blue outline. *Source: Mitown*

SITE DEVELOPMENT:

13 Mountain Street was originally the location of the first Grout Foundry and Agricultural works, which unfortunately burnt down in 1879.¹ In about 1880 Dr. Theoron Woolverton built the current residence at 13 Mountain Street as The Woolverton family home where he lived with his wife Olivia Nelles and their two children. Theoron served in the U.S Navy splitting his time between the U.S and Grimsby, he owned this home until his death in 1912. After the death of Dr. Theoron his beloved daughter Mary Mahan Woolverton (Nina) moved from the United States to live in her father's home until her death in 1932. After the passing of his sister Dr. Theoron's son Francis inherited the house along with his wife a Grimsby woman, Lily Selby². Lily Selby lived in this house until the day she died in 1964. In 1965 Gables Nursing Home opened its doors on 13 Mountain Street. The property was for sale once again in 1982 and it wasn't until 1987 that Gable Manor Fine Dining began operations, ownership changed in 2013 when the restaurant Syndicate opened its doors.³



FIGURE 2. Elm from before the Foundry and works' fire. *Museum*



Mountain and 1883-1901 Grout Agricultural *Source: Grimsby Collection*

¹People and Places From Grimsby's Past- Grout

² Death Notices- Grimsby Independent-Francis Woolverton (Grimsby Public Library)

³ People and Places From Grimsby's Past-Woolverton, Niagara Green Belt – Gables Restaurant

FIGURE 3 Grout Foundry and Agricultural works Catalogue 1888.
Source: Grimsby Museum Collection



FIGURE 4: A flyer from the Grimsby Independent 1986. The Gable Manor announces the opening of carriage house gourmet shop.
Source: Grimsby Archives.

HISTORY: WOOLVERTON FAMILY

The dwelling on 13 Mountain Street was built in 1880 and was the home of Dr. Theoron Woolverton. Theoron was the son of Dr. Jonathan Woolverton, one of the pioneer physicians of the district. Edgar Judson Woolverton was one of the most widely known and highly respected fruit men of Canada, Brother of Theoron Woolverton.⁴



Sons of Emeline and Dr. Jonathan Woolverton. From left to right: Algernon (born 1843); Solon (1845); Edgar (1841); Theoron (1839) and Delos (1847).

— GRIMSBY MUSEUM.

FIGURE 5: Dr. Dr. Theoron and his siblings. *Source: Peoples and Places of Grimsby's Past. Pg. 80*

Once Theoron became knowledgeable in both Latin and elements of Greek he began to practice medicine with his father. Theoron had completed his studies in the United States with an intensified thesis on blood transfusions.⁵ 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)⁶. Once the war had commenced Theoron continued to practice in the United States. In 1868 Theoron was promoted from assistant to Navy surgeon.⁷

⁴ People and Places From Grimsby's Past

⁵ The Boston Medical & Surgical Journal (Thesis on Blood Transfusion)

⁶ Journal of the Executive Proceedings of the Senate of the United ..., Volume 12

⁷ Medical and Surgical Reporter, Volume 19 Page 488



Dr. Jonathan Woolverton (1811-1883), whose home was the old McIntyre building on Main Street, had five sons, three of whom became doctors. Front, from left, are Dr. Solon, Edgar, and Dr. Theoron; in the back are Delos and Dr. Algernon.

FIGURE 6: Dr. Jonathan Woolverton with his sons. *Source: Once Upon a Little Town. Grimsby 1876-1976 Pg. 252*

In 1869 Theoron married Oliva Nelles at St Andrews in Grimsby and had two children, Mary Mahan Woolverton (Nina) in 1871 and Francis Theoron Woolverton in 1875⁸. In 1890 Theoron Woolverton was appointed delegate at the American Medical association convention⁹. After retiring and splitting time between Florida and Grimsby¹⁰, Dr. Theoron Woolverton the Medical director of the United States Navy passed away on October 23rd 1912 in Ontario, Canada.¹¹

After the passing of Dr. Theoron, his daughter Mary Mahan Woolverton moved back to her father's home on 13 Mountain Street, Grimsby. She lived in the home until her death in 1933. After the passing of his sister Dr. Theoron's son Francis inherited the house along with his wife a Grimsby woman, Lily Selby. Lily Selby lived in this house until the day she died¹².

⁸ Ancestry.ca – Woolverton Family tree

⁹ Medical Record Volume 37

¹⁰ Death Notices- Grimsby Independent -Francis Woolverton (Grimsby Public Library)

¹¹ Ancestry.ca – Woolverton Family tree

¹² Niagara Green Belt – Gables Restaurant & Ancestry.ca – Woolverton Family tree (Dates)

Architectural Styles & Influence

In the late 19th century Gothic Revival architecture became popular in both churches and modest residences. Originally when English settlers came to Ontario they brought with them the styles of English Gothic and medieval architecture.

Characteristics of Gothic Revival Architecture.

- Decorative tracery
- Shaped Parapets
- Oriel Windows (Slender)
- Pinnacles
- Clusters of Chimneys
- Asymmetrical floor plan
- Steeply pitched gables

Photos of the Property

Foundation

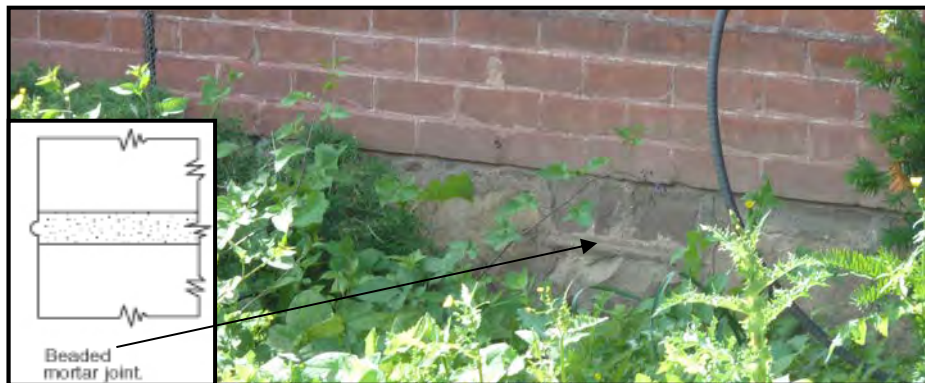


FIGURE 7: 13 Mountain Street is a red clay brick structure built on a stone foundation. The original foundation was arranged in a coursed layout using cut stone and a lime based mortar. The foundation mortar shown above has a beaded mortar joint. The face of the cut stone was left with a quarried finish.

Construction

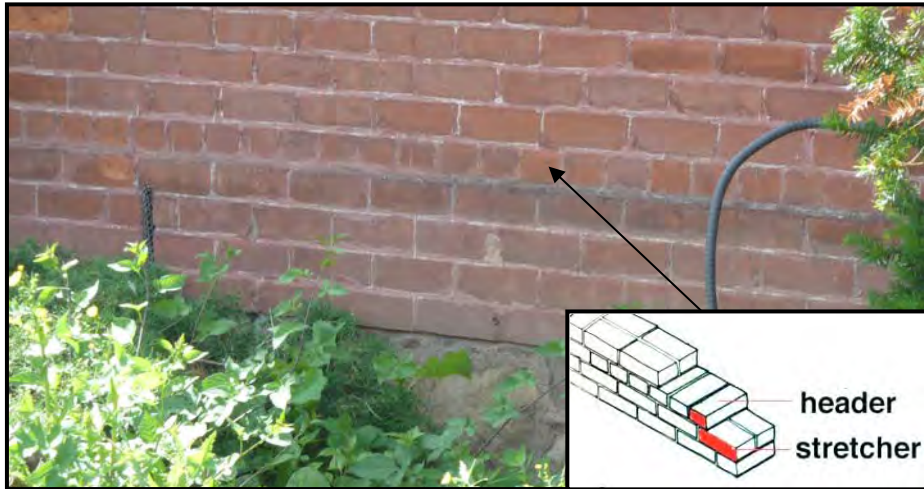


FIGURE 8: The image above shows evidence of solid masonry construction as a brick header row is shown above. The brick header indicates a second row of bricks behind the exterior row, the header acts as a brick tie between the two sister walls. A soft mortar would have been used to compliment the kiln fired red clay bricks, clay would have been mixed into the soft mortar to give red color to mortar.

Roof Line



FIGURE 9: The three pitched gable roofline and narrow windows are signature features of Gothic Revival Architecture.

Roof Details

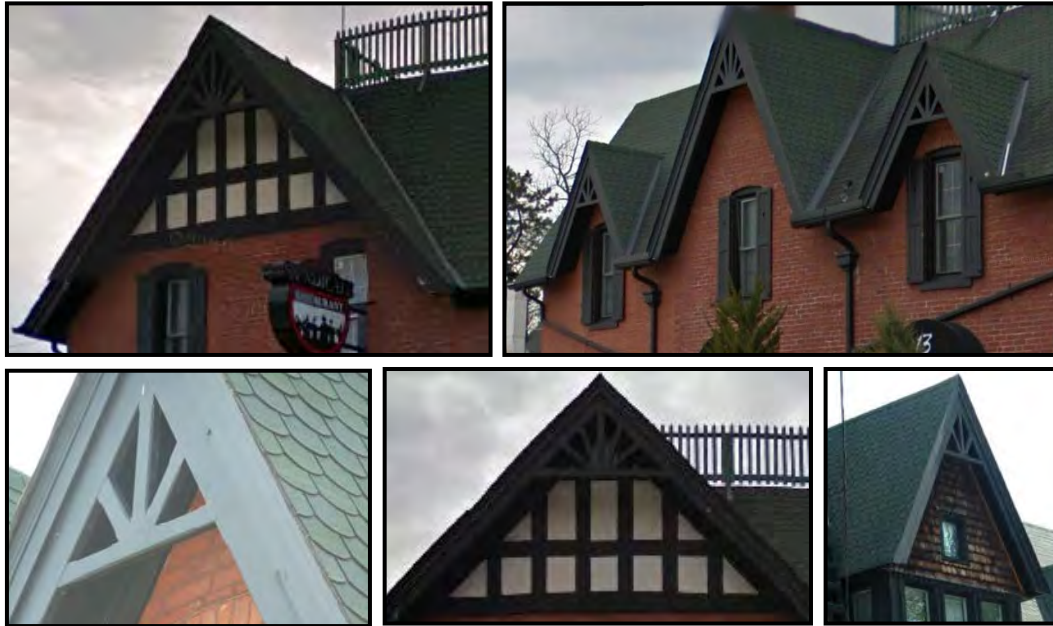


FIGURE 10: The high pitched gable roofs are decorated in gingerbread trim and accented with sections of half-timbering and cedar shakes. The pitched roofs and gingerbread trim are defining elements in gothic revival architecture.

Portico



FIGURE 11: The portico seen on the front façade has a pitched roof structure that mimics the roof pitches above. The portico is supported by half columns resting on half walls made of brick that attach back to the front façade. The side porch was converted into a sunroom in the 1930s.

Windows



FIGURE 12: Pictured above are the windows on 13 Mountain Street. The wood shutters can be found throughout the exterior facade. The sunroom windows are wood sash windows with 4 over 6 pain division. A detailed peak is shown above with cedar shakes and decorative dentils on wood window surround. Segmental arches can be seen above the original window openings.

Doors & Shutters



FIGURE 13: Pictured above are the detailed wood shutters and wood door. The detailed wood work can be seen throughout 13 Mountain Street.



Photograph of 13 Mountain St. Grimsby, Ontario. Source: Grimsby Archives



19 Elm St Grimsby, Ontario – West Elevation



19 Elm St Grimsby, Ontario – North Elevation



19 Elm St Grimsby, Ontario – South Elevation

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

Heritage Research Report



DRAFT

HERITAGE *Baptist Church*
RESEARCH *19 Elm Street*
REPORT *Grimsby, Ontario*

July 2019

1.0 INFORMATION SUMMARY

PROPERTY INFORMATION

Address: 19 Elm Street, Grimsby, ON, L3M 1H4

Roll Number: 261501000902700

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

Heritage Type: Built Structure

Heritage Status: Listed Heritage Property

Name of Heritage Item: Baptist Church

OWNER INFORMATION

Names of Owners:

Owners Address:

Mailing Address:

REPORT INFORMATION

Report Purpose: Pursuing designation under Part IV, Section 29 of the *Ontario Heritage Act*

Date: July 2019

Designation Brief Completed by: Janice Hogg, Senior Planner & Bianca Verrecchia, Assistant Heritage Planner

Niagara Green Belt, Designation Report 354 Main St. W (Maple Hurst), Grimsby Museum, Annals of the Forty: No.9, People and Places From Grimsby's Past

1. INTRODUCTION

This report was prepared to assess the building at 19 Elm Street against the criteria for the *Ontario Heritage Act* for designation under Section 29, Part IV of the Act. Research was undertaken by consulting primary and secondary sources and site visits were undertaken to evaluate the dwelling and take photographs. Currently, this building is the site of Different Strokes. Built in 1880, the structure is located at Elm Street and Mountain Street.

2.0 ASSESSMENT OF CULTURAL HERITAGE VALUE OR INTEREST

A property may be designated under Section 29 of the *Ontario Heritage Act* if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest

2.1 The property has design value or physical value because it:

O. Reg. 9/06 Criteria	Meets Criteria (Y/N)	Summary
1. The property has design value or physical value because it,		
i) <i>Is a rare, unique, representative or early example of a style, type, expression, and material or construction method</i>	Yes	19 Elm Street was constructed in 1880, the structure is constructed by fired clay bricks paired with a soft lime mortar. The Baptist church is constructed on a cut stone foundation, this original foundation is arranged in a coursed layout with a lime based mortar. The foundation's mortar joints were finished with a beaded detail. The original wood windows can be found throughout the exterior of 19 Elm Street. The arches above the windows are constructed with; clay bricks and secured with a tooled key stone. The styles of the wood windows include a rose window at center of front façade above double lancet arch windows, lancet arched windows along the nave of the church, and sash windows throughout. The sills and lintels on the windows are cut stone with tooling details. The door openings are supported by arches topped with tooled key stones. Under the doors of the front façade we can see the original tooled cut stone sills. Along the roof line of the front façade we can see a decorative stepped brick pattern that goes into brick corbels. Along the ridge line on the lower roofline another intricate brick detail is shown, achieved by angling the bricks during construction. A banding detail can be seen on the façade of 19 Elm Street.
ii) <i>Displays a high degree of craftsmanship or artistic merit</i>	No	<i>Property does not display a high degree of craftsmanship or artistic merit</i>
iii) <i>Demonstrates a high degree of technical or scientific achievement</i>	No	<i>Property does not demonstrate a high degree of technical or scientific achievement</i>

2.2 The property has historical value or associative value because it,

2. The property has historical value as of associative value because it,		
i) <i>Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.</i>	Yes	The historic church found at 19 Elm Street was built by Charles Woolverton, and was the central gathering point for the Baptist community in 1880. Originally being the location of the first Grout Foundry and Agricultural Works which burnt down in 1879. The Grout Foundry was specifically well known for the invention of the horse-drawn grape hoe and sulky plough. Charles Woolverton was the son of Dennis Woolverton, reformer in politics and a member of the Upper Canada's legislative assembly from 1834-1836. Charles was the father of Linus Woolverton a successful journalist as well as farmer and fruit raiser with many honorable appointments and achievements. Charles took over the farm from his father and became a leading agriculturalist in Grimsby Township, planting one of the first peach orchards in the area and supplied trees to farmers from an extensive nursery on his property. The earliest mentions of apple propagation in this area come to us from the diary of Charles Woolverton of Grimsby Township. Charles Woolverton's Diary mentions the 200 acres of land purchased by his grandfather in 1796, which included five natural apple trees.
ii) <i>Yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or</i>	No	<i>Property does not yield or have the potential to yield, information that contributes to an understand of a community or culture, or</i>
iii) <i>Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</i>	No	<i>Property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community</i>

2.3 The property has contextual value because it,

3. The property has contextual value because it,		
i) <i>Is important in defining, maintaining or supporting the character of an area,</i>	No	<i>Property is not important in defining, maintaining or supporting the character of an area,</i>
ii) <i>Is physically, functionally, visually or historically linked to its surroundings, or</i>	No	<i>Property does not physically, functionally, visually or historically linked to its surroundings, or</i>
iii) <i>Is a landmark.</i>	Yes	Located at the entrance of the main street commercial corridor. A significant landmark when travelling up the mountain access.

3.0 CULTURAL HERITAGE VALUE OR INTEREST

“The statement of cultural heritage value or interest, including a description of the heritage attributes along with all other components of the Heritage Designation Brief constitute the “Reasons for the Designation” required under the Ontario Heritage Act. The Heritage Designation Brief is available for viewing in the Town Planning Department during regular business hours.”

3.1 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

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

The historic church found at 19 Elm Street was built by Charles Woolverton, and was the central gathering point for the Baptist community in 1880. Originally being the location of the first Grout Foundry and Agricultural Works which burnt down in 1879. The Grout Foundry was specifically well known for the invention of the horse-drawn grape hoe and sulky plough. Charles Woolverton was the son of Dennis Woolverton, reformer in politics and a member of the Upper Canada’s legislative assembly from 1834-1836. Charles was the father of Linus Woolverton a successful journalist as well as farmer and fruit raiser with many honorable appointments and achievements. Charles took over the farm from his father and became a leading agriculturalist in Grimsby Township, planting one of the first peach orchards in the area and supplied trees to farmers from an extensive nursery on his property. The earliest mentions of apple propagation in this area come to us from the diary of Charles Woolverton of Grimsby Township. Charles Woolverton’s Diary mentions the 200 acres of land purchased by his grandfather in 1796, which included five natural apple trees.

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

3.2 HERITAGE ATTRIBUTES TO BE DESIGNATED

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

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

4.0 SUMMARY

The building at 19 Elm Street meets the criteria set out in the *Ontario Heritage Act* for designation under Part IV, Section 29. It therefore is recommended by Town Staff that the subject property be designated under Section 29, Part IV of the Act for the significant value determined in Section 2 of this report. The statement of cultural heritage value or interest contained in Section 3.1. Of this report includes the heritage attributes identified in Section 3.2. These attributes have been determined to merit designation as they contribute to the significance of the building, and specifically the front façade of the original building, and as such should be outlined in the designation by-law as significant elements.

APPENDIX A:

BACKGROUND INFORMATION AND IMAGES:

The subject site is located at 19 Elm Street which can be seen in Figure 1 below highlighted in blue. The property is situated near the junction of Mountain Street and Elm Street, and is a distinct feature when at the Mountain Street and Elm Street intersection.



FIGURE 1: The subject site at 19 Elm Street, Grimsby, Ontario as indicated by the blue outline. *Source: Mitown*

SITE DEVELOPMENT:

The historic church found at 19 Elm Street was built by Charles E. Woolverton, this was the central gathering point for the Baptist community in 1880. Originally being the location of the first Grout Foundry and Agricultural works which unfortunately burnt down in a fire in 1879. The Grout foundry was specifically well known for the invention of the horse-drawn grape hoe and sulky plough. In 1879 Charles Woolverton offered five hundred dollars which purchased the land. In 1880 work began on building, building costs were three thousand and fifty dollars plus five hundred for the lot. Doors opened in 1881 with an opening dedication service. In 1915 memorial windows were installed for the late Charles Woolverton, funded by Charles' son, Linus Woolverton. By 1967 the Baptist church had been sold to the Pentecostals Assemblies of Canada and thus the church name was changed to The Grimsby Pentecostal Church. In 1989 The Pentecostal church had moved out and by 1995 Different Strokes had purchased the property and moved in. In 2018 the property was once again sold.¹



FIGURE 2: 19 Elm Street, Grimsby from 1883-1901 before the Grout Foundry and Agricultural works' fire. *Source: Grimsby Museum Collection*

¹ Niagara Green Belt

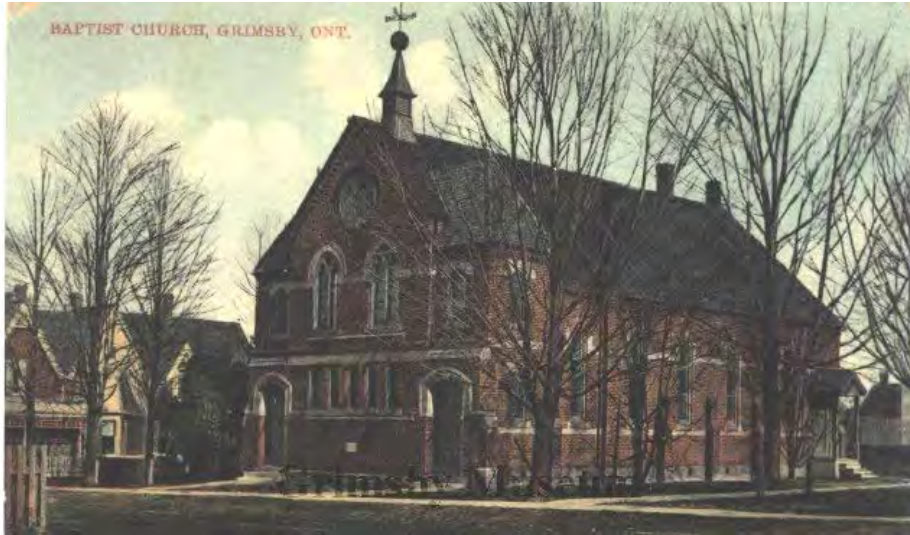


FIGURE 3: A postcard from 1880 depicting the Baptist Church located at 19 Elm Street, Grimsby. *Source: Grimsby Museum Collection*



FIGURE 4: Baptist Church located at 19 Elm Street, Grimsby. *Source: unknown*



Grimsby's first Baptist Church, opened 1881. The only pattern brick building remaining in Grimsby.

FIGURE 5: Grimsby's First Baptist Church. Source: *People and Places from Grimsby's past.*
Pg 82

HISTORY: WOOLVERTON FAMILY

Charles Woolverton was born in 1820, 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 raiser with many honourable appointments and achievements. Charles was educated locally and studied horticulture at the University of Toronto.² Charles married D. Bennet in 1850 and built Echo Hall located at 366 Main Street East. 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 tress to local farmers from an extensive nursery on his property.³ The earliest mentions of apple propagation in this area come to us from the diary of Charles Woolverton of Grimsby Township. In this Diary Charles mentions the 200 aches of land purchased by his grandfather for 50 euro NY currency in 1796, included five natural apple trees and one spotted cow for good measure.⁴



FIGURE 6: A portrait of Dennis Woolverton circa 1850.

Source: Grimsby Museum Collection



FIGURE 7: A portrait of Charles E Woolverton circa 1890

Source: Grimsby Museum Collection

² Annals Of The Forty: No. 9 –Pg 76

³ Designation Report – 354 Main St W (Maple Hurst)

⁴ Grimsby Museum



FIGURE 8: A painting of the C.E Woolverton & Son Fruit grounds circa 1876.

Source: Grimsby Museum Collection

Linus Woolverton son of Charles Woolverton constructed Maplehurst in approximately 1880 an eye catching house known municipally as 354 Main Street West. After graduation from university Linus devoted himself to the growing of fruit trees on The Woolverton Orchard. In 1896 when the government decided to pursue experimental work in fruit growing, Linus was asked to act as secretary and inspector of the experimental stations. Maplehurst was one of the original stations, as Linus used the orchard to experiment with a variety of fruits. Linus' accomplishments include being the vice-president of the park and outdoor association and wrote a number of reports and books for agriculture including 'The Fruits of Ontario' and 'The Canadian Apple Growers Guide'.⁵



FIGURE 9: A formal portrait of Linus Woolverton circa 1870.

Source: Grimsby Museum Collection

⁵ The Streets of Grimsby

PHOTOS OF THE PROPERTY

SOILD MASONRY CONSTRUCTION

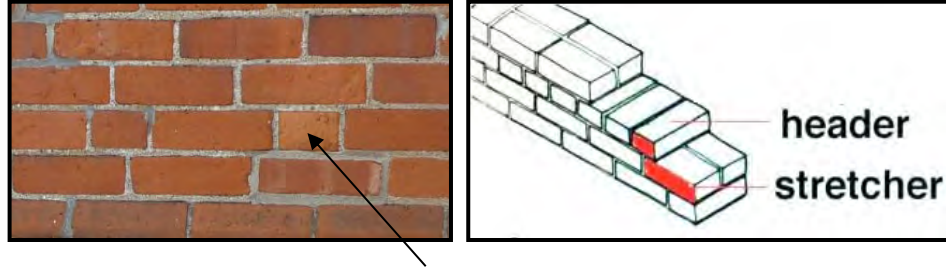


FIGURE 10: The image above shows evidence of solid masonry construction as a brick header row is shown above. The brick header indicates a second row of bricks behind the exterior row, the header acts as a brick tie between the two sister walls. A soft mortar would have been used to compliment the kiln fired clay bricks in a light contrasting color. Strong evidence of repointing over time with various mixes. Spaulding has occurred, may be evidence of concrete mortars used during repointing.

FOUNDATION



FIGURE 11: 19 Elm Street is a clay brick structure built on a stone foundation. The original foundation was arranged in a coursed layout with a cut stone and lime based mortar. The foundation mortar shown above has a beaded mortar joint. The face of the cut stone was left with a quarried finish. Pictured above you can also see the foundation vents which were used to keep the air circulating in the basement to prevent the spread mold and mildew in the summer months.

STAINED GLASS WINDOWS & BRICK ARCHES



FIGURE 12: Pictured above are the original stain glass windows on 19 Elm Street. Donated by Linus Woolverton in memory of his father Charles Woolverton. The stained glass windows are designed in three panels that fit into wood frame surrounds, the original openings have had additional storm windows installed on the exterior side of the stained glass window with ventilation. The arch above the windows are constructed with; white clay bricks as the spring of the arch and red clay bricks as the voussoir's, the arch is then topped with a tooled key stone. The completed arch is then traced out with projecting headers in white brick. The sill under the stained glass windows are cut stone with tooling details. Throughout the structure white brick

WOOD WINDOWS



FIGURE 13: Pictured above are the original wood windows found throughout the exterior of 19 Elm Street. The sills and lintels on the above windows are cut stone with tooling details. On the new addition (after 1880) we can see the sills are cut stone without the tooling finish. The style of windows above include a rose window at center of front façade, above double lancet arch windows with a quatrefoil window in the center, lancet windows on nave of the church, and sash windows throughout.

EXTERIOR ENTRANCES



FIGURE 14: Over the doors we see a contrast of colors on the original clay brick arch construction, a soft mortar would have been used to compliment the kiln fired clay brick in a light contrasting color. The arch is constructed with white bricks as the spring of the arch and red clay bricks as the voussoirs, the arch is then completed with a tooled key stone. The completed arch is then traced out with brick. Unlike the arches above the windows the tracing above the doors is done with the stretcher side of the brick. Under the door frame we can see the original tooled cut stone sill.

DECORATIVE BRICK PATTERNS

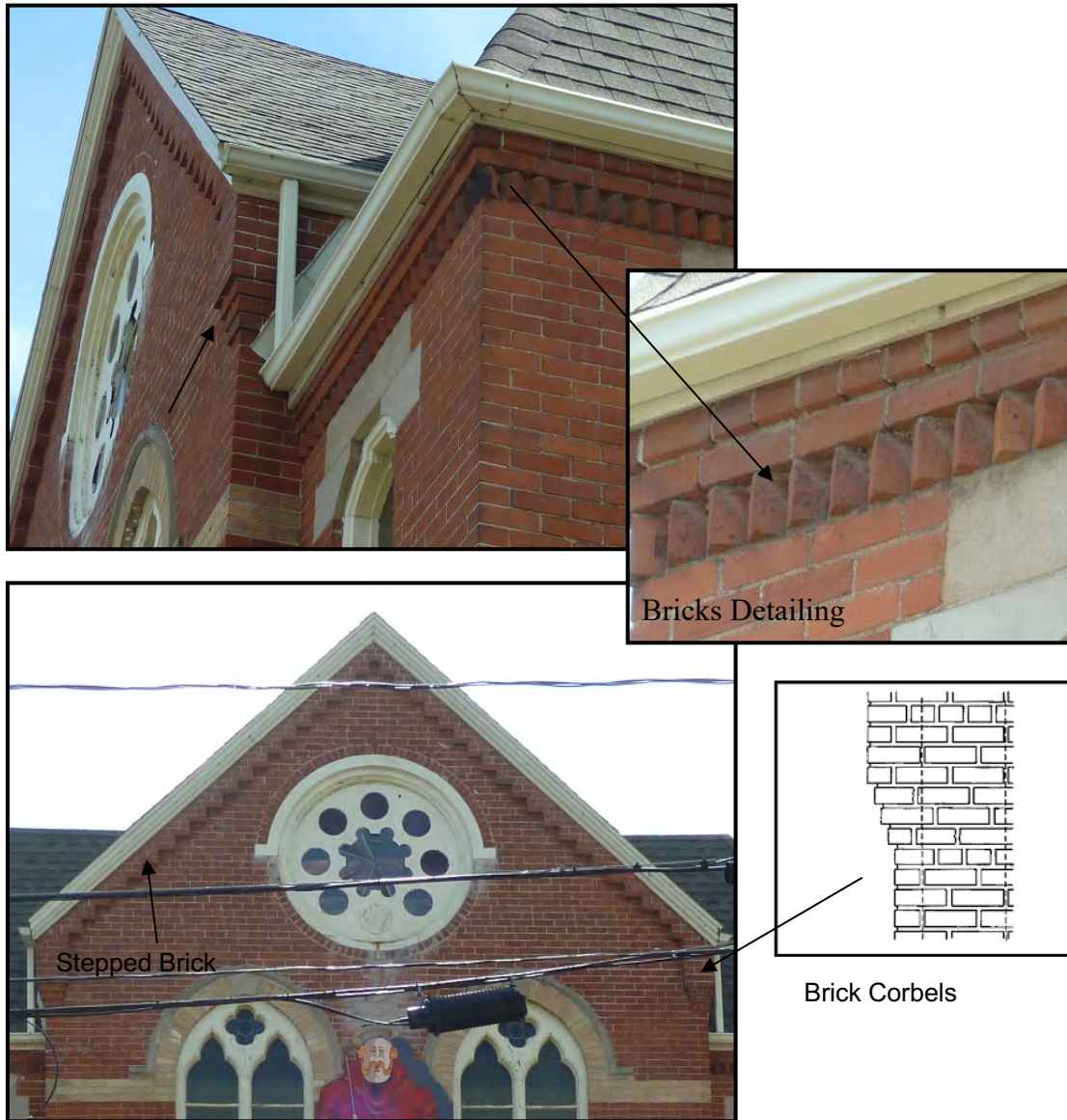


FIGURE 15: Along the roof line of the front façade we can see a decorative stepped brick pattern that goes into brick corbels. A decorative tracing occurs around the rose window in a circle pattern. Along the ridge line on the lower roof another intricate brick detail is shown, archived by angling the bricks during construction.

BANDING DETAILS

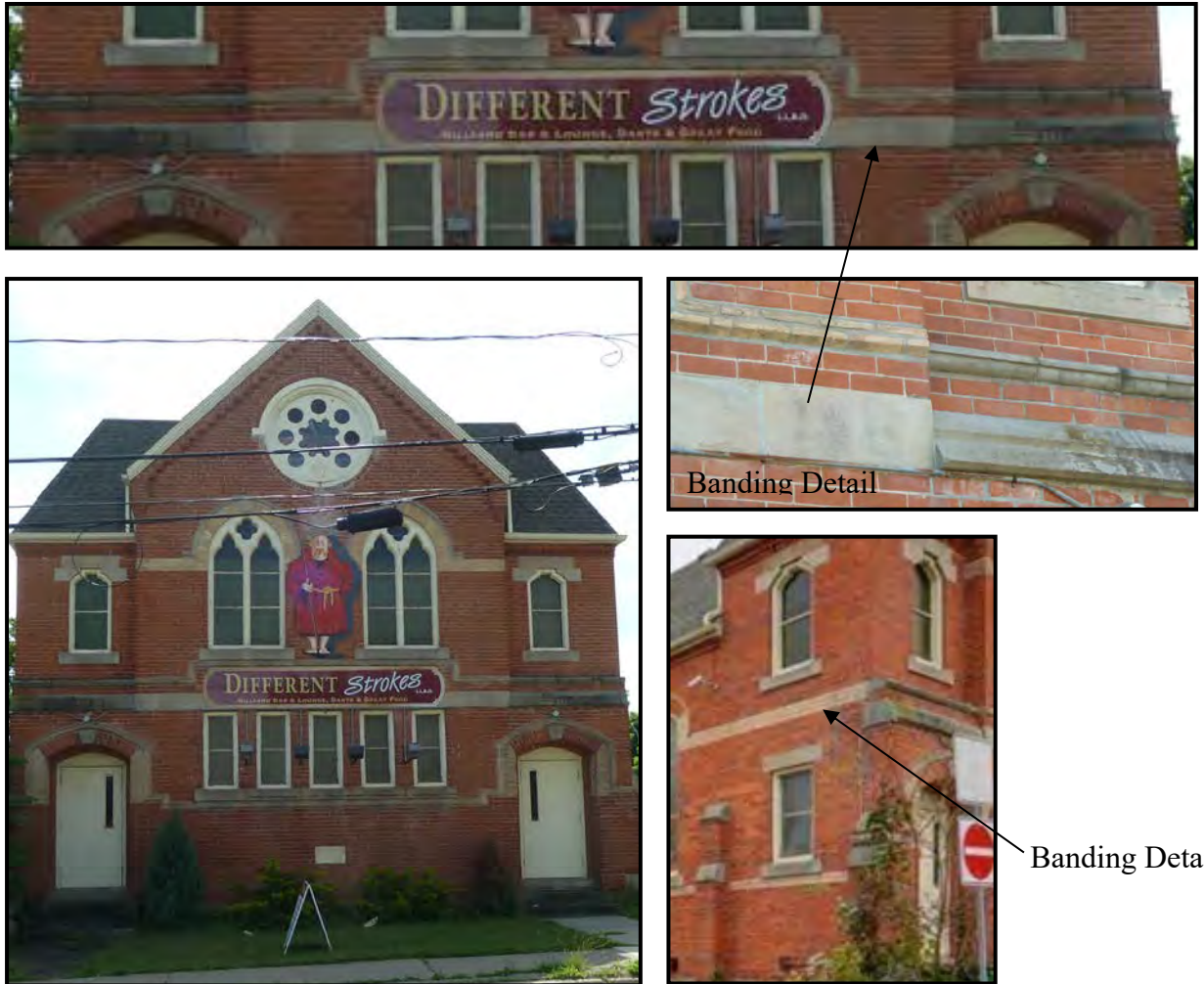


FIGURE 16: The banding detail seen on the façade of 19 Elm Street is a combination of flat tooled stone, beveled cut stone, and carved stone. On the side facades the banding continues with a white brick.

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



THE WOOLVERTON, VIEW LOOKING EAST FROM MOUNTAIN STREET

THE WOOLVERTON 13 MOUNTAIN STREET & 19 ELM STREET GRIMSBY, ONTARIO

ISSUED FOR OFFICIAL PLAN AMENDMENT/
ZONING BYLAW AMENDMENT
25 MAY 2021

Drawing List

- A000 - BUILDING INFO
 - A000 COVER
 - A002 SURVEY
 - A010 SITE PLAN + STATISTICS
 - A011 EXISTING SITE LAYOUT AND DEMOLITION PLAN
 - A012 ZONING PLAN

- A100 - BELOW GRADE
 - A102 PLAN - PARKING LEVEL P1
 - A101 PLAN - PARKING LEVEL P2
 - A100 PLAN - PARKING LEVEL P3

- A200 - FLOOR PLANS
 - A200 PLAN - LEVEL 1
 - A202 PLAN - LEVEL 3
 - A203 PLAN - LEVEL 4
 - A204 PLAN - LEVEL 5
 - A205 PLAN - LEVEL 6
 - A206 PLAN - LEVEL 7
 - A207 PLAN - ROOF
 - A201 PLAN - LEVEL 2

- A400 - ELEVATIONS
 - A400 ELEVATION - NORTH
 - A401 ELEVATION - SOUTH
 - A402 ELEVATION - EAST
 - A403 ELEVATION - WEST
 - A410 STREETScape ELEVATION - MOUNTAIN STREET
 - A411 STREETScape ELEVATION - ELM STREET

- A500 - SECTIONS
 - A501 SECTION - NORTH/SOUTH 1
 - A502 SECTION - NORTH/SOUTH 2
 - A504 SECTION - EAST/WEST MAIN ENTRY
 - A505 SECTION - EAST/WEST COMMUNITY HALL
 - A503 SECTION - EAST/WEST WOOLVERTON

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PRIOR TO COMMENCEMENT OF THE WORK THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS TO IDENTIFY ANY ERRORS AND OMISSIONS, ASCERTAIN ANY DISCREPANCIES BETWEEN THIS DRAWING AND THE FULL CONTRACT DOCUMENTS, AND BRING THESE ITEMS TO THE ATTENTION OF THE OWNERS FOR CLARIFICATION.

NO.	DATE	DESCRIPTION/COMMENTS
1	2021-05-25	ISSUED FOR OPA/ZBA

LEGEND

NOTES



THE WOOLVERTON
13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.
Valentine Coleman 2 Inc.

COVER

PROJECT	42051	DRAWN	LS
SCALE		CHECKED	AB
DATE	05/25/21	PLOTTED	5/21/2021 3:27:34 PM

A000

NO.	DATE	DESCRIPTION/COMMENTS
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PART 2 - SURVEY REPORT

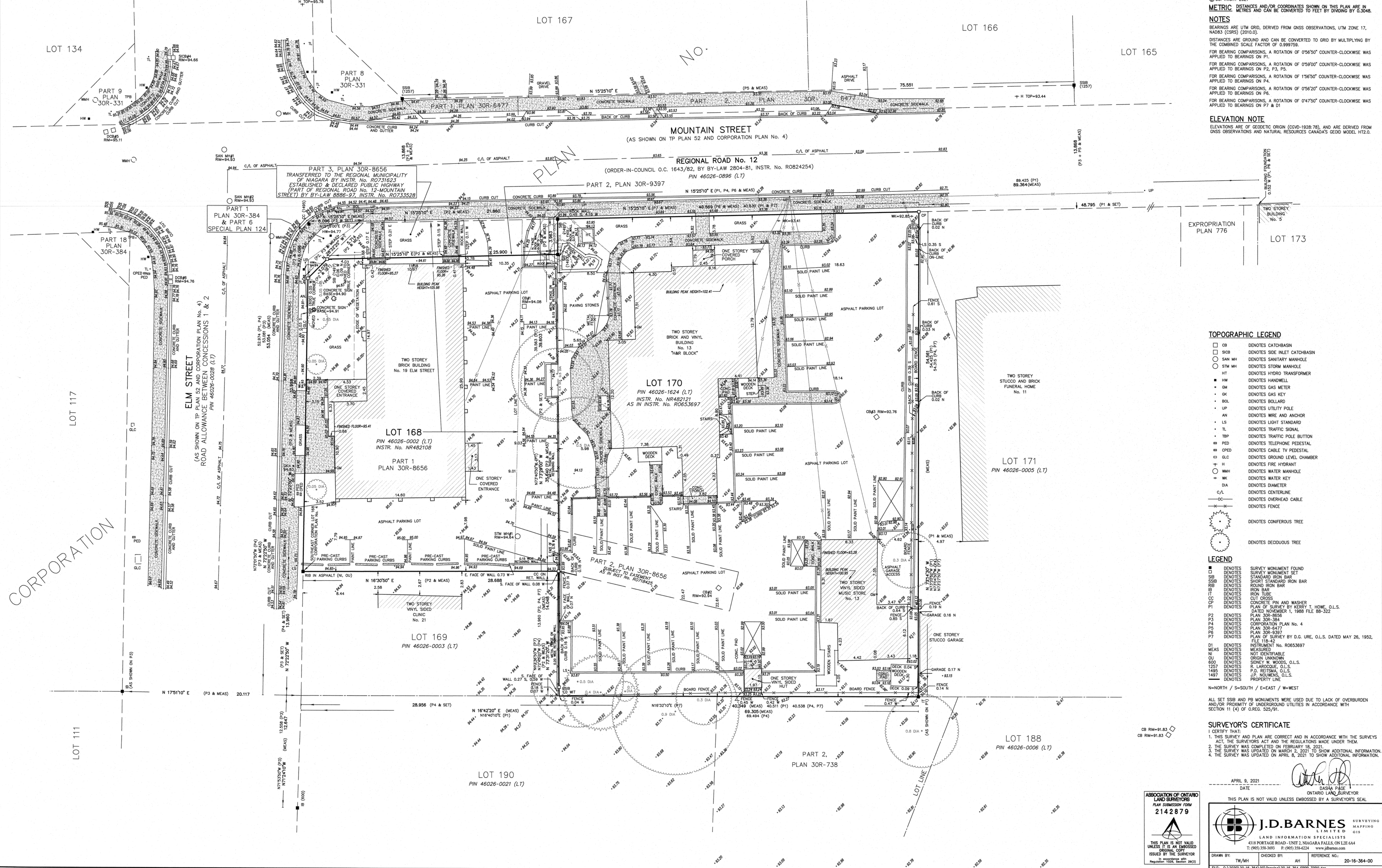
- DESCRIPTION
 LOT 170 & PART OF LOT 168, CORPORATION PLAN No. 4

- REGULATED DRAINAGE AND/OR RIGHTS-OF-WAY
 PLAN 46026-0002 (L1) IS TOGETHER WITH EASEMENT OVER PART 2, 30R-8656 AS IN INST. No. R0718425
 PLAN 46026-1624 (L1) IS SUBJECT TO EASEMENT OVER PART 2, 30R-8656 AS IN INST. No. R0718425

- BOUNDARY FEATURES
 FENCE, CURB, GARAGE AND DECK ALONG NORTH BOUNDARY, FENCE ALONG EAST BOUNDARY,
 FENCE, RETAINING WALL AND CURB ALONG SOUTH-EAST BOUNDARY, ANCHOR WIRE NEAR SOUTH WEST CORNER,
 ROCK WALL AND STEPS ALONG WEST BOUNDARY AS SHOWN ON PLAN

- ZONING COMPLIANCE
 NOT VERIFIED BY THIS SURVEY

- ADDITIONAL REMARKS
 PLAN PREPARED FOR VALENTE COLEMAN 1 INC. & VALENTE COLEMAN 2 INC.



SURVEYOR'S REAL PROPERTY REPORT WITH TOPOGRAPHIC DETAILS

PART 1 - PLAN OF SURVEY OF LOT 170 & PART OF LOT 168 CORPORATION PLAN No. 4

TOWN OF GRIMSBY REGIONAL MUNICIPALITY OF NIAGARA

SCALE: 1:150

J.D. BARNES LIMITED
 © COPYRIGHT 2021

DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM GNSS OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE CORRECTED SCALE FACTOR OF 0.999758.

FOR BEARING COMPARISONS, A ROTATION OF 0°56'50" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1.

FOR BEARING COMPARISONS, A ROTATION OF 0°59'00" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P2, P3, P5.

FOR BEARING COMPARISONS, A ROTATION OF 1°58'50" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P4.

FOR BEARING COMPARISONS, A ROTATION OF 0°56'20" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P6.

FOR BEARING COMPARISONS, A ROTATION OF 0°47'30" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P7 & D1.

ELEVATION NOTE

ELEVATIONS ARE OF GEODETIC ORIGIN (CGVD-1928-78), AND ARE DERIVED FROM GNSS OBSERVATIONS AND NATURAL RESOURCES CANADA'S GEOID MODEL HTZ.0.

LEGEND

	NOTES CATCHBASIN
	NOTES SIDE INLET CATCHBASIN
	NOTES SANITARY MANHOLE
	NOTES STORM MANHOLE
	NOTES HYDRO TRANSFORMER
	NOTES HANDWELL
	NOTES GAS METER
	NOTES GAS KEY
	NOTES BOLLARD
	NOTES UTILITY POLE
	NOTES WIRE AND ANCHOR
	NOTES LIGHT STANDARD
	NOTES TRAFFIC SIGNAL
	NOTES TRAFFIC POLE BUTTON
	NOTES TELEPHONE PEDESTAL
	NOTES CABLE TV PEDESTAL
	NOTES GROUND LEVEL CHAMBER
	NOTES FIRE HYDRANT
	NOTES WATER MANHOLE
	NOTES WATER KEY
	NOTES DIAMETER
	NOTES CENTERLINE
	NOTES OVERHEAD CABLE
	NOTES FENCE
	NOTES CONIFEROUS TREE
	NOTES DECIDUOUS TREE

	NOTES SURVEY MONUMENT FOUND
	NOTES BENCHMARK
	NOTES STANDARD IRON BAR
	NOTES ROUND IRON BAR
	NOTES IRON NAIL
	NOTES IRON TUBE
	NOTES CUT CROSS
	NOTES CONCRETE PIN AND WASHER

P2 DENOTES PLAN OF SURVEY BY KERRY T. HOWE, O.L.S. DATED NOVEMBER 1, 1988 FILE #8-322

P3 DENOTES PLAN 30R-384 CORPORATION PLAN No. 4

P4 DENOTES PLAN 30R-8656 CORPORATION PLAN No. 4

P5 DENOTES PLAN 30R-587 CORPORATION PLAN No. 4

P6 DENOTES PLAN 30R-587 CORPORATION PLAN No. 4

P7 DENOTES PLAN OF SURVEY BY D.C. URE, O.L.S. DATED MAY 26, 1950, FILE #116-42

D1 DENOTES INSTRUMENT No. R0633697

MEAS DENOTES MEASUREMENT

NI DENOTES NOT IDENTIFIABLE

OU DENOTES ORIGIN UNKNOWN

600 DENOTES SONEY W. WOODS, O.L.S.

1257 DENOTES B. LAROCQUE, O.L.S.

1465 DENOTES P. BOSTON, O.L.S.

1497 DENOTES J.P. MOYERS, O.L.S.

PROPERTY LINE

N-NORTH / S-SOUTH / E-EAST / W-WEST

NOTES

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM;
- THIS SURVEY WAS COMPLETED ON FEBRUARY 18, 2021;
- THIS SURVEY WAS UPDATED ON MARCH 2, 2021 TO SHOW ADDITIONAL INFORMATION;
- THIS SURVEY WAS UPDATED ON APRIL 8, 2021 TO SHOW ADDITIONAL INFORMATION.

APRIL 9, 2021

DATE

THIS PLAN IS NOT VALID UNLESS EMBOSSED BY A SURVEYOR'S SEAL

J.D. BARNES LIMITED
 SURVEYING
 MAPPING
 GIS

LAND INFORMATION SPECIALISTS

418 PORTAGE ROAD, UNIT 2, NIAGARA FALLS, ON L2E 4A4
 T: (905) 351-3580 F: (905) 351-3524 www.jdbarnes.com

DRAWN BY: TR/AMH CHECKED BY: AH REFERENCE NO.: 20-16-364-00

FILE: 02022021-16-364-00 (Drawing) 151-16-364-3010-1001.dwg
 PLOTTED: 4/9/2021

SvN

10 Adelaide St. E. Toronto, ON M5C 1K9

info@svn-nc.com 416-363-9499

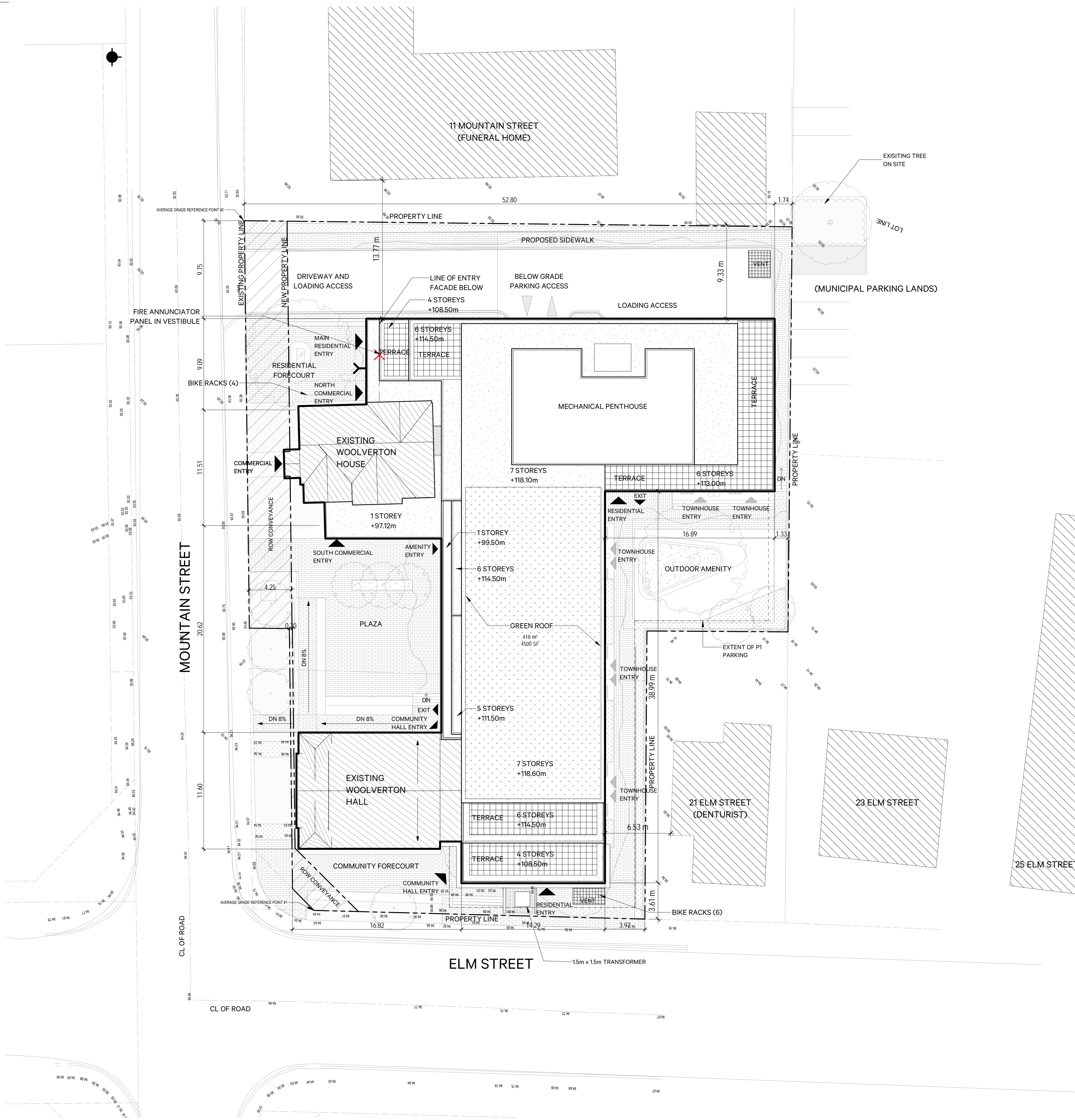
THE WOOLVERTON
 13 MOUNTAIN STREET & 19 ELM STREET

Valente Coleman 1 Inc.
 Valente Coleman 2 Inc.

SURVEY

PROJECT	42051	DRAWN	LS
SCALE		CHECKED	AB
DATE	05/26/21	PLOTTED	5/21/2021 3:27:43 PM

A002



1 OVERALL SITE PLAN
A010 1:200

2 CONTEXT PLAN
A010

PROJECT SUMMARY			
MUNICIPAL ADDRESS	13 Mountain Street & 19 Elm Street		
LOT AREA	Metric	Imperial	
EXISTING SITE AREA	3,188 m ²	34,318 sf	
ROW CONVEYANCE	195 m ²	2,101 sf	
NEW SITE AREA	2,993 m ²	32,217 sf	
ZONING			
DESIGNATION	DI - DOWNTOWN INTENSIFICATION		
BUILDING AREA AT GRADE	1,541 m ²	16,582 sf	
LOT COVERAGE	51.5%		
FSI	2.33		
HEIGHT * (EXCLUDING MECHANICAL PENTHOUSE)	25.24 m	78.4 ft	
NUMBER OF STOREYS	7		
GROSS FLOOR AREA (GFA) ^a			
EXISTING WOOLVERTON HOUSE (Second Floor)	100 m ²	1,077 sf	
NEW RESIDENTIAL GFA ^b	6,431 m ²	69,222 sf	
TOTAL RESIDENTIAL GFA ^b	6,531 m ²	70,298 sf	
EXISTING WOOLVERTON HOUSE (Ground Floor)	118 m ²	1,266 sf	
NEW COMMERCIAL/RETAIL	69 m ²	742 sf	
TOTAL COMMERCIAL/RETAIL (NON-RES)	187 m ²	2,008 sf	
EXISTING WOOLVERTON HALL	154 m ²	1,660 sf	
NEW COMMUNITY HUB	121 m ²	1,298 sf	
TOTAL COMMUNITY HUB (NON-RES)	275 m ²	2,958 sf	
TOTAL NON-RESIDENTIAL	461 m ²	4,966 sf	
TOTAL GFA	6,992 m ²	75,265 sf	
RESIDENTIAL UNITS			
1B (600-800 sq.ft.)	26	35%	
2B & 2B Townhouse (800-1,000 sq.ft.)	41	55%	
3B + 3B Townhouse (1,000-1,200 sq.ft.)	7	9%	
TOTAL UNITS	74		
AMENITY			
INDOOR RES. AMENITY SPACE	135 m ²	1,452 sf	
OUTDOOR RES. AMENITY SPACE	123 m ²	1,321 sf	
PARKING AREAS (GCA)			
P1 (area not included in GFA)	31 spaces	1,210 m ²	13,025 sf
P2 (area not included in GFA)	43 spaces	1,645 m ²	17,706 sf
P3 (area not included in GFA)	26 spaces	961 m ²	10,347 sf
PARKING			
	By-Law Required ^c	Proposed ^d	
RESIDENTIAL	93	74	
RESIDENTIAL VISITOR	19		
COMMERCIAL/RETAIL	7		
COMMUNITY HUB	10		
ADDITIONAL PARKING AT MUNICIPAL LOT ^e	n/a	2	
TIME OF DAY SHARED PARKING		26	
TOTAL	128	102	
BICYCLE PARKING			
	By-Law Required	Proposed	
RESIDENTIAL BIKE PARKING	23	74	
NON-RES BIKE PARKING	2	10	
LOADING			
	By-Law Required	Proposed	
LOADING SPACE (3.5 x 9.0m)	1	1	

^a Height measured from average grade along Mountain Street to top of 7th Floor
^b GFA assumes efficiency rate of 85% of GCA for Residential
^c By-Law Required Parking Rate: residential: 1.25 per unit
 visitor: 0.25 per unit
 Commercial Retail: 1 per 28 sq.m. GFA
 Community Hub: 1 per 30 sq.m. GFA
^d Proposed Parking Rate: refer to Transportation Considerations Study
^e 2 parking spaces on adjacent municipal lot owned by Valentine Coleman 1 and Valentine Coleman 2

3 PROJECT STATISTICS
A010

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NO.	DATE	DESCRIPTION/COMMENTS
1	2021-05-25	ISSUED FOR OPA/ZBA

LEGEND

- ROW CONVEYANCE
- EXISTING BUILDING
- PRIMARY BUILDING ENTRANCE
- SECONDARY BUILDING ENTRANCE/EXIT
- PRIVATE RESIDENTIAL BUILDING ENTRANCE
- PARKING ENTRANCE
- FIRE DEPARTMENT CONNECTION
- FIRE ANNUNCIATOR PANEL
- FIRE HYDRANT LOCATION

NOTES

93.875 m - AVERAGE GRADE BASED ON EXISTING GRADE ELEVATIONS AT NORTH-WEST AND SOUTH-WEST CORNERS OF THE PROPERTY (SEE SITE PLAN)



THE WOOLVERTON
13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.
Valentine Coleman 2 Inc.

SITE PLAN + STATISTICS

PROJECT	42051	DRAWN	LS
SCALE	1:200	CHECKED	AB
DATE	05/28/21	PLOTTED	5/25/2021 10:04:08 AM

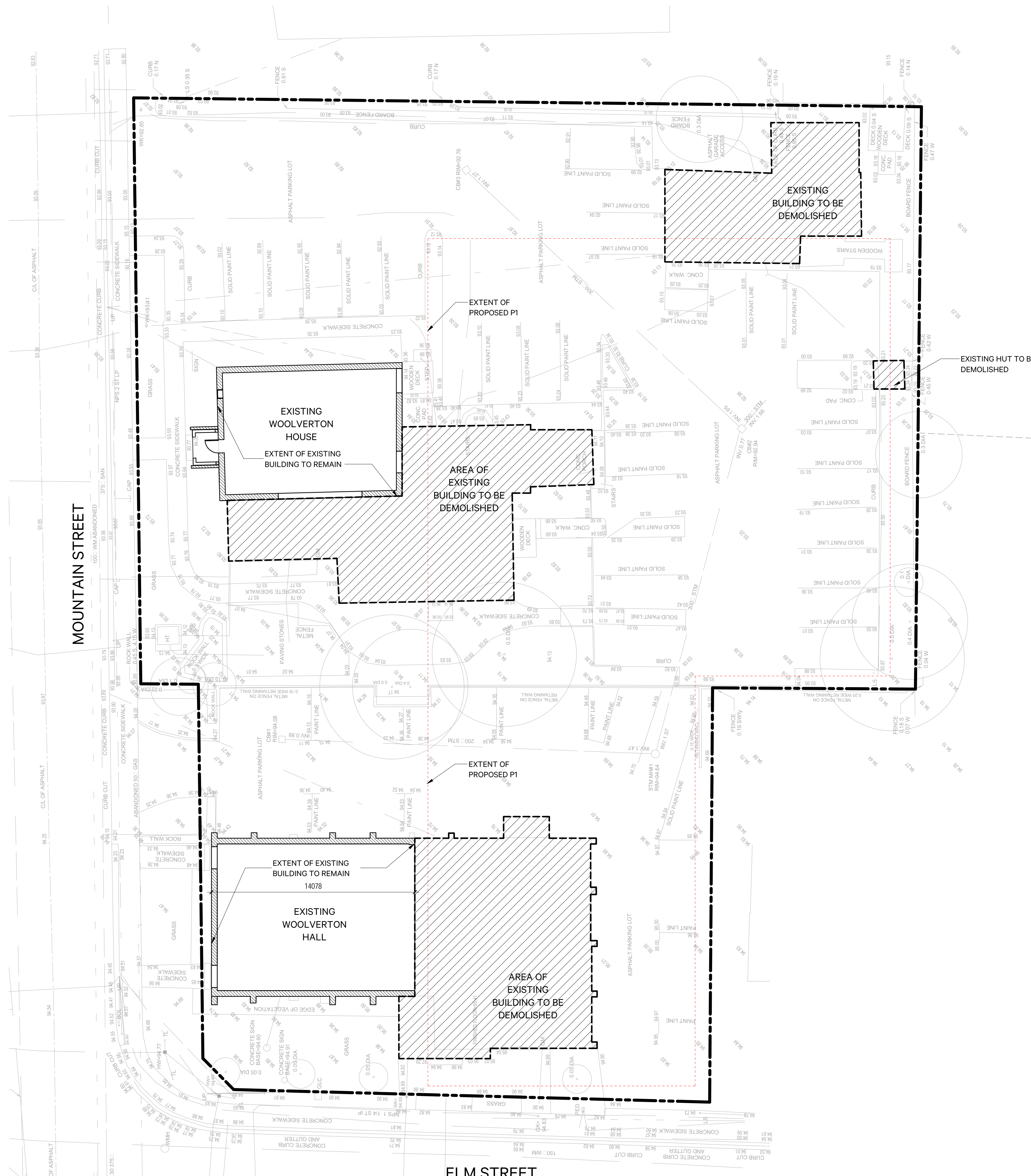
A010

NO.	DATE	DESCRIPTION/COMMENTS
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1	2021-05-25	ISSUED FOR OPA/ZBA
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LEGEND

NOTES



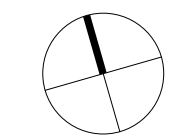
1 EXISTING SITE LAYOUT AND DEMOLITION PLAN
A011 1:150



THE WOOLVERTON
13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.
Valentine Coleman 2 Inc.

EXISTING SITE LAYOUT AND DEMOLITION PLAN



PROJECT	42001	DRAWN	LS
SCALE	1:50	CHECKED	AB
DATE	05/28/21	PLOTTED	5/25/2021 10:04:10 AM

A011

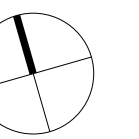
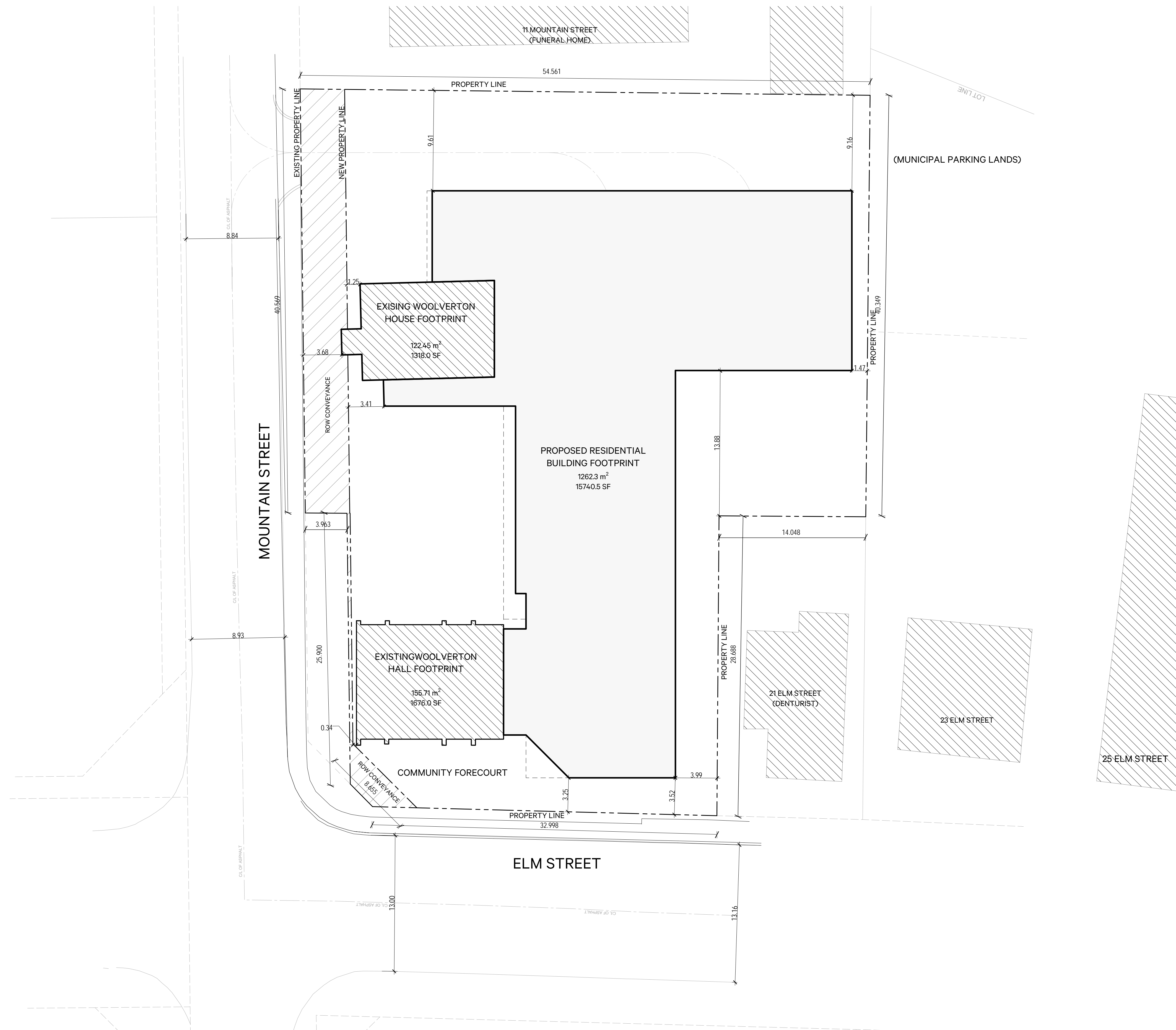
LEGEND

 ROW CONVEYANCE

 EXISTING BUILDING

NOTES

2 parking spaces on adjacent municipal lot owned by Valentine Coleman 1 and Valentine Coleman 2



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NO. DATE DESCRIPTION/COMMENTS

1 2021-05-25 ISSUED FOR OPA/ZBA

LEGEND

-  ROW CONVEYANCE
-  EXISTING BUILDING
-  PRIMARY BUILDING ENTRANCE
-  SECONDARY BUILDING ENTRANCE/EXIT
-  PRIVATE RESIDENTIAL BUILDING ENTRANCE
-  PARKING ENTRANCE

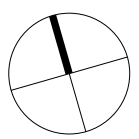
NOTES



THE WOOLVERTON
13 MOUNTAIN STREET & 19 ELM STREET

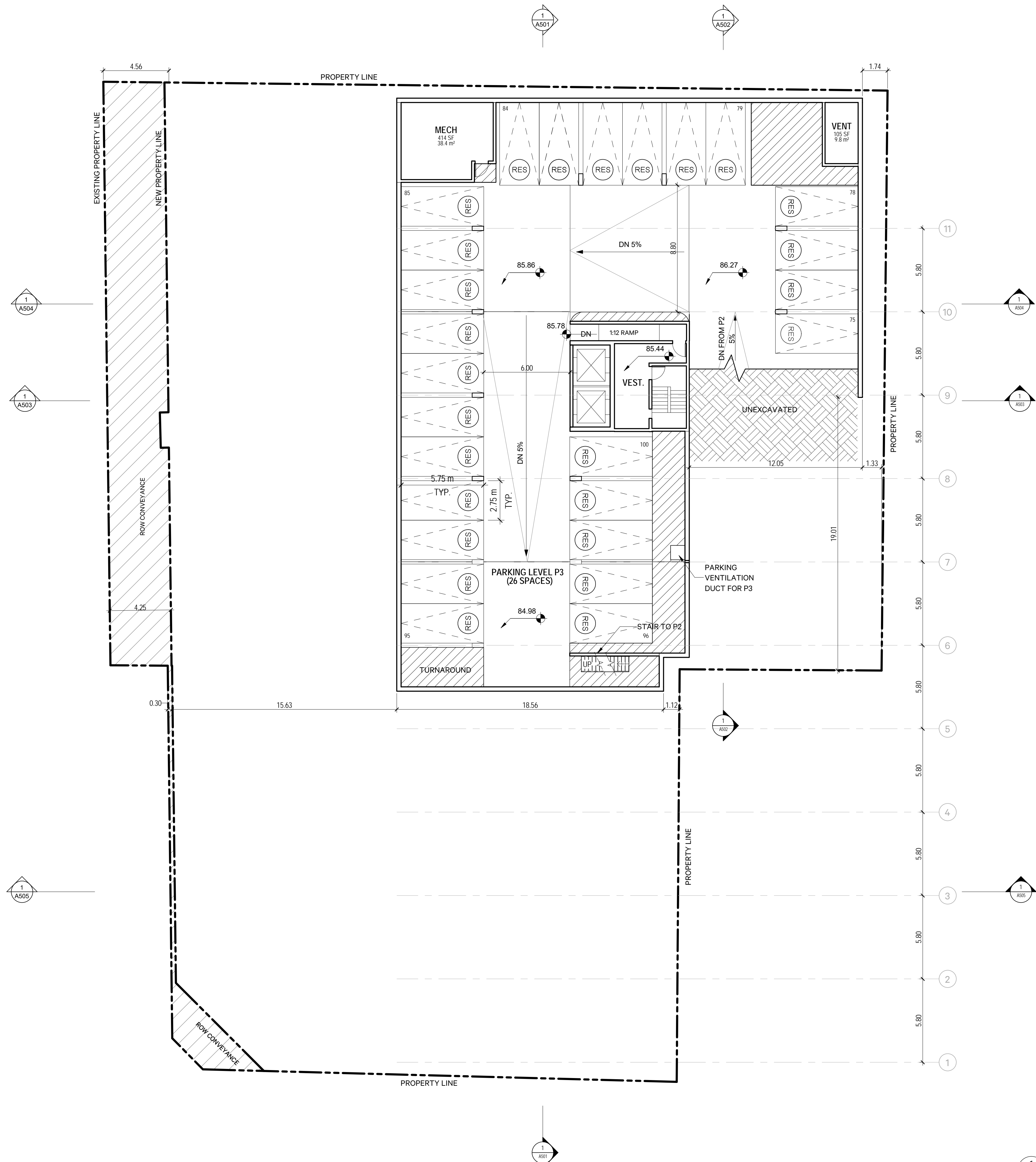
Valentine Coleman 1 Inc.
Valentine Coleman 2 Inc.

PLAN - PARKING LEVEL P3



PROJECT 42051 DRAWN LS
SCALE 1:150 CHECKED AB
DATE 05/28/21 PLOTTED 5/21/2021 3:44:53 PM

A100



1 P3
A100 1:150

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NO. DATE DESCRIPTION/COMMENTS

1 2021-05-25 ISSUED FOR OPA/ZBA

LEGEND

-  ROW CONVEYANCE
-  EXISTING BUILDING
-  PRIMARY BUILDING ENTRANCE
-  SECONDARY BUILDING ENTRANCE/EXIT
-  PRIVATE RESIDENTIAL BUILDING ENTRANCE
-  PARKING ENTRANCE

NOTES



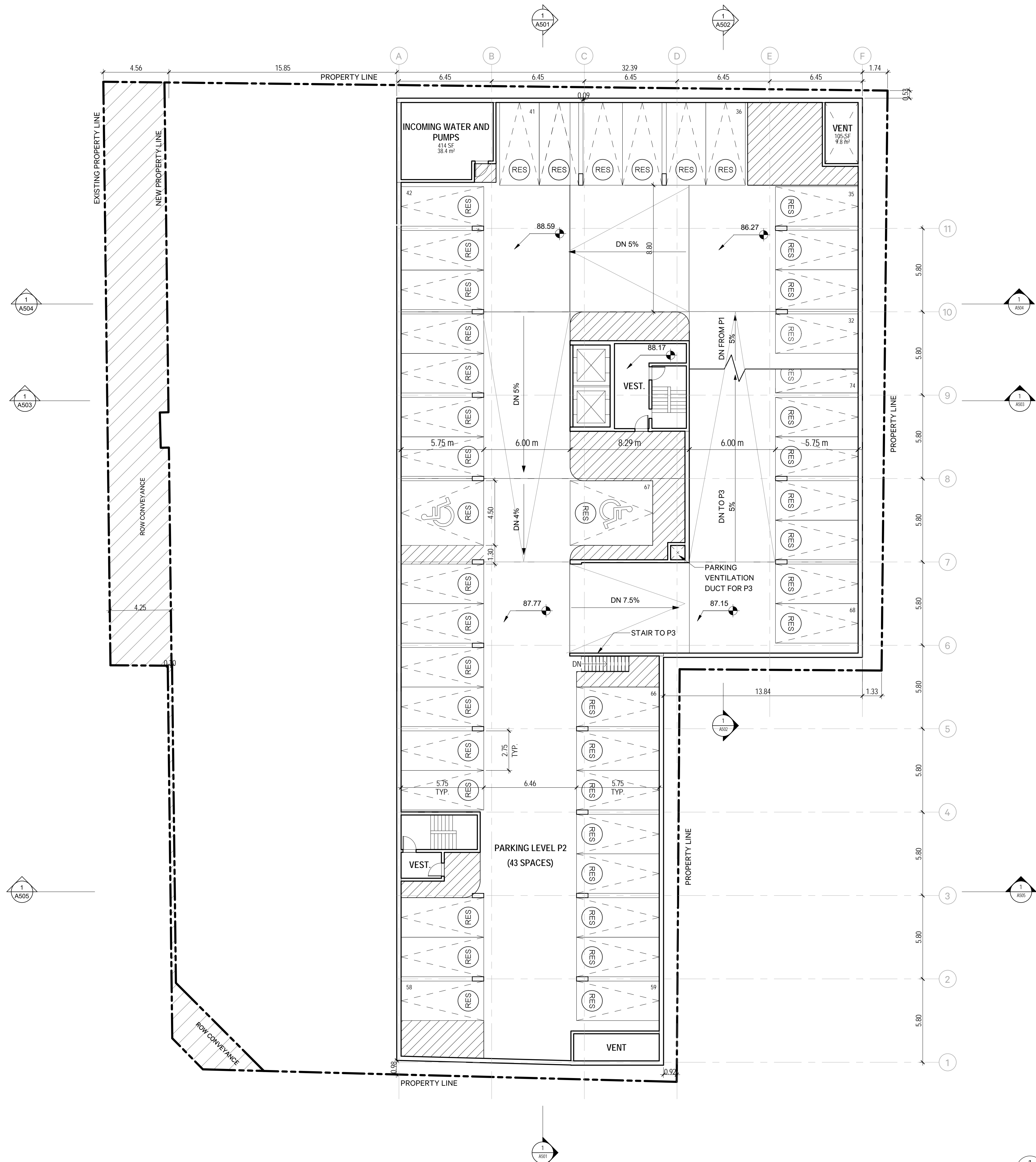
THE WOOLVERTON
13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.
Valentine Coleman 2 Inc.

PLAN - PARKING LEVEL P2

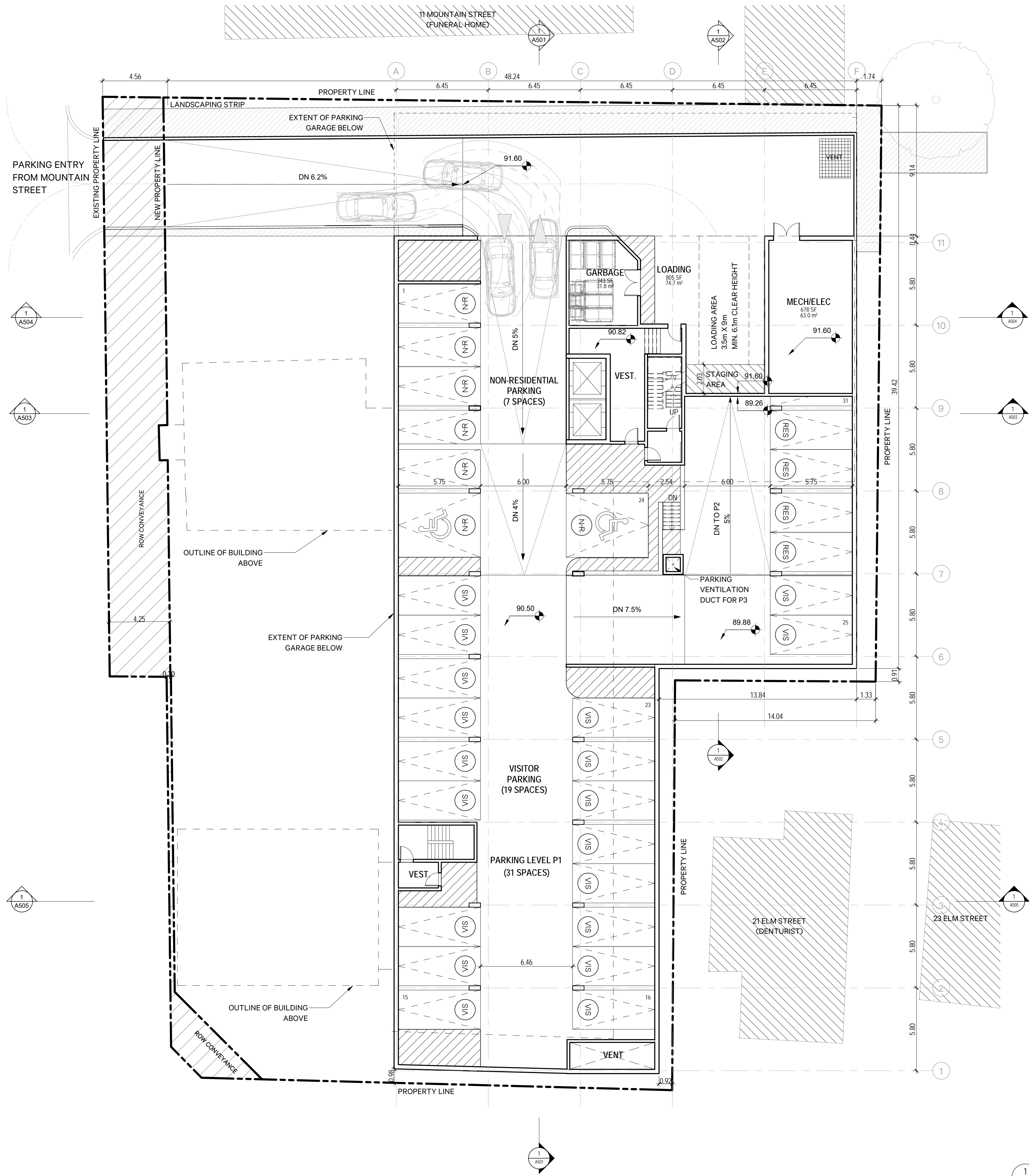
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SCALE 1:50 CHECKED AB
DATE 05/28/21 PLOTTED 5/21/2021 3:44:53 PM

A101



1 P2
A101 1: 150

NO.	DATE	DESCRIPTION/COMMENTS
1	2021-05-25	ISSUED FOR OPA/ZBA



LEGEND

- ROW CONVEYANCE
- EXISTING BUILDING
- PRIMARY BUILDING ENTRANCE
- SECONDARY BUILDING ENTRANCE/EXIT
- PRIVATE RESIDENTIAL BUILDING ENTRANCE
- PARKING ENTRANCE

NOTES



THE WOOLVERTON
13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.
Valentine Coleman 2 Inc.

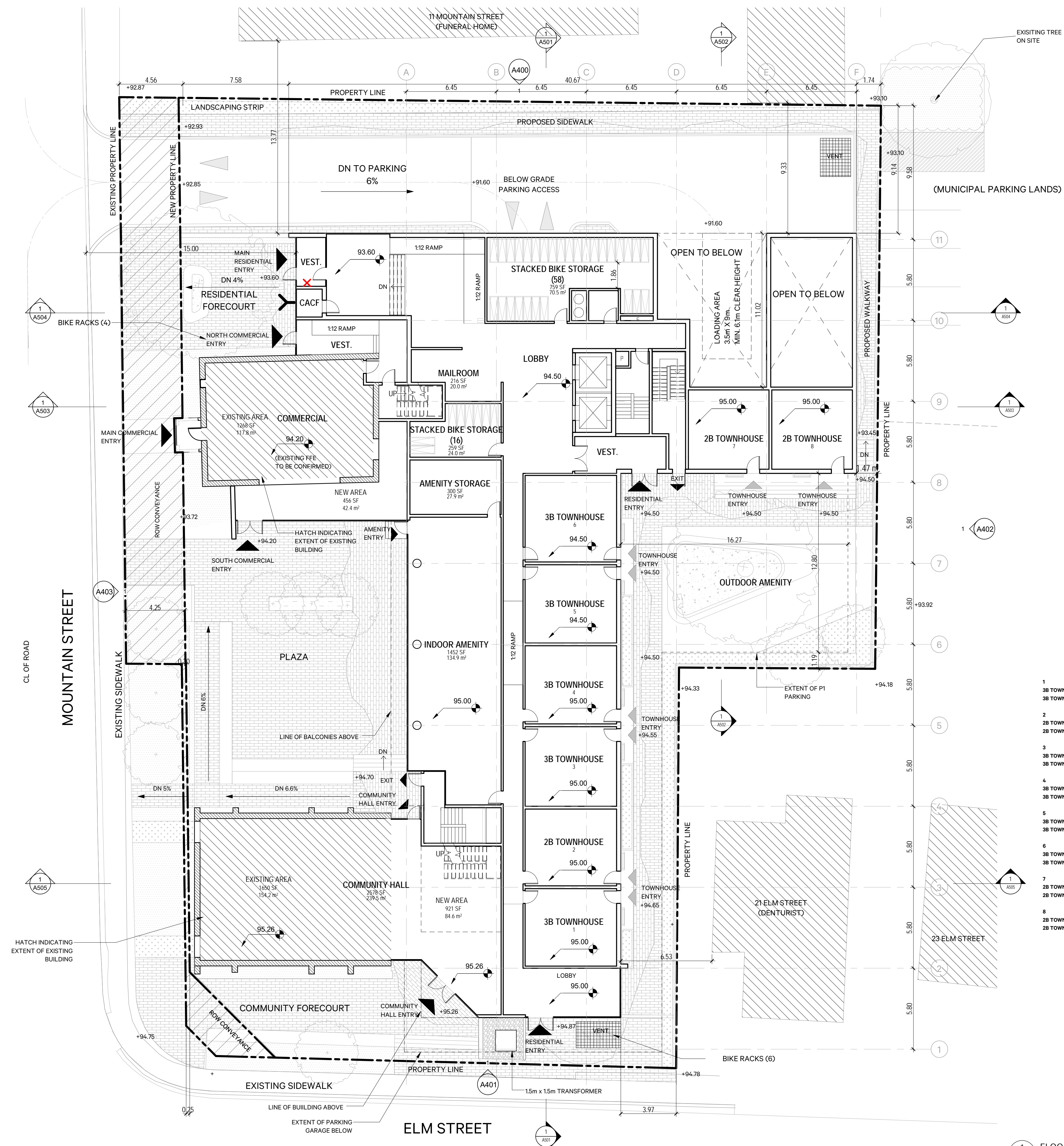
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SCALE	1:50	CHECKED	AB
DATE	05/25/21	PLOTTED	5/25/2021 10:04:15 AM

A102

1 P1
A102 1:150

NO.	DATE	DESCRIPTION/COMMENTS
1	2021-05-25	ISSUED FOR OPA/ZBA



TOWNHOUSE UNIT AREAS

UNIT TYPE	FLOOR	METRIC	AREA
1	3B TOWNHOUSE FLOOR 01	40 m ²	427 SF
	3B TOWNHOUSE FLOOR 02	80 m ²	856 SF
2	2B TOWNHOUSE FLOOR 01	39 m ²	425 SF
	2B TOWNHOUSE FLOOR 02	49 m ²	531 SF
3	3B TOWNHOUSE FLOOR 01	41 m ²	440 SF
	3B TOWNHOUSE FLOOR 02	77 m ²	830 SF
4	3B TOWNHOUSE FLOOR 01	40 m ²	425 SF
	3B TOWNHOUSE FLOOR 02	77 m ²	830 SF
5	3B TOWNHOUSE FLOOR 01	40 m ²	432 SF
	3B TOWNHOUSE FLOOR 02	77 m ²	830 SF
6	3B TOWNHOUSE FLOOR 01	45 m ²	480 SF
	3B TOWNHOUSE FLOOR 02	77 m ²	830 SF
7	2B TOWNHOUSE FLOOR 01	36 m ²	389 SF
	2B TOWNHOUSE FLOOR 02	54 m ²	584 SF
8	2B TOWNHOUSE FLOOR 01	37 m ²	402 SF
	2B TOWNHOUSE FLOOR 02	40 m ²	429 SF

LEGEND

- ROW CONVEYANCE
- EXISTING BUILDING
- PRIMARY BUILDING ENTRANCE
- SECONDARY BUILDING ENTRANCE/EXIT
- PRIVATE RESIDENTIAL BUILDING ENTRANCE
- PARKING ENTRANCE
- FIRE DEPARTMENT CONNECTION
- FIRE ANNUNCIATOR PANEL
- FIRE HYDRANT LOCATION

NOTES

2 parking spaces on adjacent municipal lot owned by Valentine Coleman 1 and Valentine Coleman 2



THE WOOLVERTON
13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.
Valentine Coleman 2 Inc.

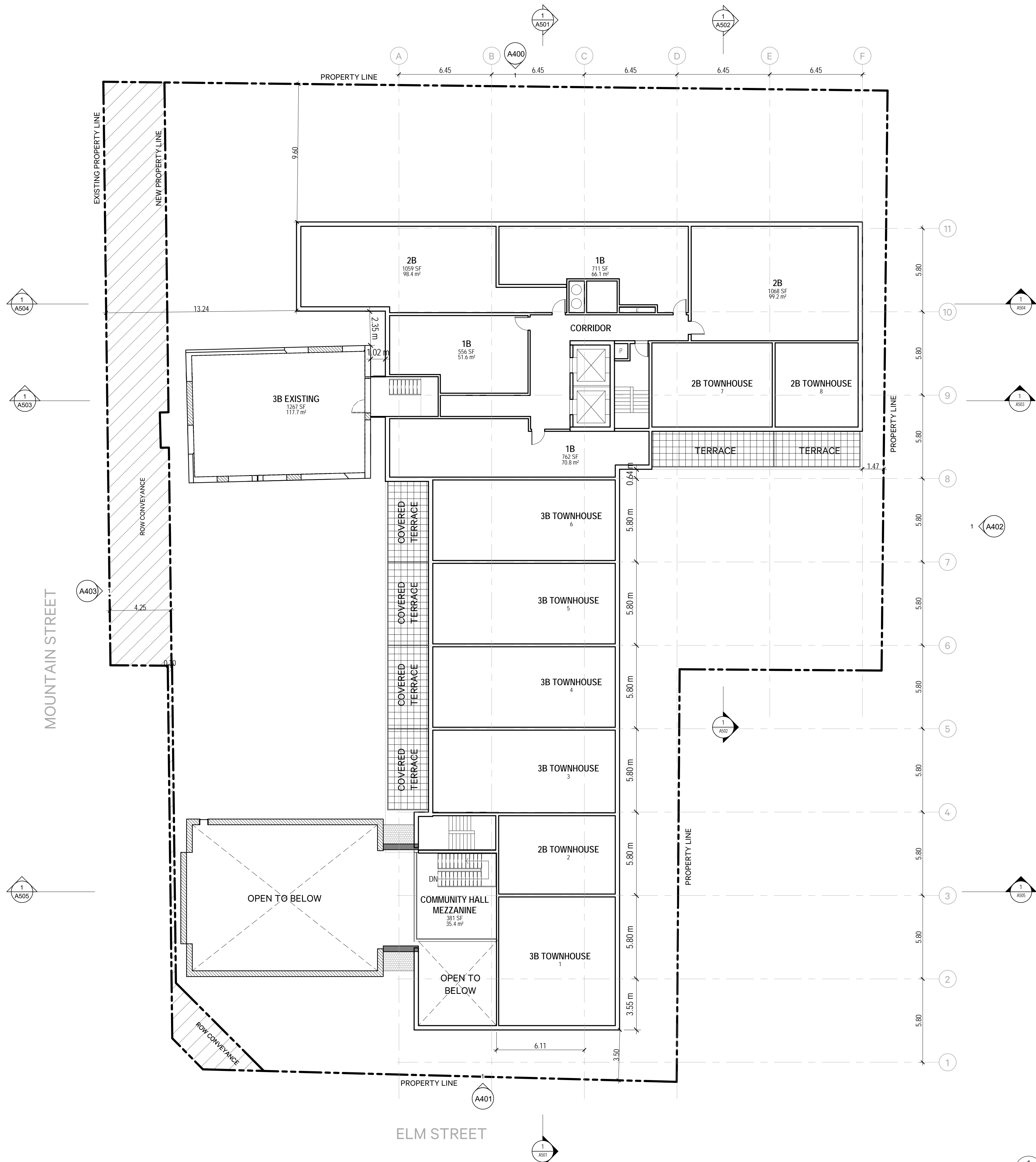
PLAN - LEVEL 1

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SCALE	1:50	CHECKED	AB
DATE	05/28/21	PLOTTED	5/25/2021 10:23:52 AM

A200

1 FLOOR 01
A200 1:150

NO.	DATE	DESCRIPTION/COMMENTS
1	2021-05-25	ISSUED FOR OPA/ZBA



TOWNHOUSE UNIT AREAS

UNIT TYPE	FLOOR	AREA	
		METRIC	IMPERIAL
1	FLOOR 01	40 m ²	427 SF
	FLOOR 02	80 m ²	856 SF
2	FLOOR 01	39 m ²	425 SF
	FLOOR 02	49 m ²	531 SF
3	FLOOR 01	41 m ²	440 SF
	FLOOR 02	77 m ²	830 SF
4	FLOOR 01	40 m ²	427 SF
	FLOOR 02	77 m ²	830 SF
5	FLOOR 01	40 m ²	432 SF
	FLOOR 02	77 m ²	830 SF
6	FLOOR 01	45 m ²	480 SF
	FLOOR 02	77 m ²	830 SF
7	FLOOR 01	36 m ²	389 SF
	FLOOR 02	54 m ²	584 SF
8	FLOOR 01	37 m ²	397 SF
	FLOOR 02	40 m ²	429 SF

LEGEND

- TERRACE
- ROOF
- GREEN ROOF

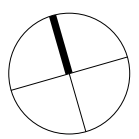
NOTES



THE WOOLVERTON
13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.
Valentine Coleman 2 Inc.

PLAN - LEVEL 2



PROJECT	42001	DRAWN	LS
SCALE	1:150	CHECKED	AB
DATE	05/28/21	PLOTTED	5/25/2021 10:23:54 AM

A201

1 FLOOR 02
A201 1: 150

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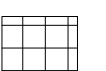

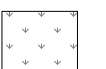
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LEGEND

-  TERRACE
-  ROOF
-  GREEN ROOF

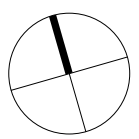
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THE WOOLVERTON
13 MOUNTAIN STREET & 19 ELM STREET

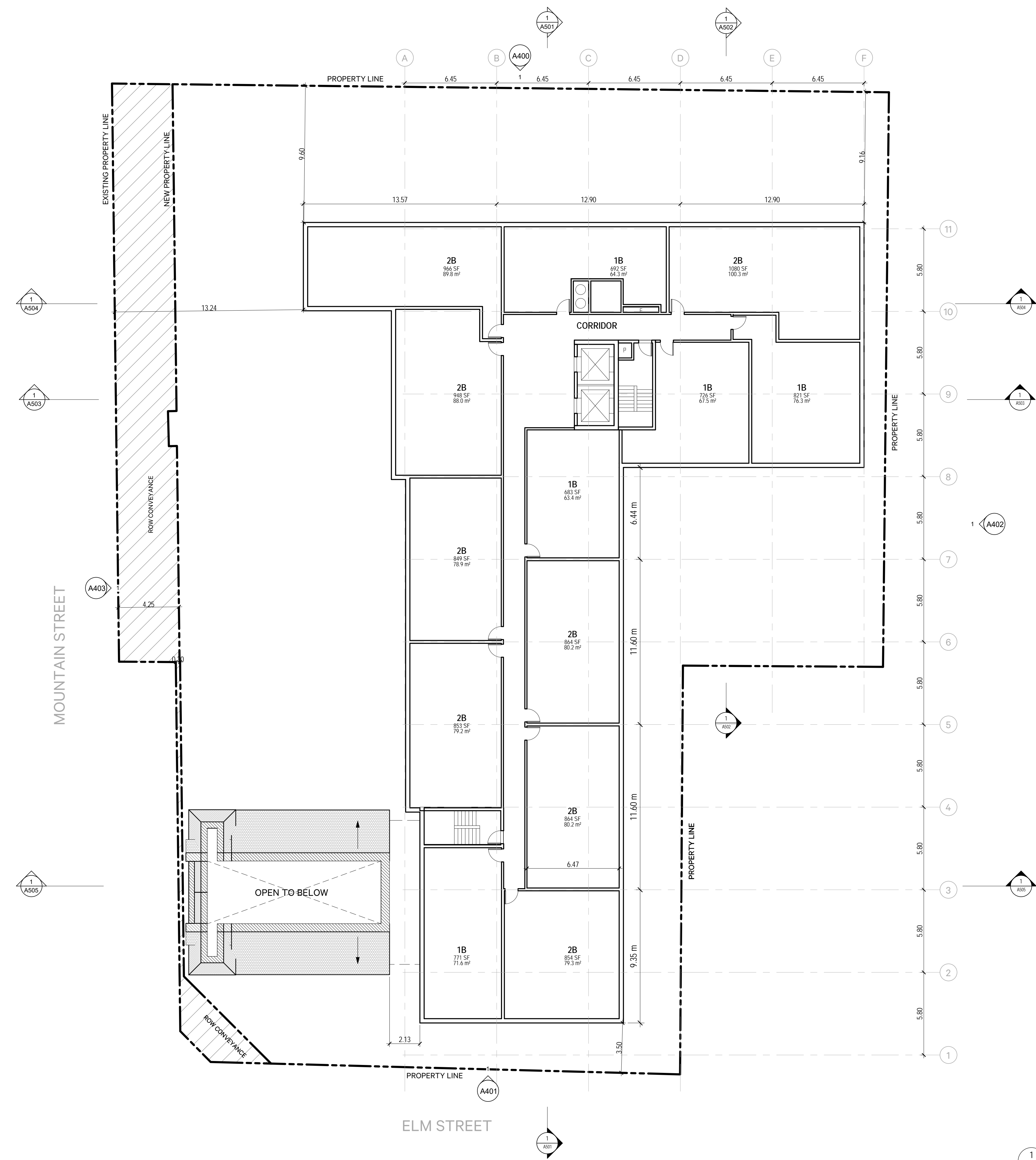
Valentine Coleman 1 Inc.
Valentine Coleman 2 Inc.

PLAN - LEVEL 3



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DATE 05/28/21 PLOTTED 5/21/2021 3:27:55 PM

A202



1 FLOOR 03
A202 1:150

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


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NO. DATE DESCRIPTION/COMMENTS

1 2021-05-25 ISSUED FOR OPA/ZBA

LEGEND

-  TERRACE
-  ROOF
-  GREEN ROOF

NOTES

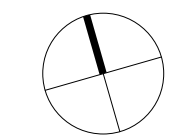


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13 MOUNTAIN STREET & 19 ELM STREET

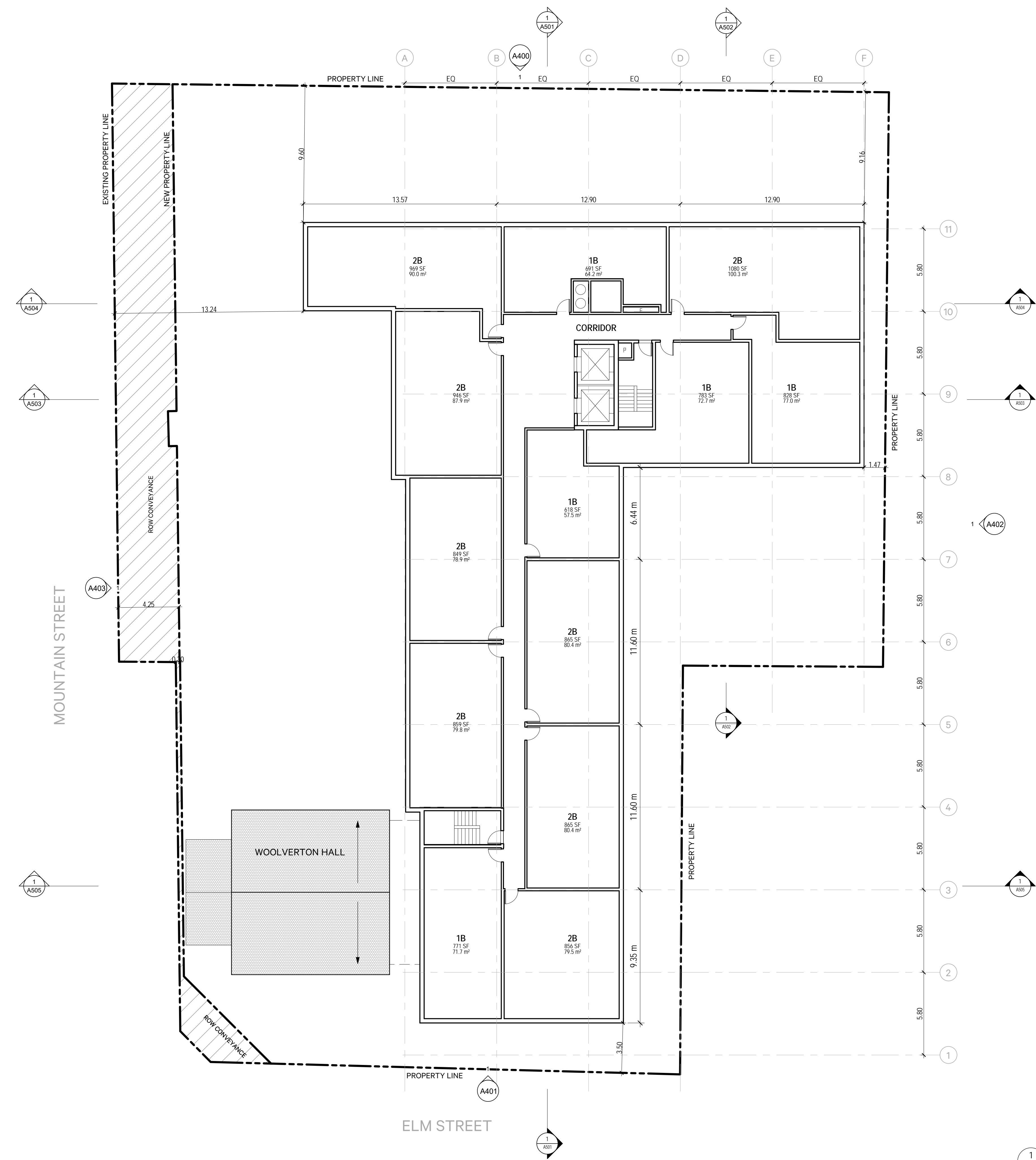
Valentine Coleman 1 Inc.
Valentine Coleman 2 Inc.

PLAN - LEVEL 4



PROJECT 42051 DRAWN LS
SCALE 1:50 CHECKED AB
DATE 05/28/21 PLOTTED 5/21/2021 3:27:56 PM

A203



1 FLOOR 04
A203 1:150

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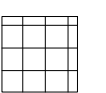
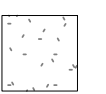
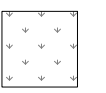
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1 2021-05-25 ISSUED FOR OPA/ZBA

LEGEND

-  TERRACE
-  ROOF
-  GREEN ROOF

NOTES



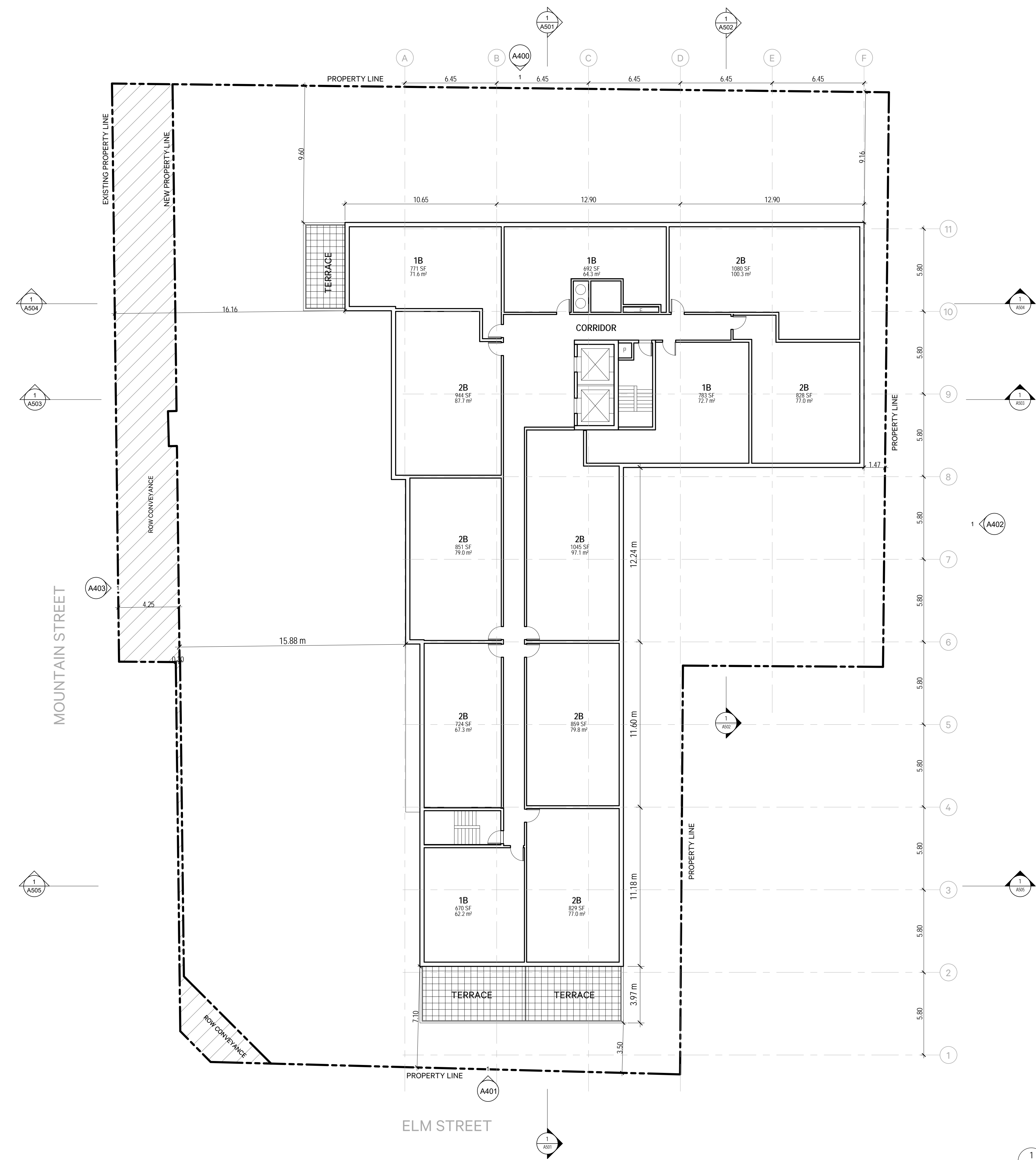
THE WOOLVERTON
13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.
Valentine Coleman 2 Inc.

PLAN - LEVEL 5

PROJECT 42051 DRAWN LS
SCALE 1:50 CHECKED AB
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A204



1 FLOOR 05
A204 1:150

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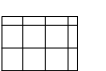

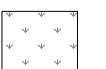
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LEGEND

-  TERRACE
-  ROOF
-  GREEN ROOF

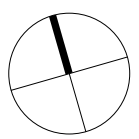
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THE WOOLVERTON
13 MOUNTAIN STREET & 19 ELM STREET

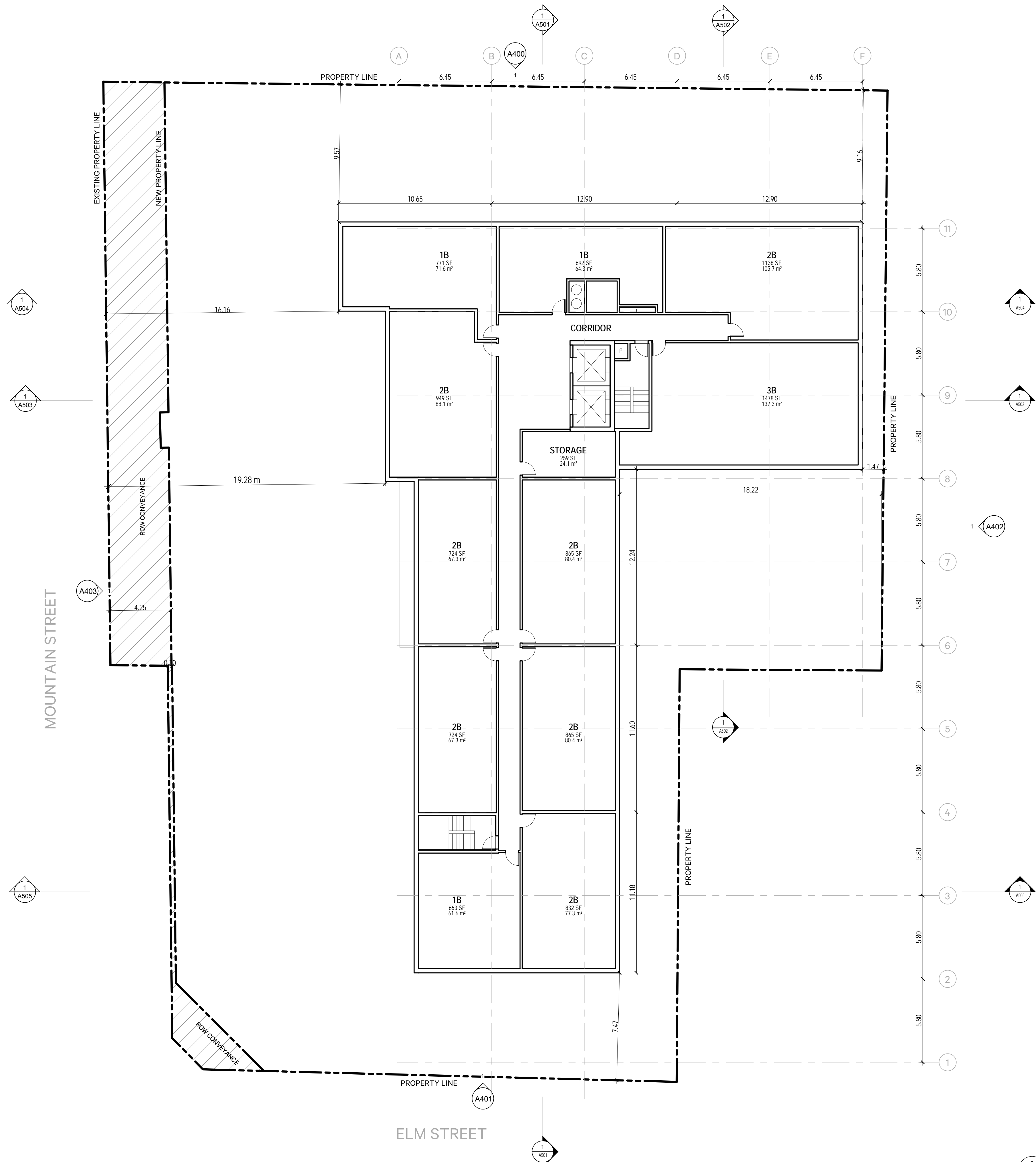
Valentine Coleman 1 Inc.
Valentine Coleman 2 Inc.

PLAN - LEVEL 6



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SCALE 1:50 CHECKED AB
DATE 05/28/21 PLOTTED 5/21/2021 3:27:56 PM

A205



1 FLOOR 06
A205 1:150

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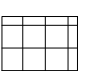

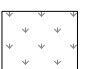
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LEGEND

-  TERRACE
-  ROOF
-  GREEN ROOF

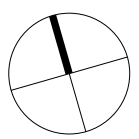
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THE WOOLVERTON
13 MOUNTAIN STREET & 19 ELM STREET

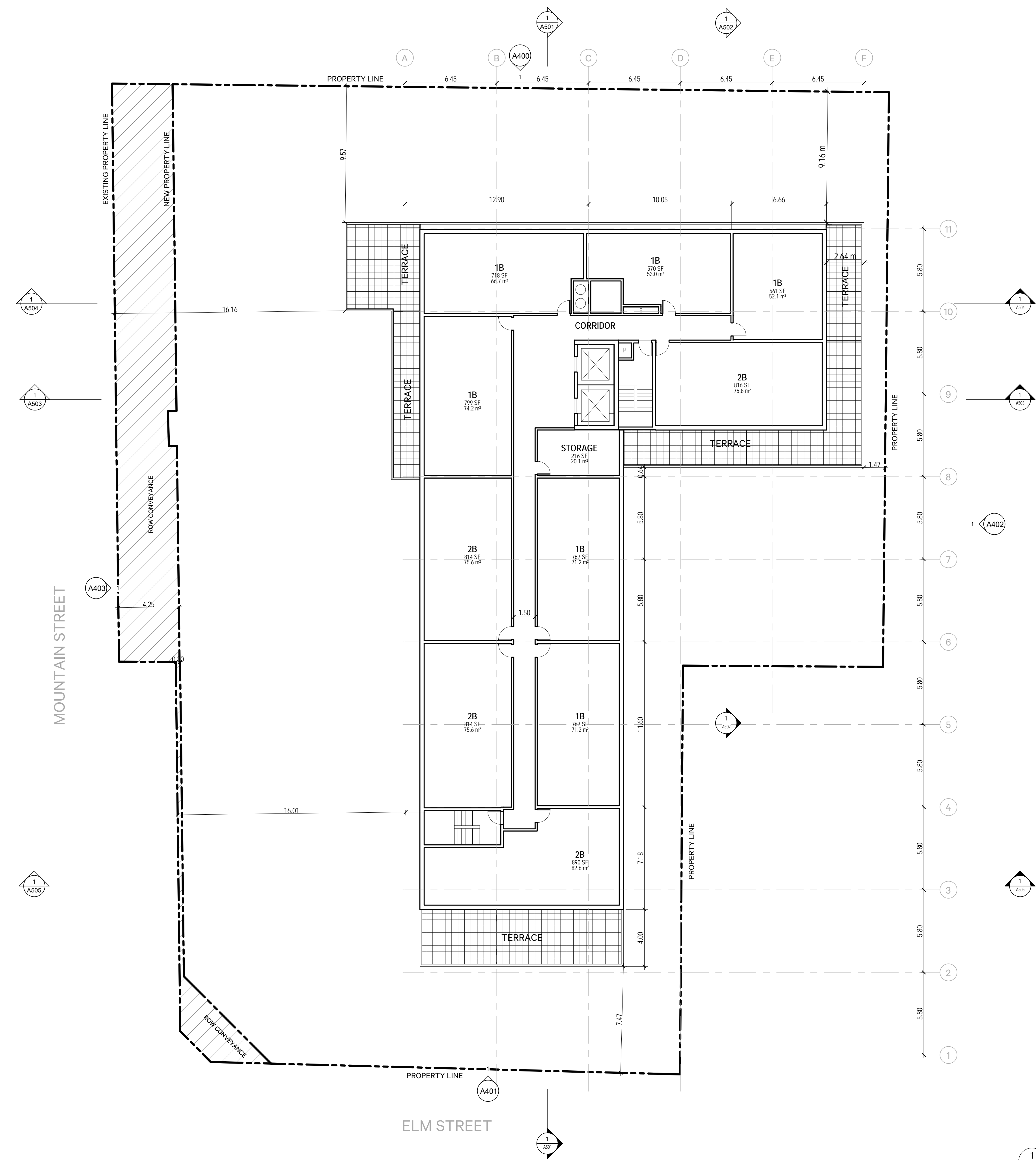
Valentine Coleman 1 Inc.
Valentine Coleman 2 Inc.

PLAN - LEVEL 7



PROJECT 42051 DRAWN LS
SCALE 1:50 CHECKED AB
DATE 05/28/21 PLOTTED 5/21/2021 3:27:56 PM

A206



1 FLOOR 07
A206 1:150

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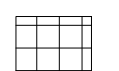

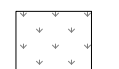
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NO. DATE DESCRIPTION/COMMENTS

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LEGEND

-  TERRACE
-  ROOF
-  GREEN ROOF

NOTES

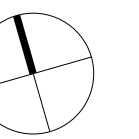


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THE WOOLVERTON
13 MOUNTAIN STREET & 19 ELM STREET

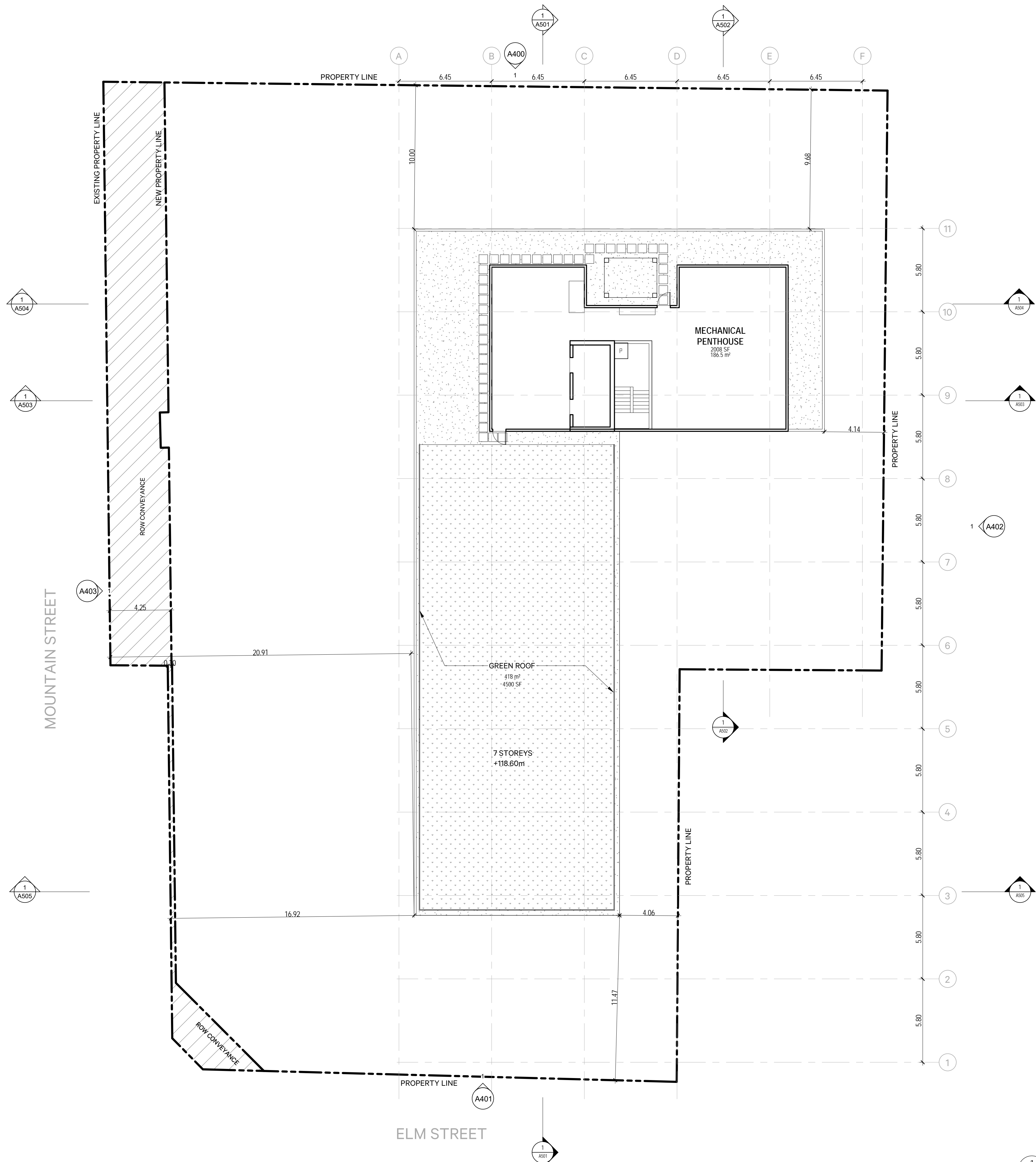
Valentine Coleman 1 Inc.
Valentine Coleman 2 Inc.

PLAN - ROOF



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A207



1 ROOF
A207 1:150

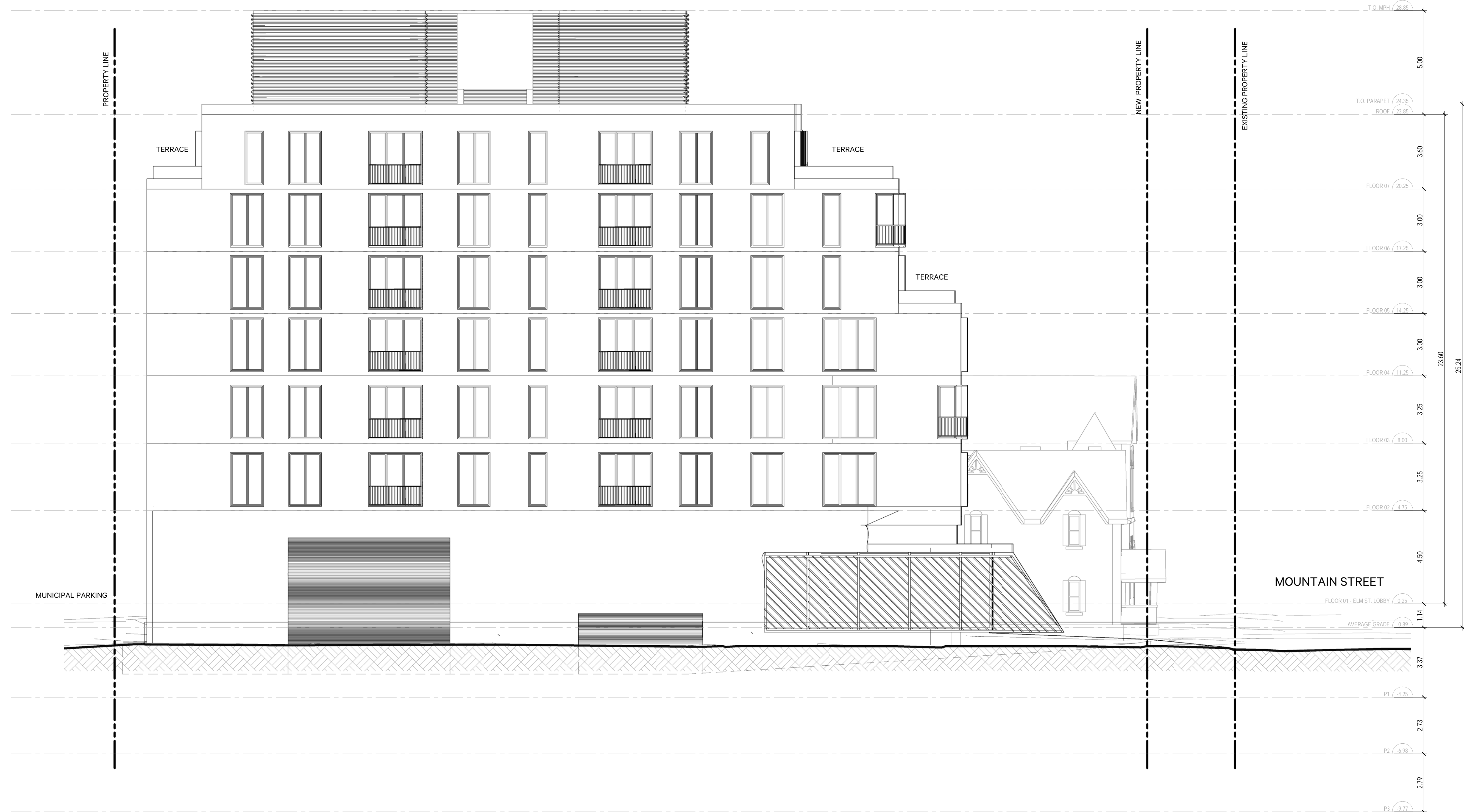
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NO. DATE DESCRIPTION/COMMENTS

1 2021-05-25 ISSUED FOR OPA/ZBA



LEGEND

NOTES



THE WOOLVERTON
13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.
Valentine Coleman 2 Inc.

ELEVATION - NORTH

1 NORTH ELEVATION
A400 1:100

PROJECT 42051 DRAWN LS
SCALE 1:100 CHECKED AB
DATE 05/28/21 PLOTTED 5/21/2021 2:50:44 PM

A400

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NO. DATE DESCRIPTION/COMMENTS

1 2021-05-25 ISSUED FOR OPA/ZBA

LEGEND

NOTES



MOUNTAIN STREET

EXISTING PROPERTY LINE

NEW PROPERTY LINE

PROPERTY LINE

T.O. MPH / 28.85

T.O. PARAPET / 24.35
ROOF / 23.85

FLOOR 07 / 20.25

FLOOR 06 / 17.25

FLOOR 05 / 14.25

FLOOR 04 / 11.25

FLOOR 03 / 8.00

FLOOR 02 / 4.75

FLOOR 01 - ELM ST. LOBBY / 0.25

AVERAGE GRADE / -0.89

P1 / -4.25

P2 / -6.98

P3 / -9.77



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+1 510 364 4979

THE WOOLVERTON
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Valentine Coleman 2 Inc.

ELEVATION - SOUTH

PROJECT 42051 DRAWN LS
SCALE 1:100 CHECKED AB
DATE 05/28/21 PLOTTED 5/21/2021 2:51:10 PM

1 SOUTH ELEVATION
A401 1:100

A401

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LEGEND

NOTES



THE WOOLVERTON
13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.
Valentine Coleman 2 Inc.

ELEVATION - EAST

PROJECT 42051 DRAWN LS
SCALE 1:100 CHECKED AB
DATE 05/28/21 PLOTTED 5/21/2021 2:51:36 PM

1 EAST ELEVATION
A402 1:100

A402

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NO. DATE DESCRIPTION/COMMENTS

1 2021-05-25 ISSUED FOR OPA/ZBA



LEGEND

NOTES



110 Adelaide St. E. Toronto, ON M5C 1K9 info@svn-nc.com +1 510 364 9799

THE WOOLVERTON
13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.
Valentine Coleman 2 Inc.

ELEVATION - WEST

1 WEST ELEVATION
A403 1 : 100

PROJECT 42051 DRAWN LS
SCALE 1:100 CHECKED AB
DATE 05/28/21 PLOTTED 5/21/2021 2:51:52 PM

A403

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NO.	DATE	DESCRIPTION/COMMENTS
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THE WOOLVERTON
 13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.
 Valentine Coleman 2 Inc.

STREETSCAPE ELEVATION - MOUNTAIN STREET

PROJECT	42051	DRAWN	LS
SCALE		CHECKED	AB
DATE	05/25/21	PLOTTED	5/21/2021 2:51:58 PM

1
 A410 STREETSCAPE ELEVATION - MOUNTAIN STREET

A410

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NO.	DATE	DESCRIPTION/COMMENTS
1	2021-05-25	ISSUED FOR OPA/ZBA

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NOTES



ELM STREET ELEVATION



THE WOOLVERTON
 13 MOUNTAIN STREET & 19 ELM STREET

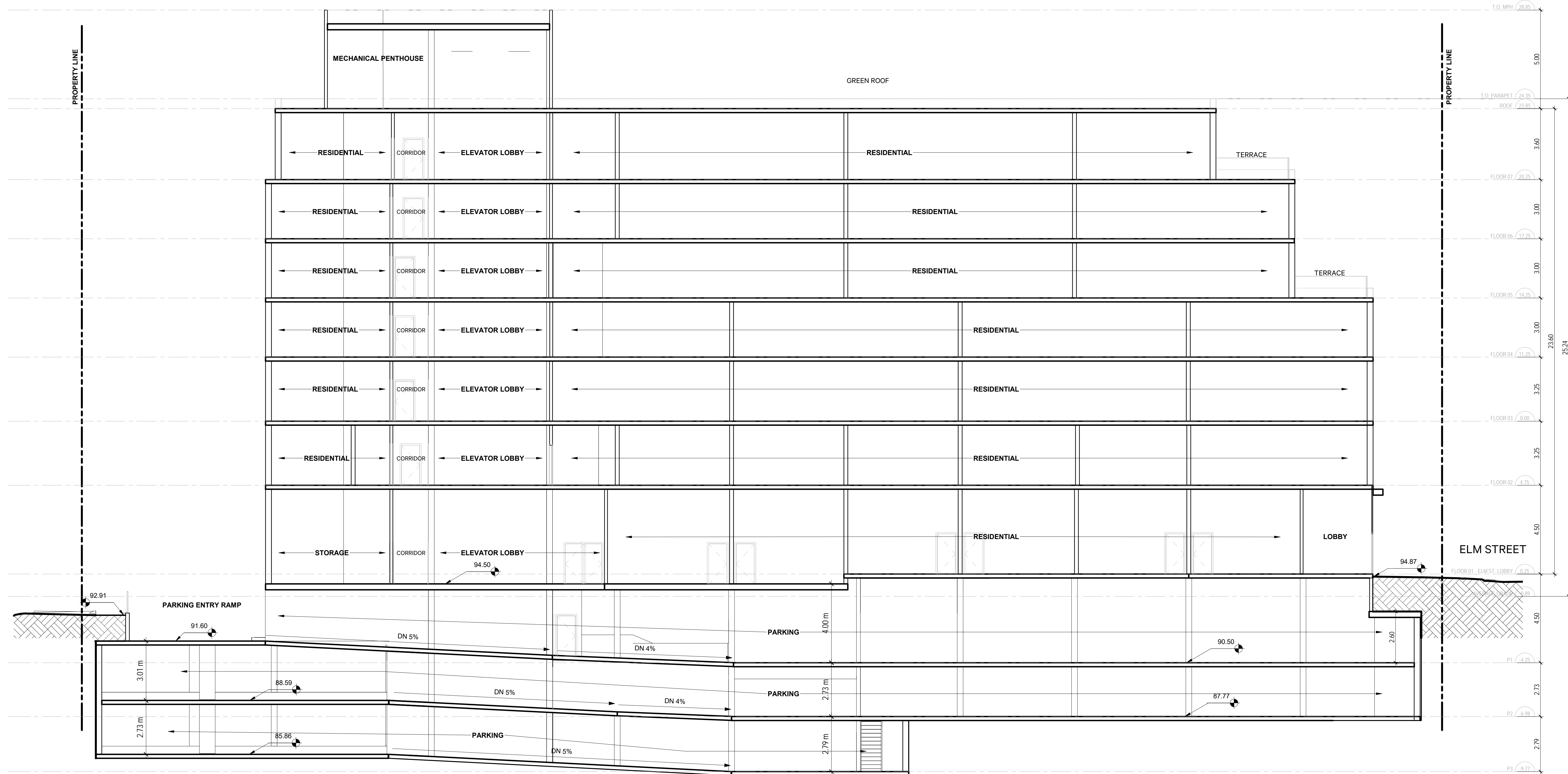
Valentine Coleman 1 Inc.
 Valentine Coleman 2 Inc.

STREETSCAPE ELEVATION - ELM STREET

PROJECT	42051	DRAWN	LS
SCALE		CHECKED	AB
DATE	05/25/21	PLOTTED	5/21/2021 2:52:04 PM

1
 A411 STREETSCAPE ELEVATION - ELM STREET

A411



LEGEND

NOTES



THE WOOLVERTON
13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.
Valentine Coleman 2 Inc.

SECTION - NORTH/SOUTH 1

1 SECTION N/S 1
A501 1:100

PROJECT	42051	DRAWN	LS
SCALE	1:100	CHECKED	AB
DATE	05/25/21	PLOTTED	5/21/2021 2:52:05 PM

A501

LEGEND

NOTES



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Toronto, ON M5C 1K9
info@svn-nc.com
416.593.6499

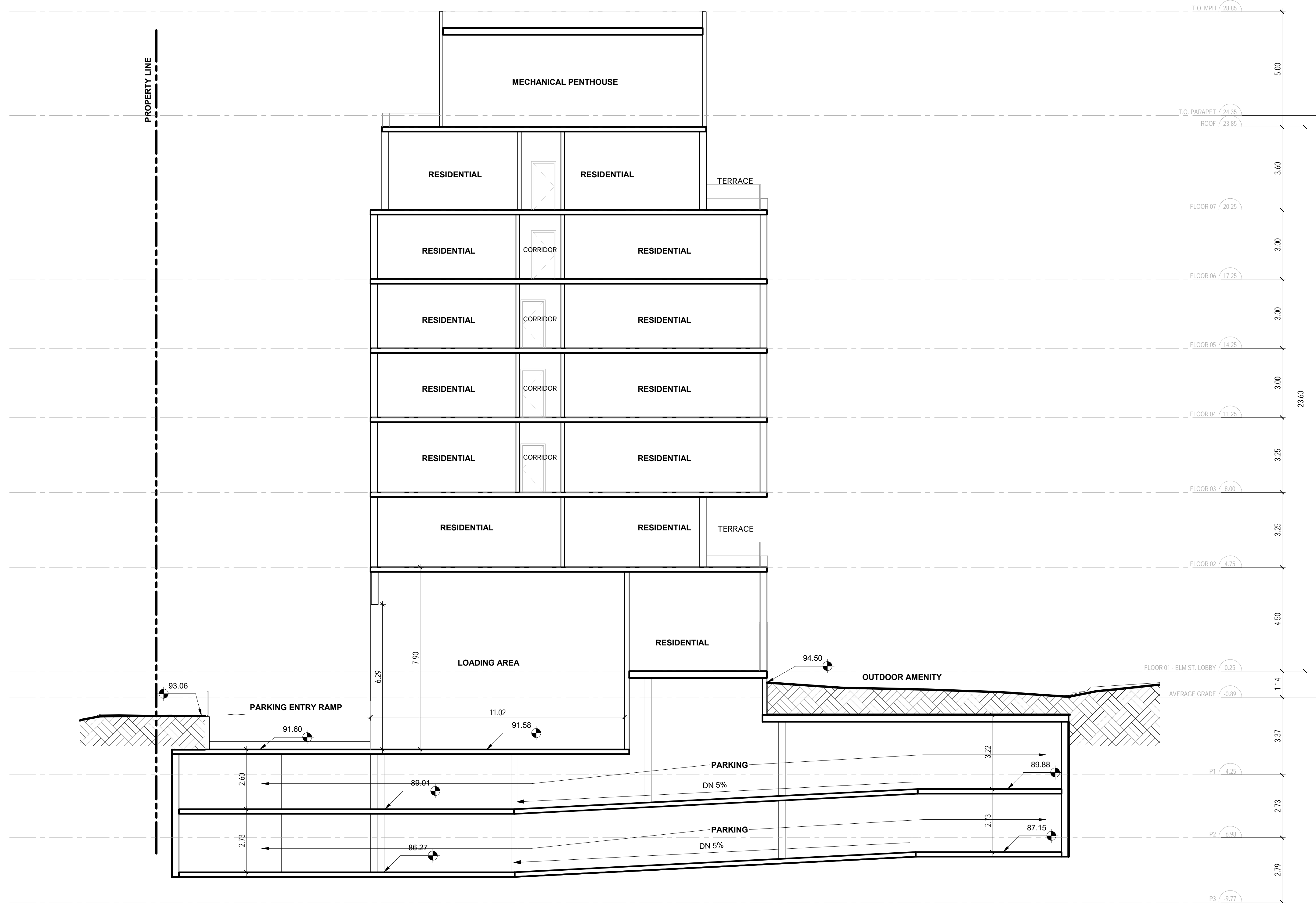
THE WOOLVERTON
13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.
Valentine Coleman 2 Inc.

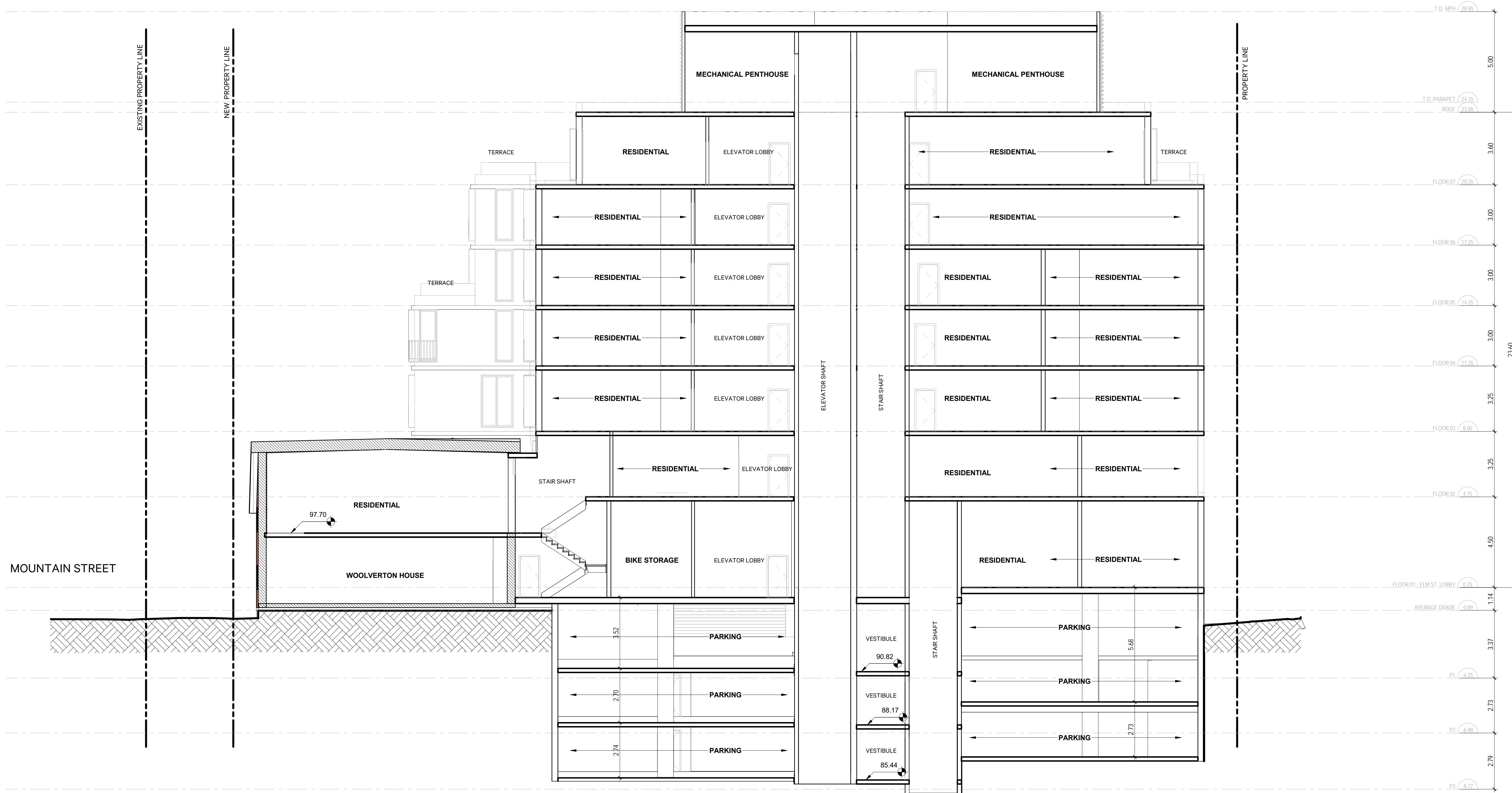
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PROJECT	42051	DRAWN	LS
SCALE	1:100	CHECKED	AB
DATE	05/28/21	PLOTTED	5/21/2021 2:52:05 PM

A502



1 SECTION N/S 2
A502 1:100



LEGEND

NOTES



THE WOOLVERTON
13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.
Valentine Coleman 2 Inc.

SECTION - EAST/WEST WOOLVERTON

1 SECTION EW WOOLVERTON
A503 1:100

PROJECT	42051	DRAWN	LS
SCALE	1:100	CHECKED	AB
DATE	05/28/21	PLOTTED	5/21/2021 2:52:13 PM

A503

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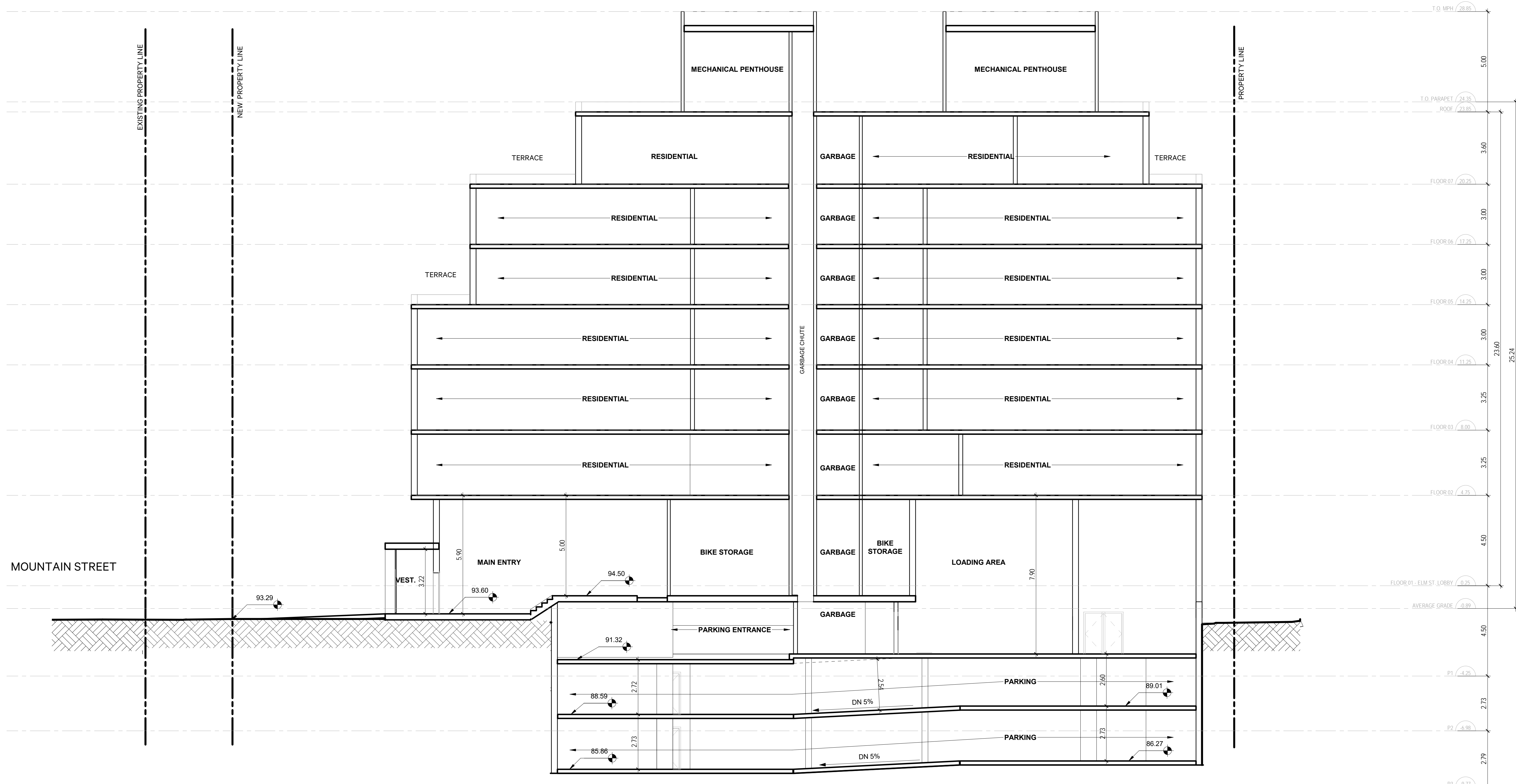
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1 2021-05-25 ISSUED FOR OPA/ZBA

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NOTES



1 SECTION E/W MAIN ENTRY
A504 1 : 100



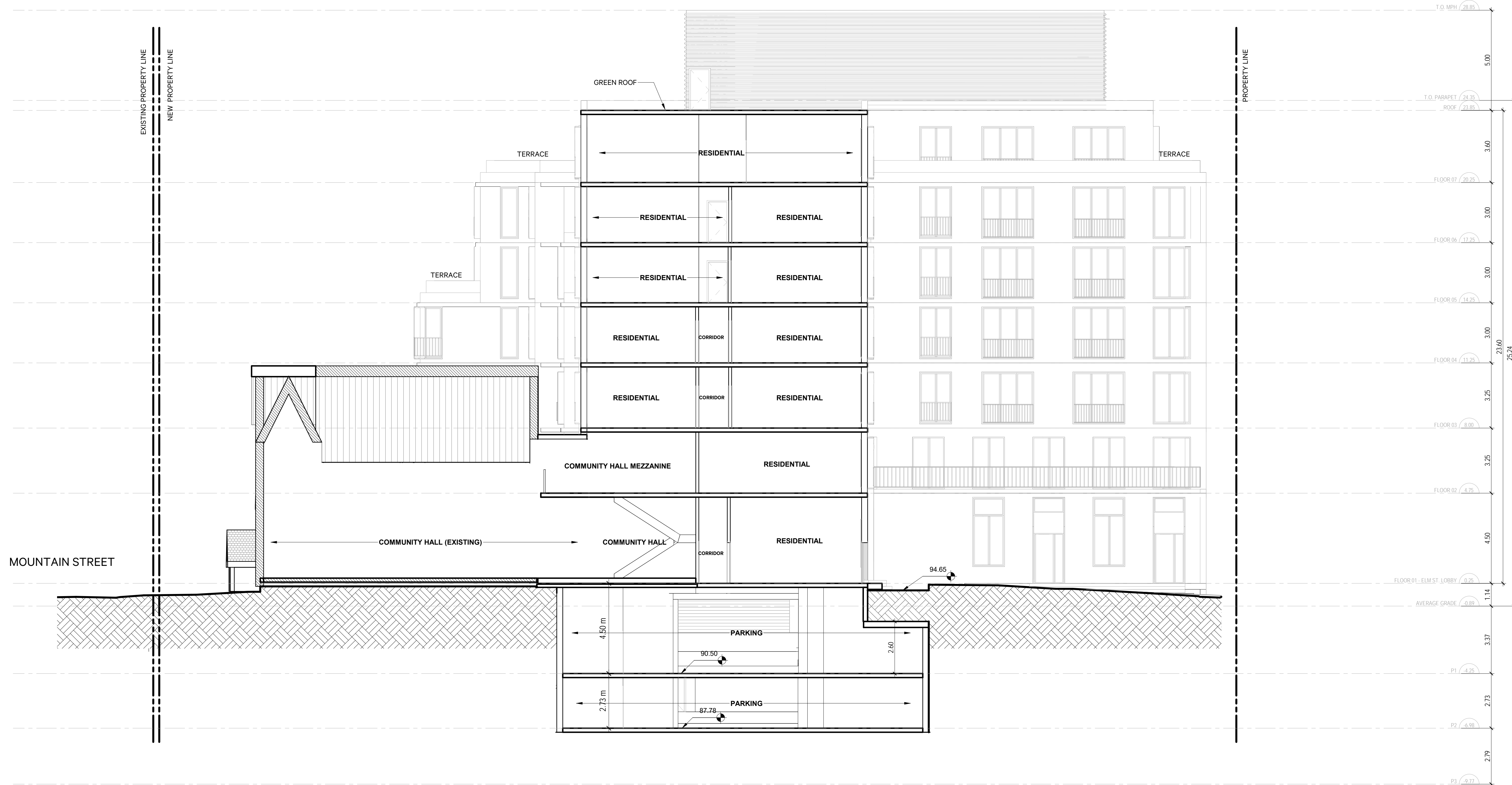
THE WOOLVERTON
13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.
Valentine Coleman 2 Inc.

SECTION - EAST/WEST MAIN ENTRY

PROJECT	42051	DRAWN	LS
SCALE	1:100	CHECKED	AB
DATE	05/28/21	PLOTTED	5/21/2021 2:52:13 PM

A504



LEGEND

NOTES



THE WOOLVERTON
13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.
Valentine Coleman 2 Inc.

SECTION - EAST/WEST COMMUNITY HALL

PROJECT	42051	DRAWN	LS
SCALE	1:100	CHECKED	AB
DATE	05/25/21	PLOTTED	5/21/2021 2:56:58 PM

A505

