

GRIMSBY.

Scale 50 chains per inch.

HERITAGE IMPACT ASSESSMENT REPORT

141-149 Main Street East,
Town of Grimsby

Date:
July, 2020

Prepared for:
Losani Homes

Prepared by:
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MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

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GLOSSARY OF ABBREVIATIONS

CHVI	<i>Cultural Heritage Value or Interest</i>
HIA	<i>Heritage Impact Assessment</i>
MHBC	<i>MacNaughton Hermsen Britton Clarkson Planning Limited</i>
MHSTCI	<i>Ministry of Heritage, Sport, Tourism and Culture Industries</i>
OHA	<i>Ontario Heritage Act</i>
OHTK	<i>Ontario Heritage Toolkit</i>
O-REG 9/06	<i>Ontario Regulation 9/06 for determining Cultural Heritage Significance</i>
PPS 2020	<i>Provincial Policy Statement (2020)</i>

ACKNOWLEDGEMENT OF INDIGENOUS COMMUNITIES

This Heritage Impact Assessment acknowledges that the subject lands located at 141-149 Main Street, Grimsby, are situated on territory of the Haudenosaunee Confederacy. The Haudenosaunee (Longhouse Confederacy) is the confederation of originally five Nations “under one Longhouse” (www.whose.land/en/). These lands are acknowledged as being associated with the following treaties:

- Treaty 3, 1792

This document takes into consideration the cultural heritage of Indigenous Communities, including their oral traditions and history when available and related to the scope of work.

ACKNOWLEDGEMENT OF HISTORICAL AND ARCHIVAL AGENCIES/GROUPS

This Heritage Impact Assessment provides a summary of information contained in the Heritage Research Reports for the properties located at 141 Main Street East and 147 Main Street East, drafted by the Town of Grimsby, 2019. The information contained in these reports is sourced from the Grimsby Archives. By extension, this HIA acknowledges the work of this local group.

EXECUTIVE SUMMARY

MHBC was retained in 2020 by Losani Homes to undertake a Heritage Impact Assessment (HIA) for the subject lands located at 141-149 Main Street East, Town of Grimsby. The purpose of this Heritage Impact Assessment is to evaluate the proposed development in terms of potential impacts to cultural heritage resources and provide mitigation recommendations, where necessary.

SUMMARY OF CULTURAL HERITAGE EVALUATION:

This Heritage Impact Assessment has assessed the properties located at 141 Main Street East and 147 Main Street East as per the legislated criteria under *Ontario Regulation 9/06* to determine the impacts of the proposed development and intensification of the site.

141 Main Street East

This report has demonstrated that the property located at 141 Main Street East is of cultural heritage value or interest for its historical/associative value with the Cole's Florist Ltd. establishment. In 1983, the building became known as the "Brass and Wicker House", and later became part of the Cole's Florist Inc. business in 1995. The building was likely constructed for Osric Neal, a farmer by occupation shortly after he purchased the property in 1910. The building is considered a representative example of the Queen Anne architectural style with Craftsman influences. The building is not considered early or rare.

147 Main Street East

The building located at 147 Main Street East is of cultural heritage value or interest for its historical/associative value with the Cole's Florist Ltd. establishment. The property was purchased by Harry and Nancy DeVries as part of Cole's Florist Inc. in 1986. The building was likely constructed for James Cook, a farmer by occupation after he purchased the property in 1913. The building is considered a representative example of a vernacular building constructed between the late 19th and the early 20th century and includes features such as a hipped roof and wood brackets.

SUMMARY OF IMPACT ANALYSIS

The proposed development includes the demolition of both buildings located at 141 Main Street East and 147 Main Street East. The purpose of the demolition is to allow for the construction of a new multi-residential building at 141-149 Main Street East.

The demolition of both buildings located at 141 Main Street East and 147 Main Street East would result in adverse impacts as they are considered “representative” of their architectural styles. The impact of the removal of both buildings would be considered moderate, rather than major as the two buildings are not considered early or rare. Both buildings have lost a degree of their heritage integrity as a result of their adaptive re-use, particularly with the removal of the original front entrance of the building at 147 Main Street East. The removal of both buildings is not anticipated to have a significant impact on the surrounding context as this report has demonstrated that the built fabric of Main Street East (east of Nelles Road) within the Neighbourhood Commercial area has evolved over time and is now dominated with surface parking and commercial buildings.

DEVELOPMENT ALTERNATIVES:

A range of alternative development options are considered in this report in relation to their anticipated impacts to cultural heritage resources. One of such alternatives includes the retention and incorporation of either one of the buildings located at 141 Main Street East or 147 Main Street East into the front façade of the multi-residential building. This alternative development option would result in the demolition of one of the buildings, which would require mitigation recommendations.

Should the Town of Grimsby support this alternative development option, mitigation recommendations related to documentation, salvage, commemoration, and conservation are detailed in Section 8.0 of this report. Section 8.1 of this report reviews other development alternatives and their corresponding mitigation recommendations.

SUMMARY OF MITIGATION RECOMMENDATIONS:

Should the Town of Grimsby support the demolition of the buildings located at 141 Main Street East and 147 Main Street East, the following mitigation measures are recommended:

- Submission of a Documentation and Salvage Report for both buildings in order to identify materials which may be re-used instead of being deposited as landfill. This report would also document the buildings at the interior and exterior with photographs in order to supplement the historic record;
- The submission of a Commemoration Plan in order to demonstrate how the story of Cole’s Florist Ltd. will be interpreted on-site in lieu of the proposed development. The Commemoration Plan should provide direction on the following:
 - Interpretation of the site, including the story of Cole’s Florist Ltd. through the 19th and 20th century at its original and second location with an interpretive panel or plaque;

- How the proposed landscaped courtyard adjacent to the street could be used for interpretive and commemorative purposes;
- Options for commemorative built features, such as those which interpret the Florist/Greenhouse use of the site and how it can be interpreted through built features such as a new greenhouse structure pergolas, flower beds, etc.;
- Incorporating the story of the Cole's Florist Ltd. establishment into any naming of the site or entrance feature, address signage, etc.; and
- Incorporate historical images of the Cole's Logo into new addressing signage.

Note to the Reader: The purpose of this executive summary is to highlight key aspects of this report and therefore does not elaborate on other components. Please note that this report is intended to be read in its entirety in order to gain a full understanding of its contents.

1.0 INTRODUCTION

MHBC was retained in 2020 by Losani Homes to undertake a Heritage Impact Assessment (HIA) for the subject lands located at 141-149 Main Street East, Town of Grimsby. The purpose of this Heritage Impact Assessment is to evaluate the redevelopment of the site in terms of potential impacts to cultural heritage resources. This includes potential cultural heritage resources located on-site and adjacent.

This report has been prepared as input to the planning application and development proposal. The background information and research has provided direction on the redevelopment concept. This report evaluates the proposal in the context of the Town's policy framework and Provincial policy.

1.1 LOCATION OF SUBJECT LANDS

The subject lands include three (3) individual parcels, those being 141 Main Street East, 147 Main Street East and 149 Main Street East. The subject lands are situated on the north side of Main Street East, east of Nelles Road North and west of Wentworth Drive within the Urban Settlement Area of the Town of Grimsby.



Figure 1: Aerial photograph of the subject lands at 141-149 Main Street East, Town of Grimsby (noted with red dashed line). (Source: Niagara Navigator, accessed 2020)

1.2 HERITAGE STATUS

This Heritage Impact Assessment is required by the Town of Grimsby as the subject lands includes two properties which are listed (non-designated) on the Town of Grimsby Municipal Heritage Register as per Section 27 of the *Ontario Heritage Act*. These properties are located at 141 Main Street East and 147 Main Street East.

141 Main Street

According to the Town of Grimsby Heritage Research Report (provided in Appendix C of this report), the property located at 141 Main Street East includes the building referred to as the “Cole’s Christmas Cottage” (so named because the Cole’s Florist business sold Christmas decorations in this building in recent years). The building is described as being constructed circa 1907 in the Queen Anne architectural style.



Figure 2: View of 141 Main Street, looking north-west. (Source: MHBC, 2020)

147 Main Street

According to the Heritage Research Report (provided in Appendix C of this report), 147 Main Street includes a wood frame “vernacular” building. The Town of Grimsby has identified that it is one of the “...few remaining buildings of this style along the [Main Street East] streetscape.” The building

has been adaptively re-used as part of the Coles Florist business and is noted in the Town of Grimsby research report as being constructed c. 1907.



Figure 3: View of 147 Main Street, looking north-west. (Source: MHBC, 2020)

Grimsby Main Street Scenic Highway Heritage Route (potential Cultural Heritage Landscape)

The Town of Grimsby completed a Cultural Heritage Landscapes Study, entitled the Town of Grimsby Cultural Heritage Landscape study, *Grimsby's Special Places, Cultural Heritage Landscapes in the Town of Grimsby* (2015). The purpose of the study was to provide a high level identification and mapping of special character areas having concentrations of cultural heritage resources. A total of 39 potential Cultural Heritage Landscapes were identified. The CHL Study identifies that development applications would have regard for significant Cultural Heritage Landscapes as follows:

...any potential development application involving a planning act process, a local, regional or provincial public work or other intervention requiring planning approval or commentary, where the development may impact a significant cultural heritage landscape would be reviewed to determine and identify solutions for mitigation of any impacts on the significant cultural heritage landscape.

The Town of Grimsby has not formally adopted the Cultural Heritage Landscapes Study under the *Planning Act* or the *Ontario Heritage Act*. As such, no policies of the Official Plan or the CHL Study apply.

According to the Town of Grimsby Cultural Heritage Landscape study, *Grimsby's Special Places, Cultural Heritage Landscapes in the Town of Grimsby* (Town of Grimsby, 2015), the subject lands are part of the Grimsby Main Street Scenic Highway Heritage Route, which stretches across all of Main Street in Grimsby from Winona to the west, and Lincoln to the east. The Town of Grimsby identifies that the reasons this transportation route is of cultural heritage value or interest is related to its associations as a trail used by indigenous communities, a route for the Euro-Canadian settlement of the Town, a route for travel during the War of 1812, and the route of the Hamilton, Grimsby and Beamsville Electric Railway. The identified attributes of this transportation route include the following:

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



Figure 4: Map of the Grimsby Main Street Scenic Highway Heritage Route noting the approximate location of the subject lands in red (Source: Town of Grimsby, 2015)

The subject lands are not part of any of the other potential Cultural Heritage Landscapes identified by the Town of Grimsby. For example, the subject lands are not located within, or adjacent (contiguous) to the Main Street East –Queens Lawn CHL. The subject lands are also not part of the Grimsby Main Street East/Park School Scenic Highway Heritage route, which is identified as beginning at the eastern end with the Lincoln memorial Hospital.

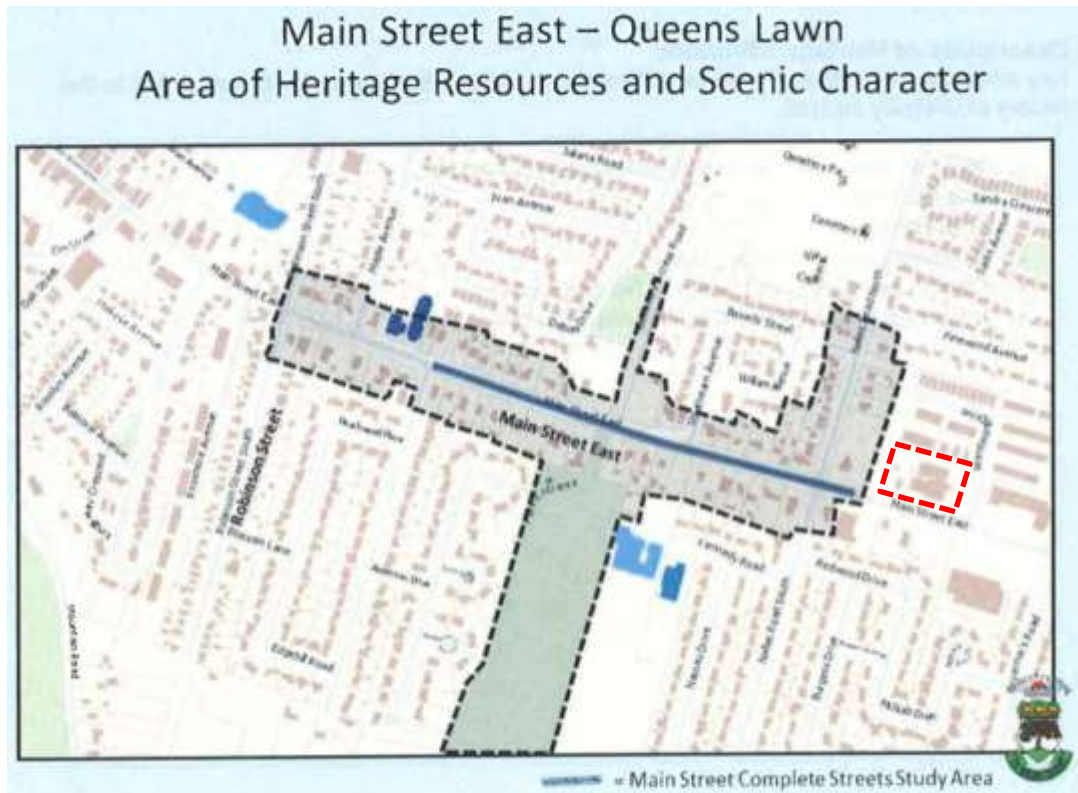


Figure 5: Map of the Main Street East – Queens Lawn Cultural Heritage Landscape noting the approximate location of the subject lands in red (Source: Town of Grimsby, 2015)

133 Main Street East

The subject lands are located east of the property located at 133 Main Street East, which is designated under Part IV of the *Ontario Heritage Act* as per By-law no. 12-79 as the James Willison Grout Nelles House. This property is not located adjacent (contiguous) to the subject lands and as a result, is not included in the scope of this report. It is important to note that the property located at 133 Main Street East is currently subject to an application for redevelopment under the Planning Act, and a separate Heritage Impact Assessment has been submitted to the Town of Grimsby. The proposed redevelopment of this property includes the construction of a 5 storey 148-unit multi-residential building and the re-location of the heritage building at 133 Main Street East on-site, closer to the street.

1.3 LAND USE AND ZONING

The subject lands located at 141-149 Main Street East, Grimsby are designated “Neighbourhood Commercial” within the east Urban Settlement Area of the Town of Grimsby (See Figure 6). The

subject lands are designated Neighbourhood Commercial (NC) with Special Exceptions for the properties located at 141 Main Street East and 149 Main Street East (See Figures 7 & 8).



Figure 6: Excerpt of the Town of Grimsby Official Plan Schedule 'B' – Land Use noting the approximate location of the subject lands with black arrow, designated “Neighbourhood Commercial Area” (Source: Google Streetview image, accessed 2020)



Figure 7: Excerpt of the Town of Grimsby Zoning By-law Schedule '13-A' – Land Use noting the approximate location of the subject lands in red, zoned “Neighbourhood Commercial” (Source: Source: Town of Grimsby Zoning By-law No. 14-45)



Figure 8: Excerpt of the Town of Grimsby Zoning By-law Schedule '13-B' – Land Use noting the approximate location of the subject lands in red, zoned "Neighbourhood Commercial" with Site Specific Exceptions (Source: Town of Grimsby Zoning By-law No. 14-45)

2.0 POLICY CONTEXT

2.1 THE PLANNING ACT AND PPS 2020

The *Planning Act* makes a number of provisions regarding cultural heritage, either directly in Section 2 of the Act or Section 3 respecting policy statements and provincial plans. In Section 2, the *Planning Act* outlines 18 spheres of provincial interest that must be considered by appropriate authorities in the planning process. One of the intentions of *The Planning Act* is to “encourage the co-operation and co-ordination among the various interests”. Regarding cultural heritage, Subsection 2(d) of the Act provides that:

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as...

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

The *Planning Act* therefore provides for the overall broad consideration of cultural heritage resources through the land use planning process.

In support of the provincial interest identified in Subsection 2 (d) of the *Planning Act*, and as provided for in Section 3, the Province has refined policy guidance for land use planning and development matters in the *Provincial Policy Statement, 2020* (PPS). The PPS is “intended to be read in its entirety and the relevant policy areas are to be applied in each situation”. This provides a weighting and balancing of issues within the planning process. When addressing cultural heritage planning, the PPS provides for the following:

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

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.

Built Heritage Resource: means 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 that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers.

Conserved: means 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 Temporary Protection 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

2.2 ONTARIO HERITAGE ACT

The *Ontario Heritage Act*, R.S.O. 1990, c.0.18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. This HIA has been guided by the criteria provided with *Regulation 9/06* of the *Ontario Heritage Act* which outlines the mechanism for determining cultural heritage value or interest. The regulation sets forth categories of criteria and several sub-criteria.

2.3 TOWN OF GRIMSBY OFFICIAL PLAN

The Town of Grimsby Official Plan includes policies for the conservation of cultural heritage resources in Section 8.0. The following provides a selection of these policies which are related to the scope of this Heritage Impact Assessment:

General Policies:

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

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

Protection, maintenance and stabilization of existing cultural heritage attributes and features over removal or replacement will be adopted as the core principles for all conservation projects.

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

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

8.18 Development and site alteration may be permitted 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.

9.20 Definitions

9.20.29 Cultural Heritage Impact Assessment means a study prepared by a qualified heritage professional who is a member in good standing with the Canadian Association of Heritage Professionals, to determine if cultural heritage resources will be negatively impacted by the proposed establishment or proposed expansion of the mineral aggregate operation development or site alteration. It would also demonstrate how the

cultural heritage resource will be conserved in the context of redevelopment or site alteration. Mitigative or avoidance measures or alternative development approaches may also be recommended.

2.4 TOWN OF GRIMSBY TERMS OF REFERENCE, HERITAGE IMPACT ASSESSMENTS

This Heritage Impact Assessment has been drafted with reference to the Ministry of Heritage, Sport, Tourism and Culture Industries *Heritage Resources in the Land Use Planning Process* InfoSheet #5 document as well as the Town of Grimsby Terms of Reference (TOR) for Heritage Impact Assessments, provided in Appendix D of this report.

The Town of Grimsby TOR for Heritage Impact Assessments indicates that an HIA shall include the following main components:

- Introduction to Development Site;
- Background Research and Analysis
- Statement of Significance;
- Assessment of Existing Condition;
- Description of the Proposed Development or Site Alteration;
- Impact of Development or Site Alteration;
- Considered Alternatives and Mitigation Strategies;
- Conservation Strategy;
- Appendices.

3.0 BACKGROUND

RESEARCH AND HISTORICAL CONTEXT

3.1 HISTORICAL SUMMARY

According to the Canadian Encyclopedia, the first Euro-Canadian settlers in “The Forty” (now the Town of Grimsby) were United Empire Loyalists arriving as a result of the American Revolutionary War in the late 18th century.

According to the Town of Grimsby Cultural Heritage Landscape study, *Grimsby’s Special Places, Cultural Heritage Landscapes in the Town of Grimsby* (2015), United Empire Loyalists first arrived in the 1780s due to the availability of good agricultural lands and the availability of water power from the Forty Mile Creek. The first municipal meeting in Upper Canada took place in what is now the Town of Grimsby in 1790. Grimsby was also the site of the “Engagement of the Forty” in 1813, which was a skirmish during the War of 1812. The Town was re-named Grimsby in 1816.

The Town of Grimsby flourished in the 19th century based on an industry of agricultural and tender fruit growing. Grimsby also had a strong presence in the tourism industry in the mid. 19th century to the early 20th century with Grimsby Beach, the Grimsby Chautauqua, and the Grimsby Beach Amusement Park.

The Robert W. S. MacKay directory indicates Grimsby (or “Forty”) as a village in the County of Lincoln having a wide range of businesses including stores, tailors, mills, hotels, brewers and foundries.

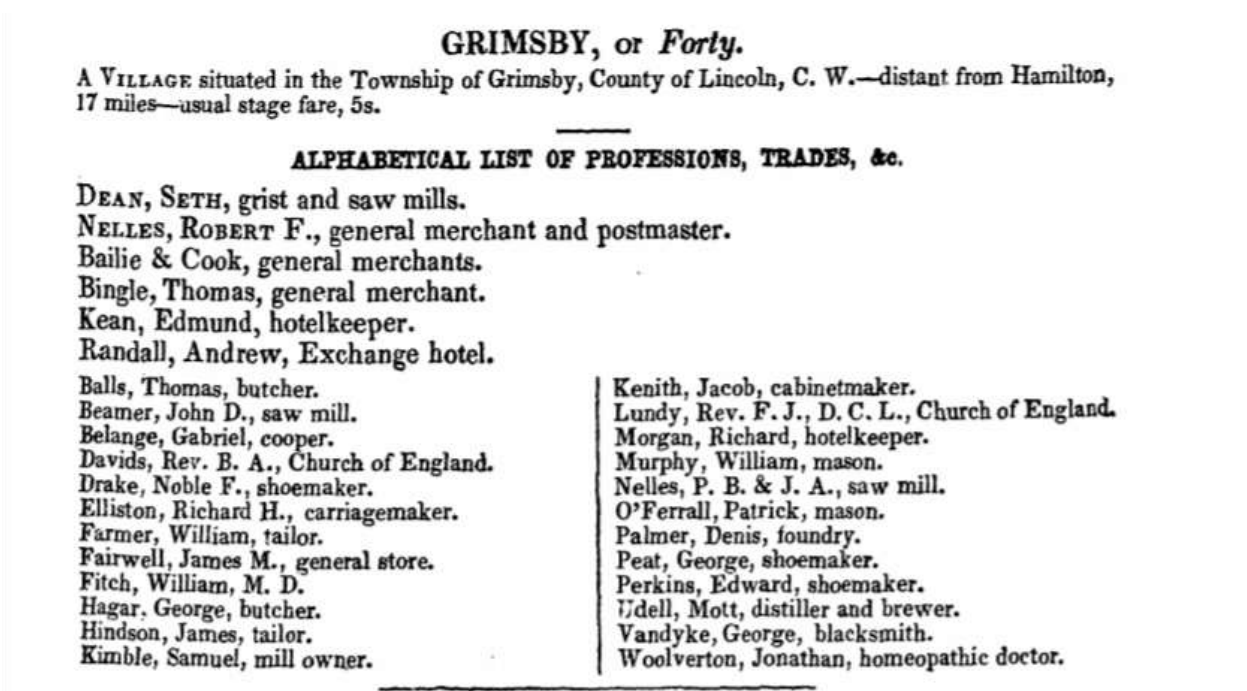


Figure 9: Excerpt of the Robert W. S. MacKay Canada Directory, indicating professionals and businesses in the Town of Grimsby, (Source: National Archives Canada)

The subject lands are historically located within the former County of Lincoln and Welland, Grimsby Township. The subject lands are part of Concession 1, Lot 6. According to the 1862 George R. Tremaine Map of Grimsby Township, all of Lot 6 was owned by J.A. Nelles. One building is indicated on this property, along the edge of Lake Ontario and is noted as "Lake Lawn". This map indicates that no buildings or structures were located along what is now Main Street East at this time.



Figure 10: Excerpt of the George R. Tremaine Map of Lincoln and Welland (Grimsby Township), 1862. Approximate location of all of Concession 1, Lot 6 noted in red. Approximate location of the subject lands noted with red arrow. (Source: Brock University Map Library)

According to the 1876 Illustrated County Atlas of Lincoln and Welland (Grimsby Township), the subject lands were vacant. However, two lots have been severed along what is now Main Street East. The lot indicated on the Illustrated County Atlas Map located at the north-east corner of what is now Main Street East and Nelles Road North is the property located at 133 Main Street East, west of the subject lands.

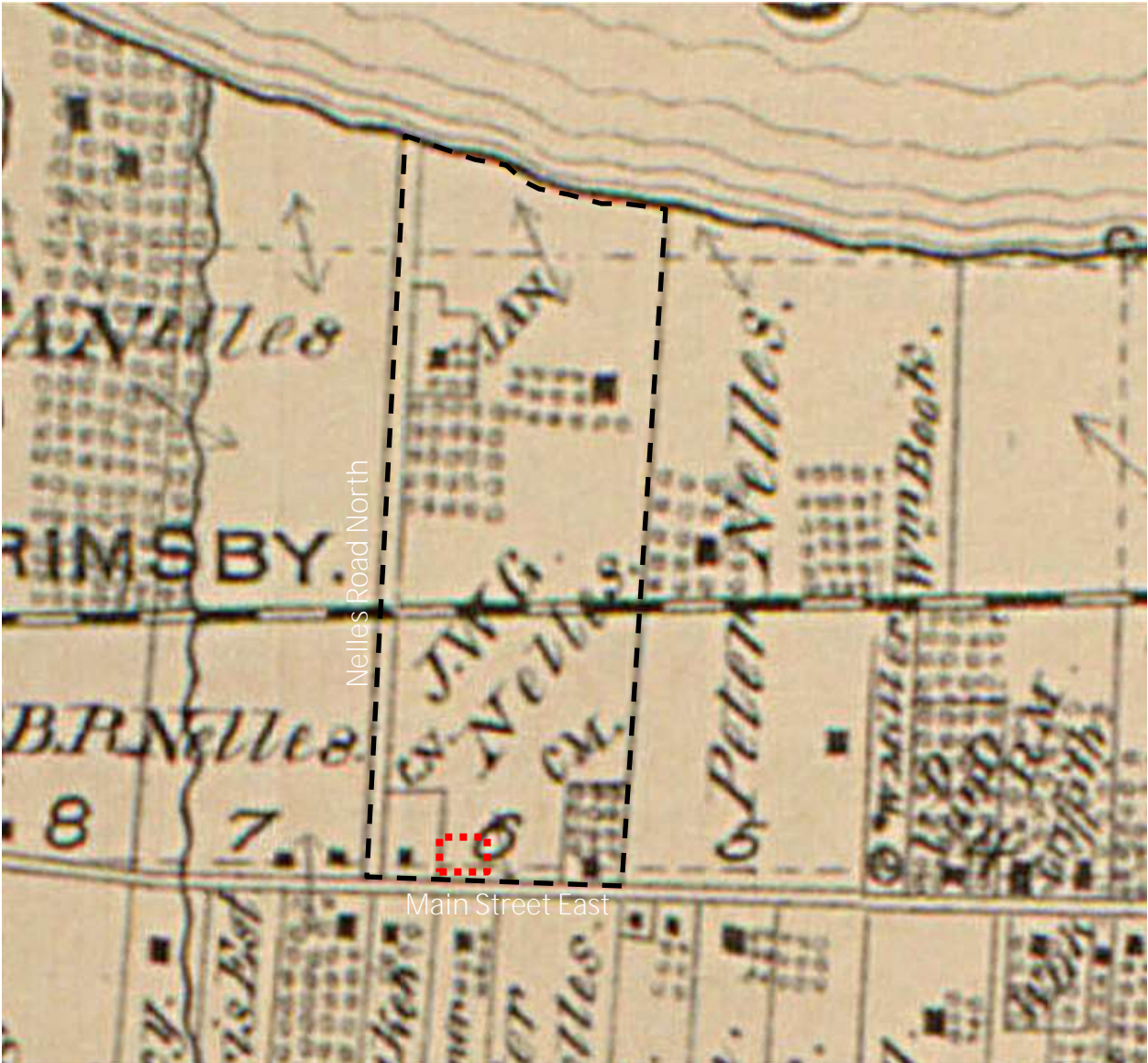


Figure 11: Excerpt of the Illustrated County Atlas Map of Lincoln, Grimsby Township, 1876. Location of Concession 1, Lot 6 noted with dashed black line. Approximate location of subject lands noted with red dashed line. (Source: McGill University)

James W. G. Nelles began to subdivide the lot in the mid. 19th century. By the turn-of-the-century smaller lots and parcels were severed off Concession 1, Lot 6 along Main Street East. The property located at 141 Main Street East is part of Parcel No. 17. The property located at 147 Main Street East is part of parcels No. 18 and No. 19.

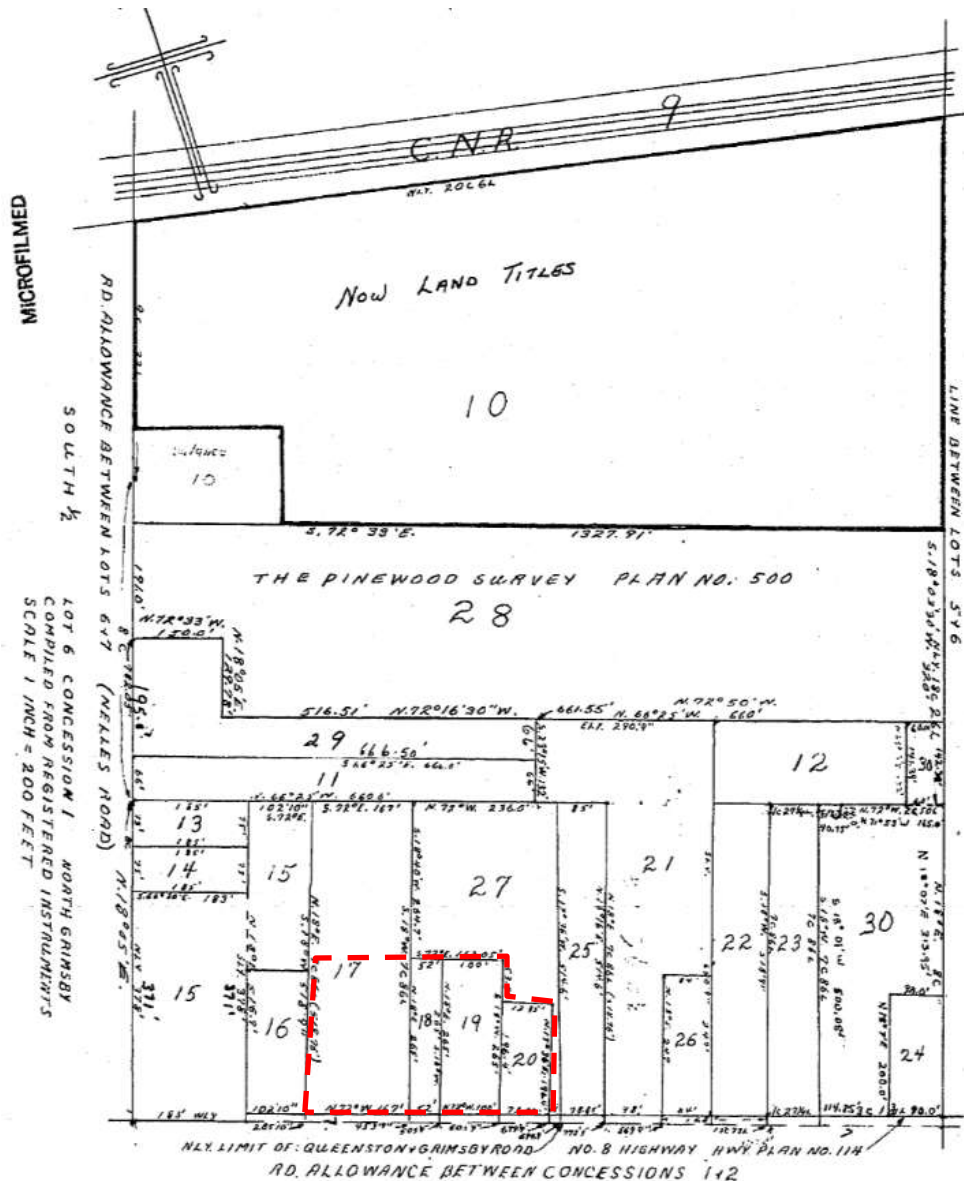


Figure 12: Excerpt of Registered Plans for Lot 6, Concession 1 noting the approximate location of the subject lands in red (not to scale), (Source: Niagara North Land Registry Office, LRO No. 30)

The earliest available aerial photograph is dated 1934. The features of the landscape indicate that the properties located north of Main Street East, in the vicinity of the subject lands were cultivated agricultural land, primarily orchards and fruit farms. The individual features of the subject lands are difficult to confirm. However, the buildings located at 141 Main Street East and 147 Main Street East are visible. The photograph indicates that Wentworth Drive and the existing residential subdivision to the north of the subject lands had not yet been constructed.



Figure 13: Aerial photograph of Main Street East, Grimsby (1934). Approximate location of existing listed building at 141 Main Street East noted with red arrow. (Source: Niagara Navigator Interactive Map)

According to the 1954 aerial photograph, a portion of Wentworth Drive is now constructed however; the residential subdivision located north of the subject lands had not yet been constructed. The features of the properties located at 141 Main Street East and 147 Main Street East are not clear due to the presence of trees.



Figure 14: Aerial photograph of Main Street East, Grimsby (1954). Approximate location of existing listed building at 141 Main Street East noted with red arrow. (Source: Brock University Map Library)

The features of the subject lands are clearly visible on the 1966 aerial photograph (See below). Here, the aerial photograph confirms that the subject lands included four individual single detached residential buildings. The buildings located at 141 Main Street East and 147 Main Street East are easily distinguished by their location, relationship to the street, and roof configuration. Two additional buildings are located on the subject lands, on either side of 147 Main Street East (See Figure below). Both of these buildings have been demolished.



Figure 15: Aerial Photograph of Main Street East, Grimsby, 1966. Approximate location of existing listed building at 141 Main Street East noted with red square. (Source: Lloyd Reeds Map Collection, McMaster University Library)

The 1975 map provided in the Town of Grimsby research report (2019) confirms that two other buildings were formerly located on the subject lands, demolished at some point after 1975 (See Figure 16).

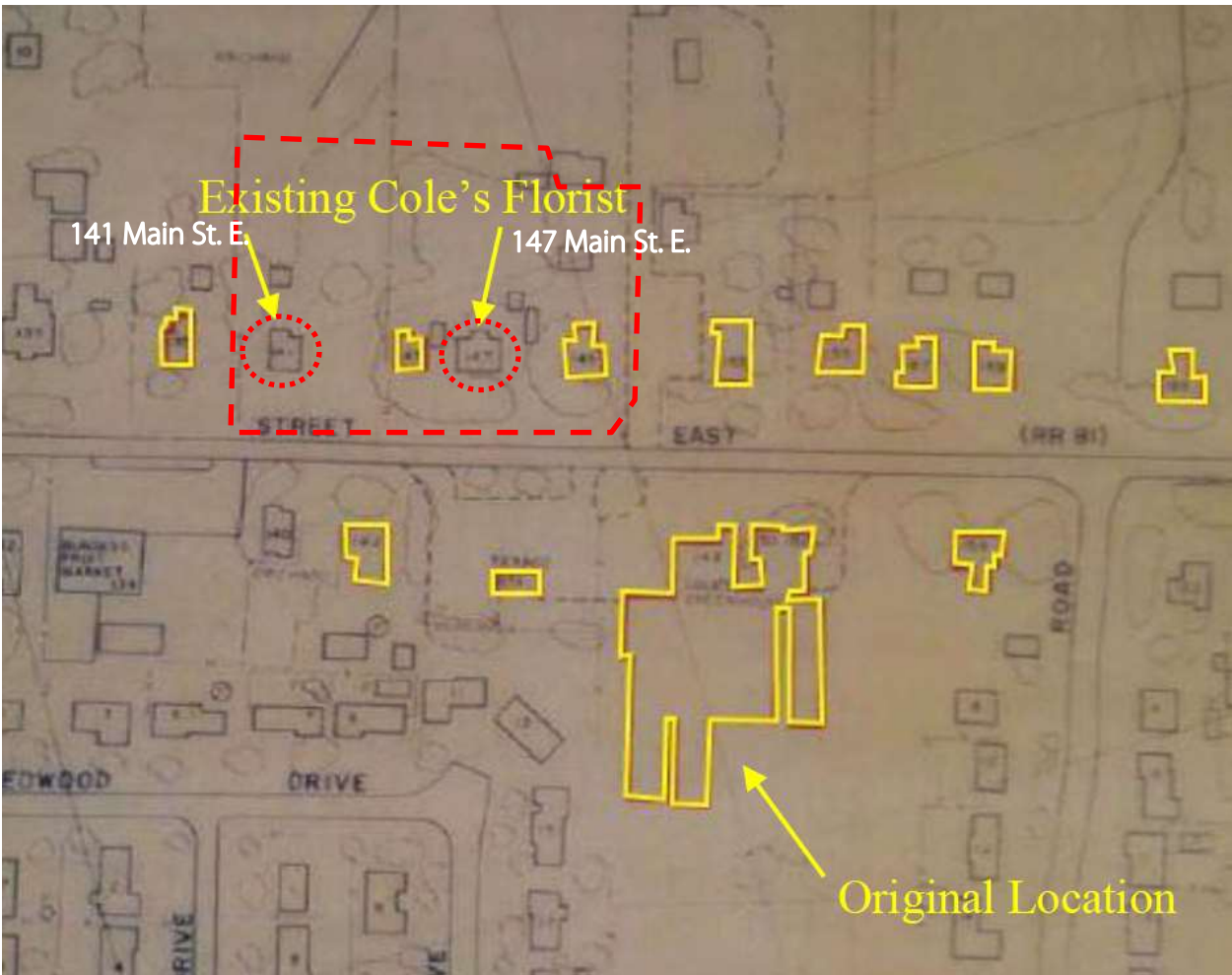


Figure 16: Excerpt of the 1975 map of Main Street East noting the location of buildings which have been demolished (outlined in yellow). Approximate location of the subject lands noted in red, including the existing buildings at 141 and 147 Main Street East (inside red circles). (Source: Town of Grimsby, 2019)

The aerial photograph dated to the year 2000 also provides details regarding the changes to the property buildings over time. Townhouses are now located north and east of the subject lands, along Wentworth Drive. The buildings formerly located on either side of 147 Main Street have been demolished to construct a series of semi-permanent greenhouses as well as an L-shaped paved parking lot. An addition has been added to the rear façade of 147 Main Street. According to the Town of Grimsby research report, the DeVries's tore down a "yellow cottage next door" and built a greenhouse. This demolition refers to either one of the buildings formerly located adjacent to 147 Main Street East as indicated on the 1975 map.

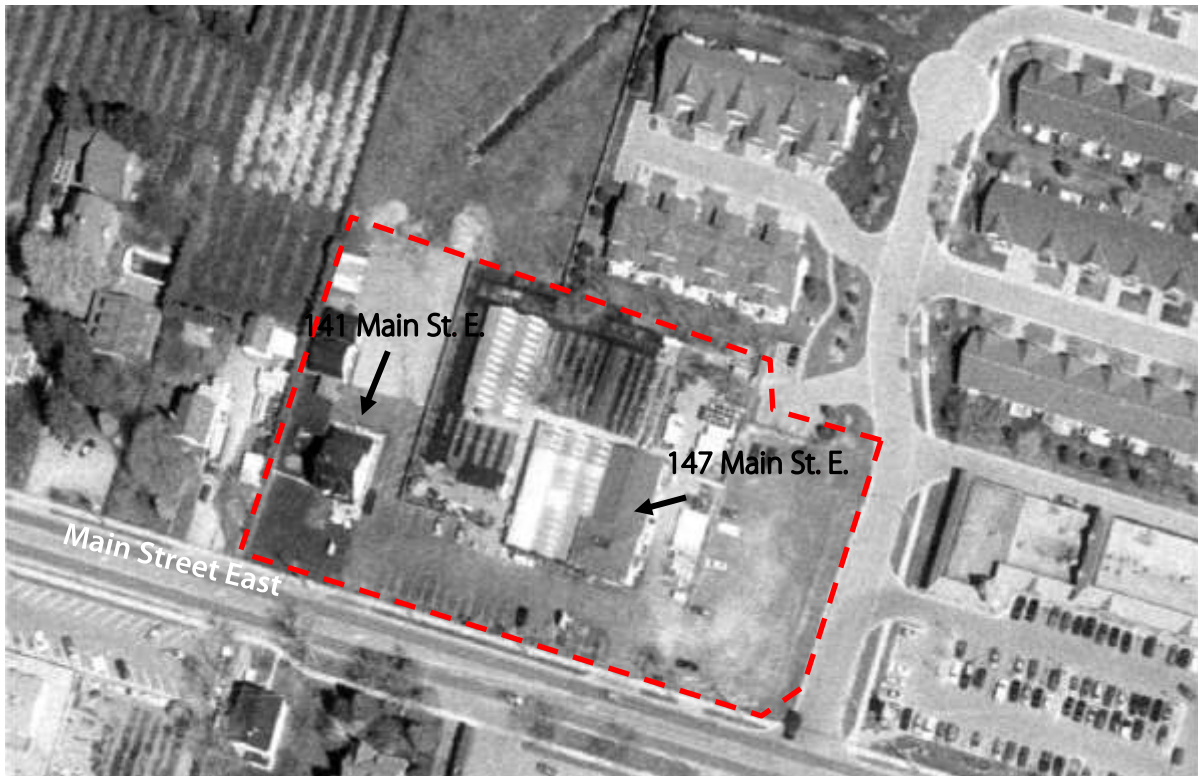


Figure 17: Aerial photograph of Main Street East, Grimsby (2000). Approximate location of existing listed building at 141 Main Street East noted with red arrow. (Source: Niagara Navigator Interactive Map)

All of parcels numbering 17, 18, and 19 were owned by Benjamin Cook in the early 20th century prior to their registration at the Land Registry office (See Figure 12). All of Parcel no. 17 was granted by Benjamin Cook to Osric Neal in 1910, which was comprised of 2 acres. Parcels 18 and 19 were granted from Benjamin Cook to James Cook in 1913, which was comprised of 1 and 4/5 of an acre.

The existing building located at 141 Main Street East (Parcel 17) was constructed shortly after 1910, when it was purchased by Osric Neal. The existing building located at 147 Main Street East (Parcel 19, and part of Parcel 18) was likely constructed by either Benjamin Cook or James Cook circa 1913.

The Heritage Research Report (Town of Grimsby, 2019) states that the buildings located at 141 Main Street East and 147 Main Street East were both constructed circa 1907. However, it is difficult to confirm the exact date of construction of both houses due to the organizational structure of land registry records. However, the land registry records, available maps and plans, and architectural styles of both houses suggest that they were both likely constructed in the early 20th century after the individual parcels (numbers 17, 18, and 19) were registered. The building located at 147 Main Street East may have been constructed earlier than 1913 by Benjamin Cook as he owned all of Parcels 17, 18 and 19 prior to the parcels being registered.

3.2 141 MAIN STREET EAST

As noted above, the existing building located at 141 Main Street East (Parcel 17) was constructed shortly after 1910 when it was purchased by Osric Neal.

According to the 1911 census of Grimsby North, several residents are noted on “Lot 6, Con 1”. This includes Stirling Cook (farmer), Benjamin Cook (farmer), James Nelles (farmer), Boise Nelles (farmer), Robert Dent (labourer), John Presley (labourer), Osric Neal (farmer), William Manson (farmer), and Frank E. Read (Broker).

When cross referencing land title records with census records, it is likely that Osric Neal resided in the building at what is now 141 Main Street East. He is noted in the 1911 census as a farmer of English descent, age 53, residing with wife Marella, sons George E., Chester, Lester, and daughters Winnifred, Rubie, and Doris.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
71	71	Neal, Osric	Lot 6 Con 1	M	Head	M	53	1858	23	G			English	Canadian	English
		Marella		F	Wife	M	47	1864	47	G			German	Canadian	English
		George E.		M	Son	J	16	1894	16	G			English	Canadian	English
		William		M	Son	J	15	1895	15	G			English	Canadian	English
		Robert		M	Son	J	14	1896	14	G			English	Canadian	English
		John		M	Son	J	13	1897	13	G			English	Canadian	English
		Osric		M	Son	J	12	1898	12	G			English	Canadian	English
		William		M	Son	J	11	1899	11	G			English	Canadian	English
		Frank E.		M	Son	J	10	1900	10	G			English	Canadian	English
		Winnifred		F	Daughter	S	10	1901	10	G			English	Canadian	English
		Rubie		F	Daughter	S	9	1902	9	G			English	Canadian	English
		Doris		F	Daughter	S	8	1903	8	G			English	Canadian	English
72	72	Burgess, Charles	Lot 6 Con 1	M	Head	M	53	1858	53	G			English	Canadian	English
		Marella		F	Wife	M	47	1864	47	G			German	Canadian	English
		Sister S.		F	Sister	J	10	1903	10	G			English	Canadian	English

Figure 18: Excerpt of the 1911 census of North Grimsby noting Osric Neal, Lot 6, Con 1 (Source: Ancestry.ca)

Osric Neal died in 1914. According to the 1921 census for Grimsby North, Marella Neal is noted as the head of household. She is listed as a fruit grower by occupation and continues to reside in a 6 room wood frame house on the subject lands at 141 Main Street East.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
72	72	Neal, Marella	Lot 6 Con 1	F	Head	F	56	1865	56	G			English	Canadian	English
		Winnifred		F	Daughter	S	18	1903	18	G			English	Canadian	English
		Rubie		F	Daughter	S	17	1904	17	G			English	Canadian	English
		Doris		F	Daughter	S	16	1905	16	G			English	Canadian	English
		George E.		M	Son	J	26	1895	26	G			English	Canadian	English
		William		M	Son	J	25	1896	25	G			English	Canadian	English
		Robert		M	Son	J	24	1897	24	G			English	Canadian	English
		John		M	Son	J	23	1898	23	G			English	Canadian	English
		Osric		M	Son	J	22	1899	22	G			English	Canadian	English
		William		M	Son	J	21	1900	21	G			English	Canadian	English
		Frank E.		M	Son	J	20	1901	20	G			English	Canadian	English
		Winnifred		F	Daughter	S	19	1902	19	G			English	Canadian	English
		Rubie		F	Daughter	S	18	1903	18	G			English	Canadian	English
		Doris		F	Daughter	S	17	1904	17	G			English	Canadian	English

Figure 19: Excerpt of the 1921 census of North Grimsby noting Marella Neal, Lot 6, Con 1 (Source: Ancestry.ca)

The property was sold by George E. Neal (son of Osric Neal) to Bruno Raudoritz in 1939 for \$2,700.00, which included 2 acres of land. Bruno Raudoritz sold to Hildegard and Charles E. Armstrong in 1942 (2 acre of land). Armstrong sold to Archibald Wagner in 1945. At this time, the property is no longer referred as being 2 acres of land. It is likely that the property was subdivided at this time to more closely reflect the existing lot fabric.

The property located at 141 Main Street East was sold by Wagner to Juliet and Eugene Freeman in 1945. Freeman sold in 1950 to Robert F. and Helen P. Gibb. This can be confirmed as the 1963 Voters List of Grimsby includes Helen and Robert Gibb as residing at 141 Main Street East (see below).

158 Gleason, Mrs. M. A., 5 Beverly
159 Gibb, Robert, gentleman, 141 Main St. E.
160 Gibb, Helen, 141 Main St. E.
161 Garland, Thomas, real estate, 168 Main St. E.
162 Garland, Mrs. M., 168 Main St. E.
163 Gillard, Mrs. Florence, 8 Brookside

Figure 20: Excerpt of the 1963 Voters List for Grimsby, noting Helen and Robert Gibb, 141 Main Street East (Source: Ancestry.ca)

Land registry records confirm that Helen and Robert Gibb owned the property until 1983, when it was sold to Luba Kinal. According to the Town of Grimsby research report (2019), the house was used as a storefront during Ms. Kinal's ownership, known as the "Brass and Wicker House". The commercial portion of the dwelling occupied the first floor, and Ms. Kinal resided on the second floor.



Figure 21: Photograph of the "Brass and Wicker House" interior. (Source: Town of Grimsby, 2019)

Luba Kinal sold the property to Cole's Florist Inc. in 1995. At this time, the land is referred to as "Part 1 on Registered Plan 30R-8135, Parcel 17". From 1986 to recent years, the Cole's Florist Ltd. establishment was owned by Harry and Nancy DeVries.



Figure 22: Photograph of 141 Main Street East, 1998. (Source: Town of Grimsby, 2019)

3.3 147 MAIN STREET EAST

As noted previously, the existing building at 147 Main Street East (Parcel 19, and part of Parcel 18) was likely constructed by either Benjamin Cook or James Cook circa 1913.

When cross referencing land title records with census records, it is likely that Benjamin Cook resided at what is now 147 Main Street East. While James Cook is noted in the land registry records as owning the property at this time, he is noted in the 1911 census as residing on Lot 1, Concession 7, occupied as a farm labourer in the household of Alvin A. Merritt.

Benjamin Cook is noted as residing with his wife on Lot 6, Concession 1 in the 1911 census (See Figure below).

68	69	Cook, Benjamin	Lot 6 Con 1	Head	m	April	1853	58	6
		"	"	Wife	m	Jan.	1865	46	6
70	70	Russ, Albert	Lot 6 Con 2	Head	m	Nov.	1868	42	6

Figure 23: Excerpt of the 1911 census of North Grimsby noting the Cook and Cole families. (Source: Ancestry.ca)

Benjamin Cook is noted as a 58 year old farmer residing in a wood frame house with his wife Jane and sister-in-law, Eliza. He is listed next to Albert Cole, wife Annie and children Norman, Gordon, John and Mildred, suggesting that these two families lived within close proximity to each other. Albert Cole is noted as residing in a 6 room house of brick construction and is occupied as a farmer.

According to land registry records, James Cook purchased the 1 and 4/5 of an acre lot part of Parcel 19 in 1913 from Benjamin Cook and mortgaged the property for \$2,500.00. He also purchased part of Lot 18 in 1919 from Benjamin Cook. In 1914, James Cook sold to Jonathan and Janet Pettit. In 1944, the executors of Jane Pettit sold to Jeanne and Vernon Hodson.

J. Hodson sold to Elsie M. Rutherford in 1946. Rutherford sold to Leila M. Davenport in 1948, who owned the property until 1964. This can be confirmed as the 1963 Voters List of Grimsby notes Mrs. L. Davenport as residing at 147 main Street East at this time (See below).

- 102 Doran, Miss Frances, spinster, 99 Main St. E.
- 103 Dixon, Mrs. A. H., widow, 110 Main St. E.
- 104 Davenport, Mrs. L., widow, 147 Main St. E.
- 105 Dickson, W. W., food broker, 5 Strathearne
- 106 Dickson, Mrs. D., 5 Strathearne
- 107 Douglas, James, insurance, 7 Beverly
- 108 Douglas, Mrs. A., 7 Beverly
- 109 Dauphinee, Miss Inez, lab. tech., 166 Main St. E.
- 110 Delay, Michael, gentleman, 142 Main St. E.

Figure 24: Excerpt of the 1963 Voters List for Grimsby, noting L. Davenport at 147 Main Street East (Source: Ancestry.ca)

The property was sold by L. Davenport to David and Geraldine Deffield in 1964. The property was subsequently sold by the Directors of the Veterans Land Act to Boyd J. Prentice in 1971 (0.568 acres). Boyd J. Prentice sold to Norman W. H. Cole for (son of Albert E. Cole) in 1971 (part of Parcel 19). Norman E. Cole also acquired part of Parcel 18 in 1972 as part of the "Cole Equipment Rental Company Limited". It is likely that the property was adaptively used for service-type use at this time. Norman Edward Cole sold Parcels 18 and 19 (including the building at 147 Main Street East) to Harry and Nancy DeVries in 1986 as part of the Cole's Florist Inc. establishment.

According to the Town of Grimsby research report, the DeVries constructed the addition to 147 Main Street East after 1986. During this time, they also installed a new roof on the house, as well as new windows, siding and landscaping.

The commemorative photograph provided below includes images of the existing building at 147 Main Street East, providing some indication of how the features of the building evolved over time, such as the re-configuration of the front entrance and the addition of awnings after 1991 (See Figure 25).



Figure 25: 125th Anniversary Photos of the Cole's Florist building at 147 Main Street East. *Note: The building at 147 Main Street East was altered after 1991 to include awnings and French style doors at the front façade.* (Source: Heritage Research Report, 147 Main Street East, Town of Grimsby, 2019)

3.4 Norman E. Cole and Cole's Florist Ltd.

According to the Heritage Research Report (Town of Grimsby, 2019) The Cole's Florist business was first established in 1891 by Albert Edward Cole, and operated at their original location across the street at 150-152 Main Street East (on part of Lot 6, Concession 2, now demolished).



Figure 26: Excerpt of the Town of Grimsby Heritage Research Report for the property at 147 Main Street East, noting the original location of Cole's Florist at 150-152 Main Street East (now demolished). (Source: Town of Grimsby, 2019)



Figure 27: Early advertisement of Cole's Florist Ltd., Since 1891. (Source: Town of Grimsby, 2019)

Albert E. Cole is noted in the 1891 census of Grimsby North as a fruit farmer and lodger under James Hield and his wife. A.E. Cole is noted as being age 23, single, of English descent.

284	Ammit	M	84	W. India	U.S.A.	-	U.S.A.	U.S.A.	Wid.
285	Inclia	F	15	-	Is.	Filipino	-	U.S.A.	Island
286	Jacob James	M	45	M	-	-	-	England	Filipino
287	Condit	F	36	M	W	"	-	Filipino	"
288	Cole Albert E.	M	23	-	Super	Filipino	-	England	"
289	Thelma S. M. C.	M	55	M	-	"	-	Filipino	"

Figure 28: Excerpt of the 1911 census of North Grimsby noting the Cook and Cole families. (Source: Ancestry.ca)

Albert E. Cole is first noted as a florist in the 1901 census of Grimsby North. According to the record of marriages for the year 1900, Albert Edward Cole (34, florist of Grimsby) married Anna Elizabeth Speirs.

Albert Edward Cole is also noted in the 1911 census, residing on Lot 6, Concession 2 (south of the subject lands, across Main Street). At this time, he is noted as a florist by occupation and resides within close proximity to Benjamin Cook, at what is now 147 Main Street East.

62	62	Ingelbegg Harry	Lot 6 Con 2	M	Head	M	W. Ind.	1885 25	England
		Cook Sterling	Lot 6 Con 2	M	Head	M	Engl.	1870 41	Engl.
		Ammie C	Lot 6 Con 2	F	Wife	M	Engl.	1876 34	Engl.
		Marion M	Lot 6 Con 2	F	Daughter	S	Engl.	1905 6	Engl.
65	65	Cole Albert E.	Lot 6 Con 2	M	Head	M	March	1866 45	Engl.
		Annie E.	Lot 6 Con 2	F	Wife	M	Jan	1868 43	Engl.
		Norman	Lot 6 Con 2	M	Son	S	July	1888 23	Engl.
		Caril D	Lot 6 Con 2	M	Son	S	March	1889 22	Engl.
		John W	Lot 6 Con 2	M	Son	S	Nov	1893 18	Engl.
		Edith	Lot 6 Con 2	F	Daughter	S	Nov	1911 2	Engl.
69	69	Cook Benjamin	Lot 6 Con 2	M	Head	M	April	1873 38	Engl.
		Elizabeth	Lot 6 Con 2	F	Wife	M	Jan	1865 46	Engl.
70	70	Russ Albert B.	Lot 6 Con 2	M	Head	M	Nov	1868 43	Engl.

Figure 29: Excerpt of the 1911 census of North Grimsby noting the Cook and Cole families. (Source: Ancestry.ca)

Albert Edward Cole died in 1954. His wife, Annie Elizabeth Cole died in 1922, while residing on Lot 6, Concession 2, on the south side of Main Street East. According to the heritage report by the Town of Grimsby, the business passed to A. E. Cole’s sons, John, Norman, and Gordon.

The business operated at this location until approximately 1986 when the business was purchased by Harry and Nancy DeVries, and the business was moved across the street, occupying what is now 147 Main Street East. The DeVries later purchased the existing building at 141 Main Street East in 1995.

According to the Town of Grimsby Research report (2019), the Cole's Florist Company is an important long-standing business to the community, having evolved from a horse and buggy floral service and becoming a household name in the Town of Grimsby. The report notes that,

At one time Cole's Florist became the largest floral operation from Toronto to Niagara Falls, often supplying the Grimsby Beach hotels and market with flowers. The original Cole's Florist was located across the street and had a Lord and Burham greenhouse, the famous American greenhouse manufacturers. Cole's Florist and Grimsby Beach had a unique connection during the early 1900's, Albert sold his produce to the two largest hotels located in Grimsby beach. Later continuing to supply the community with fresh produce every Saturday at the Grimsby Beach Market.

Additional information related to the Cole family, Cole's Florist Ltd., and Norman E. Cole is provided in the historical research reports by the Town of Grimsby (2019) for the properties located at 141 Main Street East and 147 Main Street East.

4.0 DESCRIPTION OF POTENTIAL CULTURAL HERITAGE RESOURCES

4.1 DESCRIPTION OF SUBJECT PROPERTY

The subject property includes three separate parcels of land at 141 Main Street East, 147 Main Street East, and 149 Main Street East, situated north of Main Street East. All three properties are currently part of the Cole's Florist Ltd. establishment. The property located at 149 Main Street East does not include any structures and is currently a paved parking pad. The properties located at 141 Main Street East and 147 Main Street East each includes a series of semi-permanent greenhouses and a paved parking area adjacent to Main Street East. Both properties include wood frame buildings of cultural heritage value or interest which are listed on the Town's Heritage Register (See Figure 30).



Figure 30: Aerial photograph of Main Street East, Grimsby (2018). Approximate location of subject lands at 141 Main Street East, 147 Main Street East, and 149 Main Street East noted with dashed red line. (Source: Niagara Navigator Interactive Map)

4.2 DESCRIPTION OF BUILT FEATURES

The following provides a description of the properties at 141 Main Street East and 147 Main Street East as the Town of Grimsby has identified that they are of cultural heritage value or interest and are the focus of this Heritage Impact Assessment.

4.2.1 141 MAIN STREET EAST

The property located at 141 Main Street East includes approximately 0.5 acres of land. The building has been adaptively re-used and is currently used to sell Christmas themed retail items, known as the Cole's Christmas Cottage. A single storey addition to the building is located at the north elevation. Semi-permanent greenhouses are located north, east, and west of the building.

The original building can be described as 1 ½ storeys, likely constructed in the early 20th century in the Queen Anne Revival architectural style with early 20th century Craftsman style influences. The craftsman influences include the deep overhang roof at the front, creating a covered verandah.

The building includes a side-gabled roof with dormer windows. The building is clad in rough cast white painted stucco.



Figure 31: Aerial photograph of Main Street East, Grimsby (2018). Approximate location of existing listed building at 141 Main Street East noted with red arrow. (Source: Niagara Navigator Interactive Map)

Front (South) Elevation

The front elevation provides views of the verandah, accessed by concrete stairs. The overhang roof provides a recessed verandah supported by three posts. The foundation of the verandah is red brick. This may suggest that the building was originally red brick, and clad in stucco. Invasive testing would be required to confirm this. The front entrance door is flanked on the right by a large wood frame 20 pane window with a wood storm window. The window to the left of the front door is a 6x1 wood frame window with a contemporary storm window. This window located left of the doorway is part of the turret, having two other 6x1 wood frame windows at the first level, with awnings. The front elevation at the second level includes a large dormer, having three sets of rectangular shaped windows. These windows appear to include 6x6 pane wood frame windows with a contemporary awning. The turret also contains 2 window openings at the second level having two 6x6 wood frame windows with contemporary awnings.



Figures 32 & 33 – (left) View of front elevation looking north from Main Street East, (right) View of front and east elevations looking north-west from main Street East, (Source: MHBC, 2020)



Figures 34 & 35 – (left) Detail view of front elevation looking north-east from Main Street East, (right) Detail view of front elevation door and 6x1 wood frame window within the turret, (Source: MHBC, 2020; Google Streetview, accessed 2020)

East Elevation

The east elevation of the building provides views of the basement foundation, which has been parged and includes small rectangular shaped basement windows. A rectangular shaped window is located between the first and second storeys, likely for an internal staircase. The two windows set within the roof gable are also rectangular shaped and appear to include contemporary windows (i.e. vinyl, and without wood muntins). A diamond-shaped window is located at the attic gable. A portion of the east elevation is obstructed by a semi-permanent vinyl greenhouse structure.



Figures 36 & 37 – (left) View of front and east elevations looking north-west from parking lot, (right) View of east elevation looking south-east from greenhouse retail area) (Source: MHBC, 2020)

West Elevation

Views of the west elevation are partially visible from the public realm. Here, one rectangular shaped window opening is visible, with one diamond-shaped attic window above.



Figure 38 – View of front and east elevations looking north-west from parking lot (Source: MHBC, 2020)

North Elevation

The north elevation of the building is visible from the public retail/greenhouse area. The north elevation includes a 20th century white brick addition which includes a person door flanked by two bay windows.



Figures 39 & 40 – View of north (rear) elevation addition, looking south, (right) View of rear elevation looking south-east from greenhouse/retail area (Source: MHBC, 2020)

4.2.2 147 MAIN STREET EAST

The property located at 147 Main Street East includes approximately 1.3 acres of land. The property includes a single detached wood frame building of cultural heritage value or interest, referred to as the “Cole’s Florist” building as it was adaptively re-used for commercial/retail purposes.

The majority of the west elevation of the building is surrounded with semi-permanent greenhouse structures. The existing building can be described as a 2 storey wood frame building with a hipped roof with overhanging eaves and decorative wood brackets. The building has been altered since it was constructed in the early 20th century, and the original architectural style is difficult to confirm.

The existing single storey rear addition was constructed after 1986. All existing awnings are not original to the structure and were added to the building at some point after 1991. Also in 1991, the roof was re-shingled, new windows were installed, and the front entrance was altered to include the existing French style doors.

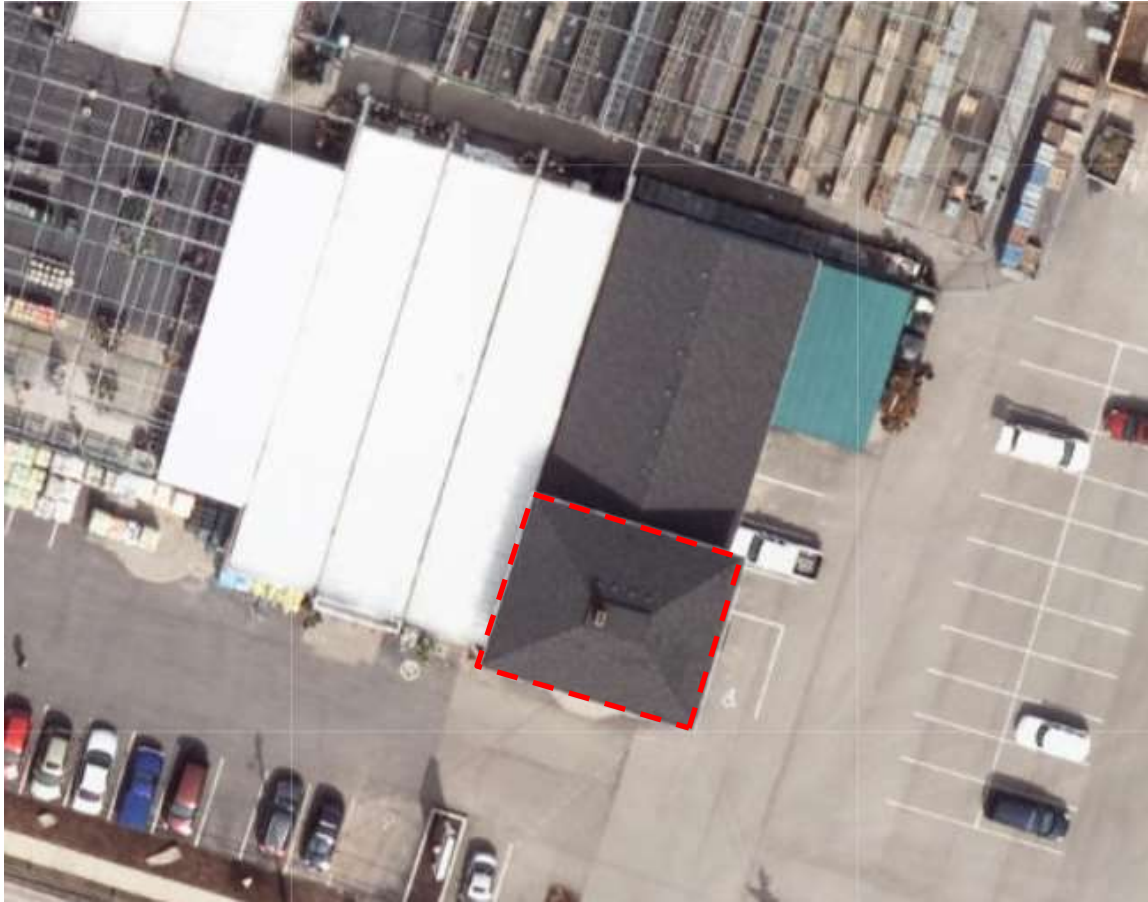


Figure 41: Aerial photograph of Main Street East, Grimsby (2018). Approximate location of existing listed building at 147 Main Street East noted with red dashed line. (Source: Niagara Navigator Interactive Map)

South (Front) Elevation

The front (south) elevation of the building includes French style front entrance doors, which are not original to the structure. This is confirmed by photographs of the building provided in the Town of Grimsby report dated 1991. Previous to 1991, the main front entrance included two separate person doors at the front elevation (See Figure 42). A bay window having three rectangular shaped windows are located west of the front entrance doors under a roof overhang which extends across the top of the bay window.

The second level includes three rectangular shaped window openings. These windows include awnings and shutters which are not original to the structure. A red brick chimney is visible at the west side of the hipped roofline.



Figure 42 – View of front (south) elevation of 147 Main Street East, looking north (Source: Google Streetview, accessed 2020)



Figures 43 & 44 – Detail view of front (south) elevation windows, shutters, and awnings of 147 Main Street East, looking north, (right) Detail view of bay window and front entrance, (Source: Google Streetview, accessed 2020)

East Elevation

The east elevation is visible from the public realm along Wentworth Drive, east of the subject lands. The east elevation of the building provides views of the main portion of the dwelling and a single storey addition at the rear. The ground level of the original portion of the building includes a bay window, having three rectangular shaped window openings. Two rectangular windows are provided at the second level, with contemporary shutters.



Figure 45 – View of east elevation of 147 Main Street East, looking west from Wentworth Drive (Source: Google Streetview, accessed 2020)

West Elevation

The west elevation is partially obstructed by a greenhouse and is visible from Main Street East. The second floor of the building includes two rectangular shaped window openings under the roofline.



Figure 46 – View of west elevation of 147 Main Street East, looking north-east from Main Street East (Source: Google Streetview, accessed 2020)

North Elevation

The north elevation is largely obstructed by the single storey rear addition. The only feature at the rear elevation of the original portion of the building is a small square-shaped window opening.



Figure 47 – View of rear (north) elevation of 147 Main Street East, looking west from Wentworth Drive. Location of square shaped window at north elevation noted with red arrow. (Source: MHBC, 2020)

The Town of Grimsby Research Report for 147 Main Street East identifies its architectural style as “vernacular” in the context of Main Street East. The following photographs identify that there are several buildings located along Main Street East which have features similar to that of 147 Main Street East and provide further information as to the characteristics of this “vernacular” style.

These buildings are often constructed of red brick and are 2 to 2.5 storeys with hipped roofs, deep eaves with brackets, and a symmetrical façade. There are several variations of this style, some of which are more closely related to the Italianate, Queen Anne, or Edwardian styles. This includes the buildings located at 130 Main Street East, 106 Main Street East, 126 Main Street East, and 122 Main Street East.



Figures 48 & 49 – (left) View of 130 Main Street East, (right) View of 106 Main Street East (Source: MHBC, 2020)



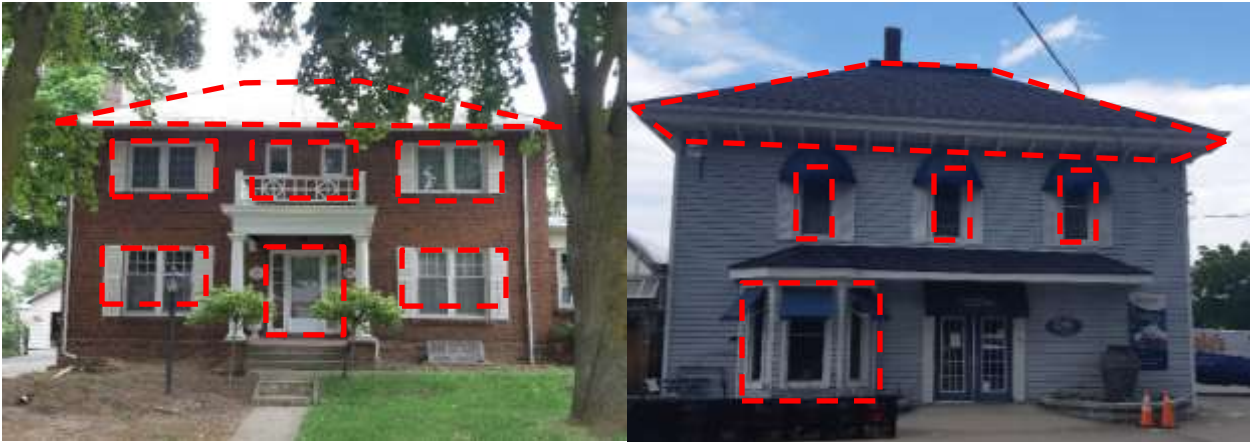
Figures 50 & 51 – (left) View of 126 Main Street East, (right) View of 122 Main Street East (Source: MHBC, 2020)

These buildings of the 19th century have had an impact on the architectural style of contemporary homes, such as those located at 91 Main Street East (19th century), and its neighbouring building at 93 Main Street East, which is of new construction. This new building at 93 Main Street East is constructed with new materials, but continues to use elements of this vernacular style of the local context through the use of a hipped roof, and a symmetrical façade.



Figure 52 – View of 91 Main Street East (background) and 93 Main Street East (foreground) (Source: MHBC, 2020)

The building located at 147 Main Street East was constructed in the early 20th century, similar to that of the “Twin Maples” building located at 101 Main Street East, which was constructed in 1912 according to the plaque on the front façade of the building. These two buildings have features which are similar to each other, including the hipped roof, scale/massing, and symmetrical façade. While the building located at 147 Main Street East has been altered and no longer includes its original main entrance, the influences of these mid. to late 19th century red brick buildings along Main Street East have influenced its design.



Figures 53 & 54 – (left) View of 101 Main Street East, “Twin maples, 1912”, (right) View of 147 Main Street East, (Source: MHBC, 2020)

4.3 DESCRIPTION OF CONTEXT (MAIN STREET EAST)

According to Schedule B (Land Use Map) of the Town of Grimsby Official Plan, Main Street East can be described as beginning at Robinson Street at the edge of the Downtown District, towards the east. The Land Use Map also identifies that the “Neighbourhood Commercial Area” begins at the east side of Nelles Road North (See Figure 55 below).

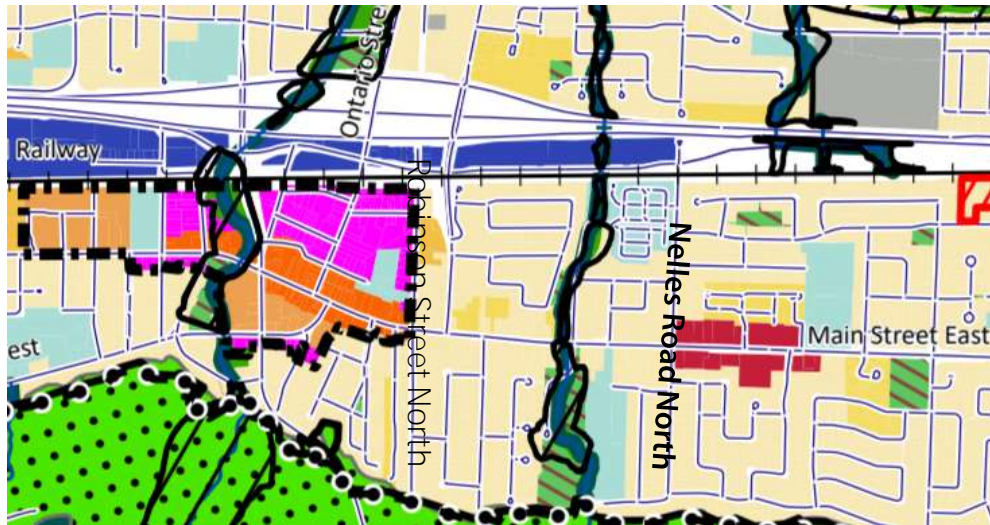


Figure 55 – Excerpt of Appendix B, Town of Grimsby Official Plan (Land Use) (Source: Town of Grimsby Official Plan, Appendix B)

The following aerial photograph identifies the location of Robinson Street, Nelles Road, and the subject lands at 141-149 Main Street East (See Figure 56).

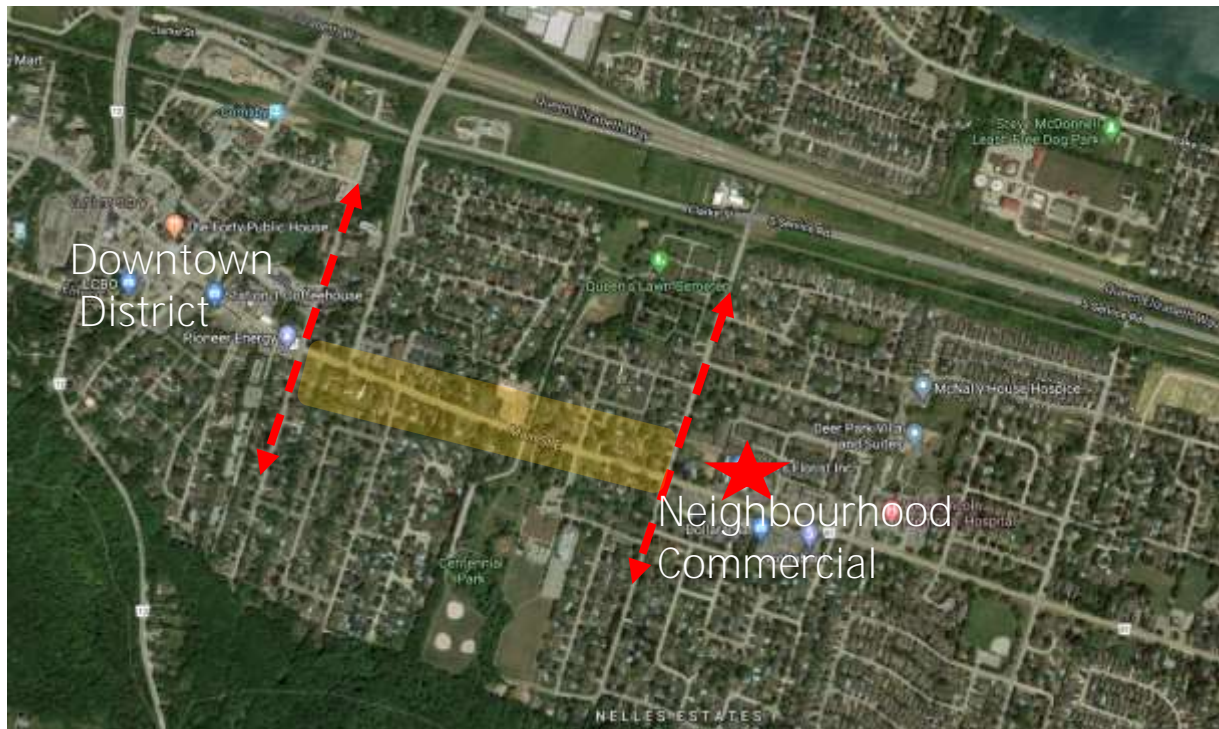


Figure 56 – Aerial Photograph of Grimsby noting the location of Robinson Street and the edge of the Downtown District to the west, and Nelles Road North, marking the beginning of the Commercial area to the east. The area of Main Street East containing a concentration of heritage properties is shaded in yellow. Approximate location of the subject lands noted with red star (Source: Google Maps, accessed 2020)

As per a review of aerial photographs provided in Section 3.1 of this report, the built fabric of Main Street East has changed over time and has resulted in the creation of distinct areas. These changes are the result of a combination of factors, including the natural evolution of the landscape as well as those with purposeful direction, such as the policies of the Town of Grimsby Official Plan regarding land use designations. The aerial photographs provided in this report identify that the Neighbourhood Commercial area (east of Nelles Road) formerly had similar characteristics as the rest of Main Street (between Robinson Street and Nelles Road, as per the area shaded in yellow in Figure 42) in the first half of the 20th century. It was not until the later half of the 20th century that the context of the subject lands evolved to include commercial uses over time, resulting in the existing built fabric.

The existing built fabric between Robinson Street and Nelles Road includes a wide range of architectural styles indicative of their date of construction. The streetscape is dominated by residential buildings (some of which have been adaptively re-used) with generous setbacks from the street, landscaped open space, and mature trees. The streetscape includes large estate houses dating from the mid. to late 19th century, such as those described in Section 4.2.2, which are part of the “vernacular” style along Main Street East. The portion of Main Street East between Robinson Street and Nelles Road also includes dwellings dating to the early 20th century. Several new houses and developments have been integrated into the streetscape, including townhouses which are setback from the street along a laneway (such as the development located at 107 Main Street East, west of Cemetery Road) (See Figure 57). Other architectural styles present along Main Street East include (but are not limited to) Edwardian, Tudor, Colonial Revival, and Craftsman.



Figures 57 & 58 – (left) View of recent townhouse development at 107 Main Street East, (right) View of mid. to late 20th century bungalow (Source: MHBC, 2020)



Figures 59 & 60 – (left) View of Tudor Revival style building, (right) View of Craftsman style building, (Source: MHBC, 2020)

The existing built fabric of Main Street East is distinctly different beginning at Nelles Road, heading east into the area designated as Neighbourhood Commercial as per the Land Use Plan of the Town of Grimsby Official Plan. This area along Main Street East is dominated by commercial buildings with large areas of surface parking located adjacent to the street. This includes the subject lands at 141-149 Main Street East. The photographs provided below demonstrate the existing built fabric in this area. The exception to this is the property located at 133 Main Street East, which is designated under Part IV of the *Ontario Heritage Act* and is in the process of being developed with a 4 storey multi-residential building.



Figures 61 & 62 – (left) View of commercial strip mall located 155 Main Street East, (right) View of 20th century commercial development located at 150 Main Street East (Source: MHBC, 2020)



Figures 63 & 64 – (left) View of commercial area at 134 Main Street East, (right) View of subject lands and surface parking at 141-149 Main Street East, (Source: MHBC, 2020)



Figures 65 & 66 – (left) View of dental office at 146 Main Street East, (right) View of 133 Main Street East, (Source: MHBC, 2020)

4.3.1 Summary of Description of Context

The context of Main Street east of Nelles Road is one of a neighbourhood commercial strip. This part of Main Street East evolved over time, beginning in the latter half of the 20th century to include strip malls, commercial/retail developments, and large areas of surface parking. Residential properties are primarily of the mid-20th and include buildings of architectural styles indicative of that time period. Few of the original 19th century buildings remain along Main Street east of Nelles Road. This portion of Main Street is different than the portion of Main Street west of Nelles Road. The portion of Main Street located west of Nelles Road is primarily residential and includes a concentration of heritage resources (mostly single detached dwellings) as well as other features, such as landscaped open space, and mature trees. The Town of Grimsby has acknowledged this concentration of cultural heritage resources as per the Main Street East – Queens Lawn potential Cultural Heritage Landscape and Area of Heritage Resources and Scenic Character (See Figure 5 of this HIA). These changes to the landscape have resulted in a distinctly different built form between these two areas.

5.0 EVALUATION OF CULTURAL HERITAGE RESOURCES

5.1 EVALUATION CRITERIA

The following sub-sections of this report will provide an analysis of the cultural heritage value of the subject property as per *Ontario Regulation 9/06*, which is the legislated criteria for determining cultural heritage value or interest. This criteria is related to design/physical, historical/associative and historical values as follows:

1. *The property has design or physical value because it:*
 - a. *Is a rare, unique, representative or early example of a style, type, expression, material or construction method,*
 - b. *Displays a high degree of craftsmanship or artistic merit, or*
 - c. *Demonstrates a high degree of technical or scientific achievement.*
2. *The property has historical value or associative value because it,*
 - a. *Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,*
 - b. *Yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*
 - c. *Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*
3. *The property has contextual value because it,*
 - a. *Is important in defining, maintaining or supporting the character of an area,*
 - b. *Is physically, functionally, visually or historically linked to its surroundings, or*
 - c. *Is a landmark.*

The Town of Grimsby Official Plan outlines additional criteria in Section 8.9 (General Cultural Heritage Policies) to be used in determining whether or not a site is of cultural heritage value or interest. Those criteria are as follows:

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

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

This additional criteria has been incorporated into the following evaluation.

5.2 EVALUATION OF 141 MAIN STREET EAST

5.2.1 Design/Physical Value

The property located at 141 Main Street East has design/physical value as a representative example of a building constructed in the Queen Anne Revival architectural style with Craftsman influences. The building was likely constructed after all of Parcel 17 was purchased by Osric Neal, farmer, in 1910.

Buildings constructed in the Queen Anne Revival architectural style are most often dated to the late 19th century. Buildings constructed in the craftsman architectural style are commonly dated between the late 19th century and the 1930s (Blumenson, 1990) and include features such as overhanging roofs, that may include verandahs supported by posts (or columns), irregular rooflines, and dormer windows.

An example of another building constructed in the Queen Anne Revival architectural style with Craftsman influences in the Town of Grimsby includes the building located at 21 Kerman Avenue. The buildings located at 21 Kerman Avenue and 141 Main Street East have similar features, including rooflines, a turret, and dormer windows.



Figures 67 & 68 – (left) View of 141 Main Street East, front elevation, (right) 21 Kerman Avenue, front elevation. (Source: Google Streetview, accessed 2020; Town of Grimsby, *Grimsby's Special Places*, 2015)

The building located at 141 Main Street East is one and a half storey with a stucco clad exterior. The building includes an asphalt shingle roof with dormers and an overhang roof supported by posts, creating a covered verandah. Several existing windows are wood framed, with wood muntins suggesting that they may be original to the structure. A list of heritage attributes for the building are provided in Subsection 5.2.4 of this report.

While the building has been adaptively re-used to suit new use, the majority of attributes at the exterior have been retained and the building has therefore retained its heritage integrity. Awnings were added to the structure after 1995 and are not original. The existing window and door openings at the front and side elevations (which are visible from the street) are likely original.

The building is not considered early, rare or unique in the context of Grimsby, and does not exhibit a high degree of craftsmanship, artistic merit, or technical/scientific achievement.

5.2.2 Historical/Associative Value

The property located at 141 Main Street East is of cultural heritage value or interest primarily for its historical/associative value and direct associations with the Cole's Florist Ltd. establishment after it was purchased by the DeVries in 1995. The property is *indirectly* associated with the overall Cole's Florist Ltd. development (from 1891 to 1986) when operations were located across the street by Albert E. Cole, and subsequently his son, Norman. This report has identified that the building was

likely constructed after all of Parcel 17 was purchased by Osric Neal and his family, who were fruit farmers in the early 1900s. Early 19th century aerial photographs provided in this report identify that the building was located adjacent to orchards. This suggests that the property was used for fruit farming. The building continued to function as a residence until it was purchased by Luba Kinal in 1983, who used the main floor of the building to establish a retail business which became known as the Brass and Wicker House.

5.2.3 Contextual Value

According to the Town of Grimsby research report (2010) the building is representative of an age and architectural style which was historically found along the Main Street East corridor. This report has demonstrated that the existing built fabric of Main Street includes a concentration of cultural heritage resources between the Downtown District and the Neighbourhood Commercial Area (east of Nelles Road), as designated by the Town of Grimsby Official Plan. The building located at 141 Main Street East was previously part of a streetscape dominated by single detached dwellings. However, this report has demonstrated that this area evolved throughout the later half of the 20th century to be dominated with surface parking and contemporary commercial buildings as part of this Neighbourhood Commercial area. The building located at 141 Main Street East is part of the streetscape of Main Street East, but is no longer part of this historic concentration of heritage buildings. The building is not identified as a local landmark and does not define the streetscape character.

The building is historically related to its surroundings as part of the Cole's Florist Ltd. establishment, which includes the property located at 147 Main Street East. The functional relationship between the buildings 147 Main Street East and 141 Main Street East was established *after* 1995 when it was purchased and adaptively re-used as part of Cole's Florist Ltd. The property is *indirectly* associated with the original location of Cole's at 150-152 Main Street East.

5.2.4 List of Heritage Attributes

The following provides a list of heritage attributes of the building:

- Overall 1 ½ storey wood frame construction with stucco clad exterior;
- Original window and door openings visible from the street;
- Front elevation turret, with existing window openings and finial;
- Overhang roof and verandah supported by wood columns;
- Stone foundation;
- Front elevation gabled dormer; and
- Views of the primary (front) façade along Main Street East.

The property does not include any significant natural features or landmarks. All natural features were removed after the property was converted to adaptive re-use as part of the Cole's establishment.

5.3 EVALUATION OF 147 MAIN STREET EAST

5.3.1 Design/Physical Value

The existing building located at 147 Main Street East has design/physical value as it includes a building constructed in the early 20th century, likely by either Benjamin Cook or James Cook. Both Benjamin Cook and James Cook are noted as farmers in early 19th century. The building has changed considerably since it was constructed and as a result, has lost some of its original features. This includes the original front entrance, which was altered to include two person style doors (as per photos dated to the 1980s), and the existing French style doors, which were added after 1991.

The building can be described as a 2 storey wood frame building with a hipped roof with overhanging eaves and wood brackets. The building shows some influences of the Italianate architectural style, particularly the hipped roof, brackets, and overall proportions. The building does not appear to be of any particular architectural style, and has been thus deemed a "vernacular" building by the Town of Grimsby.

The existing rear addition was added after 1986. At this time, the roof was upgraded and windows were replaced. All existing awnings and shutters are not original to the structure and were added to the building at some point after 1991. The building is not considered rare or unique in the context of Grimsby, and does not exhibit a high degree of craftsmanship, artistic merit, or technical/scientific achievement.

5.3.2 Historical/Associative Value

The property located at 147 Main Street East is of cultural heritage value or interest primarily for its historical/associative value and direct associations with the Cole's Florist Ltd. establishment after it was purchased by the DeVries in 1986. The property is *indirectly* associated with the overall Cole's Florist Ltd. development (from 1891 to 1986) when operations were located across the street by Albert E. Cole, and subsequently his son, Norman. This report has identified that the building was likely constructed after all of Parcels 18 and 19 were purchased by Benjamin Cook, and later James Cook, who were both farmers by occupation. This suggests that the property may have been involved in fruit farming in the first half of the 19th century as aerial photographs identify that the building was located adjacent to orchards. The building continued to function as a residence until it was purchased by Norman Cole in 1971 who established the Cole Equipment Rental Company

Limited, suggesting that the property had ceased to be used for residential purposes at this time. After the property was purchased by Harry and Nancy DeVries in 1986, the property was changed to accommodate space for greenhouse operations and parking.

5.3.3 Contextual Value

According to the Town of Grimsby research report (2010) the building is representative of the age and architectural style which was historically found along Main Street East.

This report has demonstrated that the existing built fabric of Main Street includes a concentration of cultural heritage resources between the Downtown District and the Neighbourhood Commercial Area (east of Nelles Road), as designated by the Town of Grimsby Official Plan. The building located at 147 Main Street East was previously part of a streetscape dominated by single detached dwellings. However, this report has demonstrated that this area evolved throughout the later half of the 20th century to be dominated with surface parking and contemporary commercial buildings as part of this Neighbourhood Commercial area. The building located at 141 Main Street East is part of the streetscape of Main Street East, but is no longer part of this historic concentration of heritage buildings. The building is not identified as a local landmark and does not define the streetscape character.

The building is historically related to its surroundings as part of the Cole's Florist Ltd. establishment, which includes the property located at 141 Main Street East. The functional relationship between the buildings located at 147 Main Street East and 141 Main Street East was established *after* 1995 when it was purchased and adaptively re-used as part of Cole's Florist Ltd. The property is *indirectly* associated with the original location of Cole's at 150-152 Main Street East.

5.3.4 List of Heritage Attributes

The following provides a list of heritage attributes of the building:

- Overall 2 storey construction, including all elevations visible from Main Street East;
- Hipped roof with deep eaves and wood brackets;
- All original window openings visible from the street;
- Bay windows at the south and east elevation;
- Original wood siding (under current blue siding); and
- Views of the primary (front) façade along Main Street East.

The property does not include any significant natural features or landmarks. All natural features were removed after the property was converted to adaptive re-use as part of the Cole's establishment.

Note: the existing awnings and front elevation main entrance with French doors were added after 1991 and are not identified as heritage attributes worthy of long-term conservation. Further, all window openings at the front elevation have been replaced with contemporary windows, as per a review of the photographs provided in the Town of Grimsby research report (2019).



Figures 69 & 70: Excerpt of the Town of Grimsby Heritage Research Report for the property at 147 Main Street East, noting the original location of Cole's Florist at 150-152 Main Street East (now demolished). (Source: Town of Grimsby, 2019)

5.4 SUMMARY OF CHVI

The following provides a summary of the evaluation of Cultural Heritage Value or Interest for the properties located at 141 Main Street East and 147 Main Street east as per *O-Reg. 9/06*.

Ontario Regulation 9/06	141 MAIN ST. E	147 MAIN ST. E.
1. Design/Physical Value		
Rare, unique, representative or early example of a style, type, expression, material or construction method	Yes. The building located at 141 Main Street East is representative the Queen Anne Revival architectural style with Craftsman influences.	Yes. The building located at 147 Main Street East is representative of a vernacular style building constructed in the late 19 th century/early 20 th century, which has lost some of its original features.
Displays high degree of craftsmanship or artistic merit	No.	No.

Demonstrates high degree of technical or scientific achievement	No.	No.
2. Historical/Associative value		
Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	Yes. The property is of CHVI, primarily for its association with the Cole's Florist Ltd. establishment after 1995. It is <i>indirectly</i> associated with the Cole's Florist business prior to 1995 when it was located at 150-152 Main Street East, now demolished.	Yes. The property is of CHVI, primarily for its association with the Cole's Florist Ltd. establishment after 1986. It is <i>indirectly</i> associated with the Cole's Florist business prior to 1995 when it was located at 150-152 Main Street East, now demolished.
Yields, or has potential to yield information that contributes to an understanding of a community or culture	No.	No.
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	The builder/architect is unknown, but could be added to the historic record should this information become available in the future.	The builder/architect is unknown, but could be added to the historic record should this information become available in the future.
3. Contextual Value		
Important in defining, maintaining or supporting the character of an area	No. The building is located along Main Street East, but is not part of a historic concentration of heritage buildings located between the Downtown District and the Neighbourhood Commercial area. The building is located within the Neighbourhood Commercial Area which is dominated with contemporary commercial buildings and surface parking. The building is not identified as a	No. The building is located along Main Street East, but is not part of a historic concentration of heritage buildings located between the Downtown District and the Neighbourhood Commercial area. The building is located within the Neighbourhood Commercial Area which is dominated with contemporary commercial buildings and surface parking. The building is not identified as a local

	local landmark and does not define the streetscape character.	landmark and does not define the streetscape character.
Physically, functionally, visually, or historically linked to its surroundings	Yes. The building is functionally related to 147 Main Street East. Together, 147 and 141 Main Street East became known as "Cole's" after 1995. These properties are <i>indirectly</i> related to the original Coles Florist location at 150-152 Main Street East (now demolished).	Yes. The building is functionally related to 141 Main Street East. Together, 147 and 141 Main Street East became known as "Cole's" after 1995. These properties are <i>indirectly</i> related to the original Coles Florist location at 150-152 Main Street East (now demolished).
Is a landmark	No.	No.

6.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development includes the demolition of all features of the site including the buildings located at 141 Main Street East and 147 Main Street East. The purpose of the demolition is to facilitate the construction of a new seven-storey condominium having 215 units. The proposed new building incorporates retail uses at ground level. Vehicular access will be provided from Wentworth Drive. Access from Main Street East will be closed. The proposed development includes a total of 253 parking spaces, comprised of both underground and surface parking space at the rear, screened from Main Street East.

A copy of the proposed site plan is provided in Appendix B of this report.

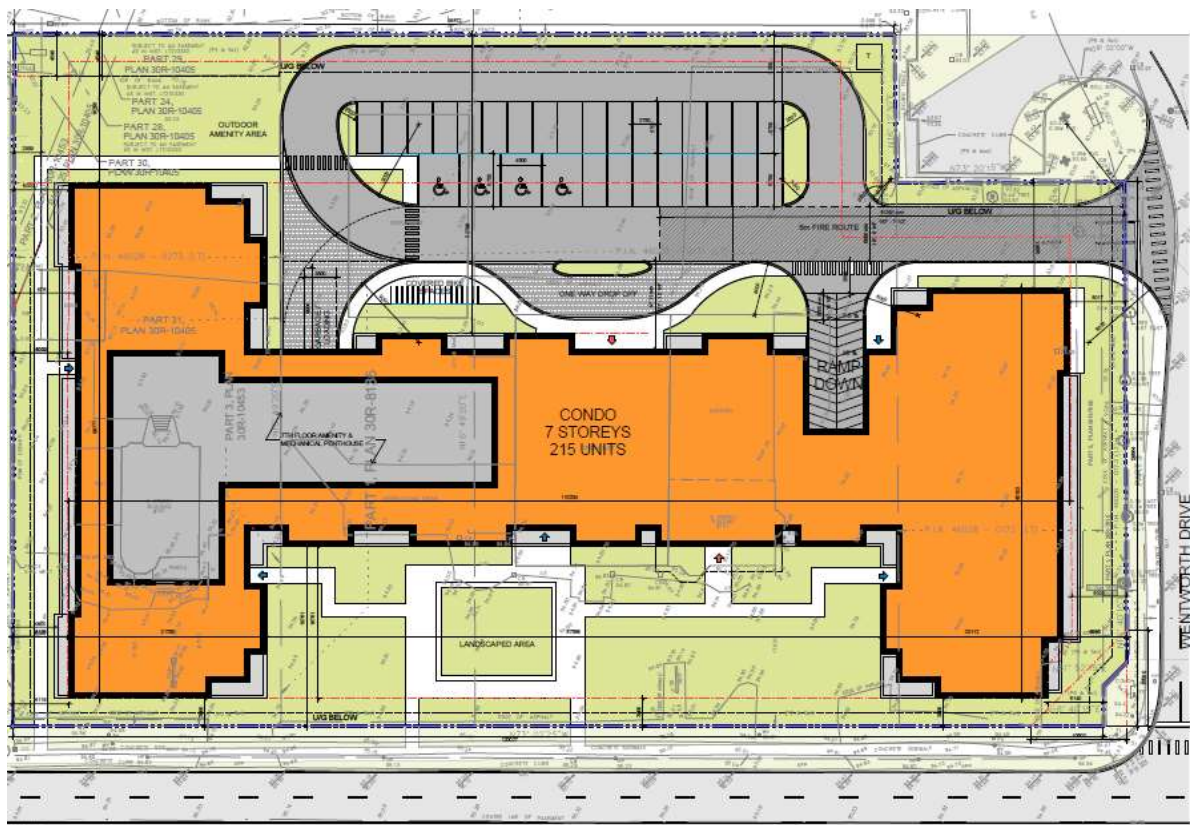


Figure 71 – Proposed Site Plan (Source: Chamberlain Architect Services Limited, 2020)



Figure 72 – Rendering of Proposed Development (Source: Chamberlain Architect Services Limited, 2020)



Figure 73 – Rendering of Proposed Development (Source: Chamberlain Architect Services Limited, 2020)

7.0 IMPACT ANALYSIS

7.1 INTRODUCTION

There are three classifications of impacts a proposed development may have on an identified cultural heritage resource: beneficial, neutral or adverse. Beneficial effects may include such actions as retaining a property of cultural heritage value, protecting it from loss or removal, maintaining restoring or repairing heritage attributes, or making sympathetic additions or alterations that allow for a continued long-term use and retain heritage building fabric. Neutral effects have neither a markedly positive or negative impact on a cultural heritage resource. Adverse effects may include the loss or removal of a cultural heritage resource, unsympathetic alterations or additions that remove or obstruct heritage attributes, the isolation of a cultural heritage resource from its setting or context, or the addition of other elements that are unsympathetic to the character or heritage attributes of a cultural heritage resource. Adverse effects may require strategies to mitigate their impact on cultural heritage resources.

The impacts of a proposed development or change to a cultural heritage resource may be direct or indirect. They may occur over a short term or long term duration, and may occur during a pre-construction phase, construction phase or post-construction phase. Impacts to a cultural heritage resource may also be site specific or widespread, and may have low, moderate or high levels of physical impact.

The following sub-sections of this report provide an analysis of the impacts which may occur as a result of the proposed demolition of the buildings located at 141 Main Street East and 147 Main Street East. As the subject lands are not located adjacent to any cultural heritage resources which are designated under the *Ontario Heritage Act* or protected under the *Planning Act*, impacts are limited to the demolition of the existing buildings at 141 Main Street East and 147 Main Street East.

7.2 IMPACT ANALYSIS: DEMOLITION

The proposed development includes the demolition of the existing buildings located at 141 Main Street East and 147 Main Street East which are listed (non-designated) on the Town of Grimsby Heritage Register. This constitutes an adverse impact as it results in the permanent removal of

heritage fabric. However, the impact is considered moderate rather than major as the cultural heritage evaluation of the two properties under *Ontario Regulation 9/06* has demonstrated that the existing buildings are considered representative examples of an architectural style (i.e. Queen Anne and “Vernacular”) and are not considered early, rare, or unique. Further, there are other local examples of these architectural styles located within the Town of Grimsby which have retained their heritage integrity.

This report has identified that a building similar to 141 Main Street East is located at 21 Kerman Avenue, which was also constructed in the Queen Anne Revival architectural style with dormer windows and a Queen Anne style turret. The building located at 147 Main Street East has lost a degree of its heritage integrity as a result of adaptive re-use, including the removal of original features of the building, particularly with the removal of the original front entrance. This report has identified that the building located at 147 Main Street East is similar to the “Twin Maples” building located at 101 Main Street East, which was constructed in 1912.

Both structures at 141 Main Street East and 147 Main Street East are primarily of cultural heritage value or interest for their historical associations with the Cole’s Florist Ltd. establishment after they were purchased by the DeVries in 1986, and 1995. The demolition of the buildings located at 141 Main Street East and 147 Main Street East would remove the physical aspects of the site which are associated with the second location of the Cole’s Florist Ltd. establishment. The demolition of the buildings would require mitigation recommendations to ensure that the story of Cole’s over time remains part of the history of Grimsby.

7.3 IMPACT ANALYSIS: ADJACENT LANDS/CONTEXT

While the subject lands are not located adjacent (contiguous) to any cultural heritage resources or Cultural Heritage Landscapes which are protected under either the *Planning Act* or the *Ontario Heritage Act*, this HIA acknowledges that the subject lands were identified in the Town of Grimsby’s 2015 Cultural Heritage Landscapes study as being part of the Grimsby Main Street Scenic Highway Heritage Route.

This report has identified that the built fabric of Main Street East has changed over time and has resulted in the creation of distinct areas. These changes are the result of a combination of factors, including the natural evolution of the landscape as well as those with purposeful direction, such as the policies of the Town of Grimsby Official Plan regarding land use designations.

The existing built fabric of Main Street East is distinctly different beginning at Nelles Road, heading east into the area designated as Neighbourhood Commercial as per the Town of Grimsby Official

Plan. The context of Main Street east of Nelles Road is one of a neighbourhood commercial strip. This part of Main Street East evolved over time, beginning in the latter half of the 20th century to include strip malls, commercial/retail developments, and large areas of surface parking. Few of the original 19th century buildings remain along Main Street east of Nelles Road.

The removal of both buildings is identified as a moderate, rather than a major adverse impact on the surrounding context as this report has demonstrated that the built fabric of Main Street East (east of Nelles Road) within the Neighbourhood Commercial area does not include a concentration of cultural heritage resources similar to that which exists west of Nelles Road. Instead, the immediate context of the subject lands has evolved over time and is now dominated with surface parking adjacent to the street and contemporary strip malls and commercial/retail buildings.

8.0 MITIGATION AND CONSERVATION RECOMMENDATIONS

8.1 ALTERNATIVE DEVELOPMENT OPTIONS

The following sub-sections of this report consider the potential for alternative development options as it relates to the proposed development and provides mitigation recommendations for each of these options.

8.1.1 'Do Nothing' Alternative

The 'do nothing' alternative would prevent the redevelopment of the site and result in the retention of the buildings at 141 Main Street East and 147 Main Street East. This option would result in beneficial impacts over the short to medium since the buildings would be retained. Should this option be pursued, it is recommended that the Town of Grimsby consider opportunities for commemorating the history of the Cole's Florist Ltd. business, either in the context of the subject property or an alternative site which is accessible by the general public.

8.1.2 Retain Either 147 Main Street East or 141 Main Street East & Incorporate Into the Proposed New Building

This alternative development option includes the demolition of either the building located at 141 Main Street East or 147 Main Street East and the incorporation of either one of the buildings into the front façade of the proposed new multi-residential building. The incorporation of one of the buildings into the front façade of the proposed new multi-residential building would avoid demolition of the building; however, it would be challenging to incorporate the existing building while respecting its heritage features and minimizing impacts related to scale and massing without limiting the height and density of development on the site.

Either one of the buildings located on the subject property could be considered for retention and incorporation into the proposed new building as both have historical/associative value for their adaptive re-use as part of the Cole's Florist Ltd. establishment. Neither building has any more cultural heritage significance than the other and each would be equally challenging to incorporate into a multi-storey development. Should this option be selected, it is recommended that whichever building is demolished be subject to documentation and salvage. The building proposed to be retained and integrated is recommended to be accompanied by a Building Condition Report, Demolition Brief, Temporary Protection Plan, Commemoration Plan, and Conservation Plan.



Figure 74 – Rendering of proposed development showing the option of the building at 147 Main Street East incorporated into the front façade of the proposed new building (Source: Chamberlain Architect Services Limited, 2020)



Figure 75 – Rendering of proposed development showing the option of the building at 147 Main Street East incorporated into the front façade of the proposed new building (Source: Chamberlain Architect Services Limited, 2020)

8.1.3 Retain Both Buildings On-site (either In-Situ or Relocate closer to Main Street East)

Alternatives that include the retention of the structures at 141 Main Street East and 147 Main Street East in-situ would have the benefit of retaining both houses of cultural heritage value or interest. However, these options would result in either fewer overall units or a taller building(s). Alternative design options which result in the construction of a taller building may result in greater impacts to cultural heritage resources related to scale and massing and/or shadowing. Should this option be selected, opportunities for commemoration and interpretation of the history of the Cole's Florist Ltd. business should be explored and a Conservation Plan would be recommended to determine how the heritage buildings proposed to be retained would be conserved during and after the construction phase.

8.1.4 Relocate Both Buildings to Alternative Location

The option of relocating both structures at 141 Main Street East and 147 Main Street East to another lot would have the benefit of retaining and conserving the buildings and allowing the proposed development to proceed as planned. This option would result in minor impacts as a result of separating the buildings with their context and original locations along Main Street East. This option is unlikely to be feasible since there is no nearby location(s) to receive the relocated structures and the cost of moving is greater than what can likely be realized through the additional units that could be achieved. Should this alternative be selected, mitigation recommendations would be required in order to interpret its relocation and commemorate its original location along Main

Street. Additional mitigation recommendations as a result of this option includes a Building and Condition Report to confirm that the buildings could be relocated, a Relocation Plan, and a Conservation Plan.

8.2 SUMMARY OF RECOMMENDATIONS

Should the Town of Grimsby support the demolition of the buildings located at 141 Main Street East and 147 Main Street East, the following mitigation measures are recommended:

- Submission of a Documentation and Salvage Report for both buildings in order to identify materials which may be re-used instead of being deposited as landfill. This report would also document the buildings at the interior and exterior with photographs in order to supplement the historic record;
- The submission of a Commemoration Plan in order to demonstrate how the story of Cole's Florist Ltd. will be interpreted on-site in lieu of the proposed development. The Commemoration Plan should provide direction on the following:
 - Interpretation of the site, including the story of Cole's Florist Ltd. through the 19th and 20th century at its original and second location with an interpretive panel or plaque;
 - How the proposed landscaped courtyard adjacent to the street could be used for interpretive and commemorative purposes;
 - Options for commemorative built features, such as those which interpret the Florist/Greenhouse use of the site and how it can be interpreted through built features such as a new greenhouse structure pergolas, flower beds, etc.;
 - Incorporating the story of the Cole's Florist Ltd. establishment into any naming of the site or entrance feature, address signage, etc.; and
 - Incorporate historical images of the Cole's Logo into new addressing signage.



9.0 CONCLUSIONS & RECOMMENDATIONS

SUMMARY OF CULTURAL HERITAGE EVALUATION:

This report has demonstrated that the property located at 141 Main Street East is of cultural heritage value or interest for its historical/associative value with the Cole's Florist Ltd. establishment. The building was likely constructed for Osric Neal, a farmer by occupation shortly after he purchased the property in 1910. The building is considered a representative example of the Queen Anne architectural style with Craftsman influences. The building is not considered early or rare. In 1983, the building became known as the "Brass and Wicker House", and later became part of the Cole's Florist Inc. business in 1995.

The building located at 147 Main Street East is of cultural heritage value or interest for its historical/associative value with the Cole's Florist Ltd. establishment. The building was likely constructed for James Cook, a farmer by occupation after he purchased the property in 1913. The building is considered a representative example of a vernacular building constructed between the late 19th and the early 20th century and includes features such as a hipped roof and wood brackets. The property was purchased by Harry and Nancy DeVries as part of Cole's Florist Inc. in 1986.

SUMMARY OF IMPACT ANALYSIS:

The demolition of both buildings located at 141 Main Street East and 147 Main Street East would result in adverse impacts as the buildings are considered "representative" of their architectural styles, those being Queen Anne with craftsman influences (141 Main Street East), and "Vernacular" (147 Main Street East). It would also result in the removal of all physical features which are associated of the second location of the Cole's Florist Ltd. establishment, which has been demonstrated in this report to be part of the history of the Cole's Florist Ltd. establishment beginning in 1986 and 1995, respectively. The impact of the removal of both buildings would be considered moderate, rather than major as the two buildings are not considered early, rare, or unique. Both buildings have lost a degree of their heritage integrity as a result of their adaptive re-use, particularly with the removal

of the original front entrance of the building at 147 Main Street East. The removal of both buildings will not have a significant impact on the surrounding context as this report has demonstrated that the built fabric of Main Street East (east of Nelles Road) within the Neighbourhood Commercial area has evolved over time and is now dominated with surface parking adjacent to the street and contemporary strip malls and commercial/retail buildings.

SUMMARY OF RECOMMENDATIONS:

Should the Town of Grimsby support the demolition of the buildings located at 141 Main Street East and 147 Main Street East, the following mitigation measures are recommended:

- Submission of a Documentation and Salvage Report for both buildings in order to identify materials which may be re-used instead of being deposited as landfill. This report would also document the buildings at the interior and exterior with photographs in order to supplement the historic record;
- The submission of a Commemoration Plan in order to demonstrate how the story of Cole's Florist Ltd. will be interpreted on-site in lieu of the proposed development. The Commemoration Plan should provide direction on the following:
 - Interpretation of the site, including the story of Cole's Florist Ltd. through the 19th and 20th century at its original and second location with an interpretive panel or plaque;
 - How the proposed landscaped courtyard adjacent to the street could be used for interpretive and commemorative purposes;
 - Options for commemorative built features, such as those which interpret the Florist/Greenhouse use of the site and how it can be interpreted through built features such as a new greenhouse structure pergolas, flower beds, etc.;
 - Incorporating the story of the Cole's Florist Ltd. establishment into any naming of the site or entrance feature, address signage, etc.; and
 - Incorporate historical images of the Cole's Logo into new addressing signage.

Respectfully submitted,



Dan Currie, MA, MCIP, RPP, CAHP
Partner



Vanessa Hicks, MA, CAHP
Heritage Planner

10.0 WORKS CITED

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APPENDIX A – LOCATION MAP

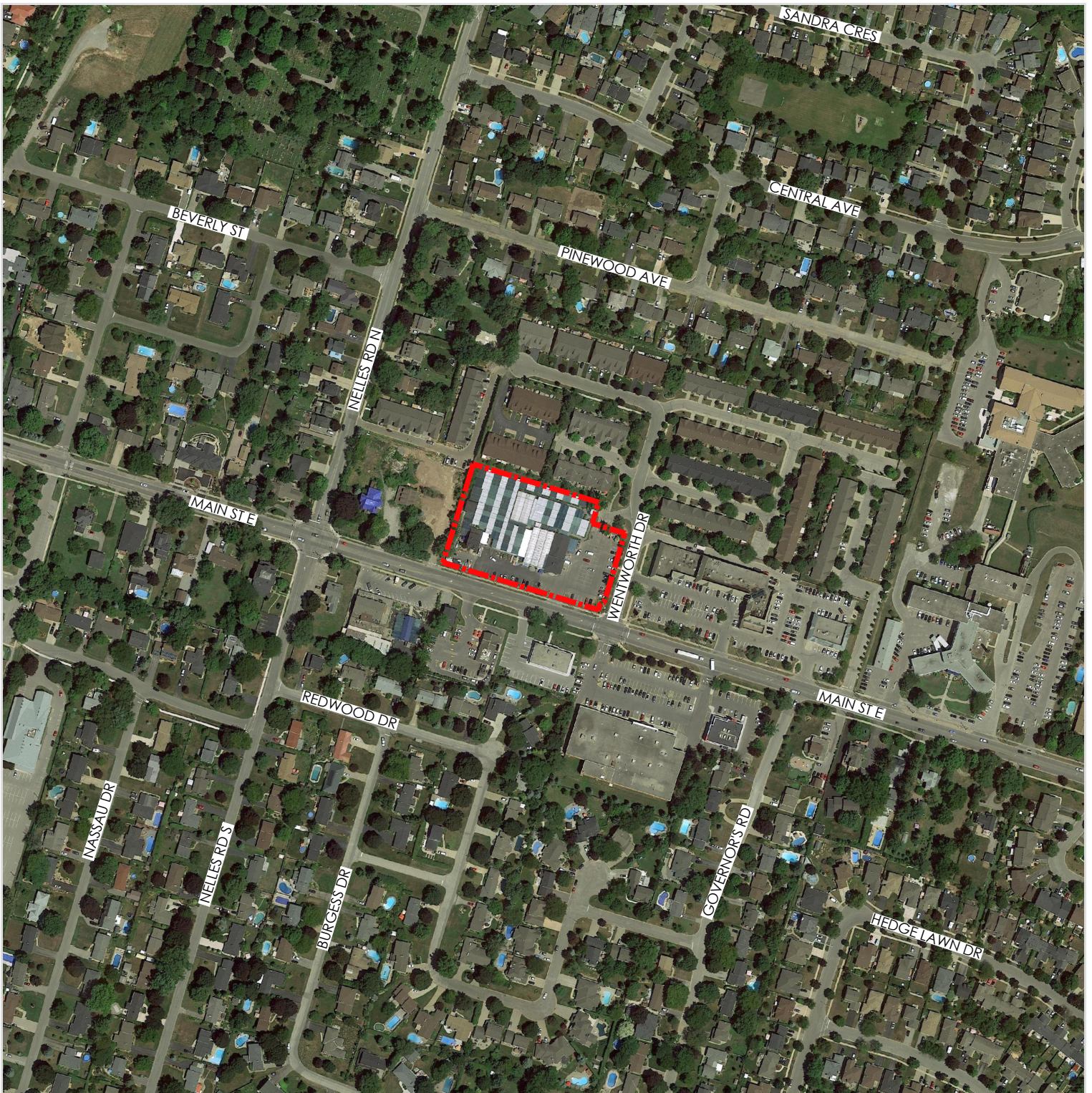



Figure #:
Location Map

LEGEND

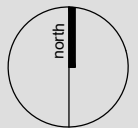
 Subject Lands

DATE: May, 2020

SCALE: 1:4,000

FILE: 14196BA

DRAWN: GC



141-149 Main St E
City of Grimsby
Niagara Region

Google Satellite Imagery

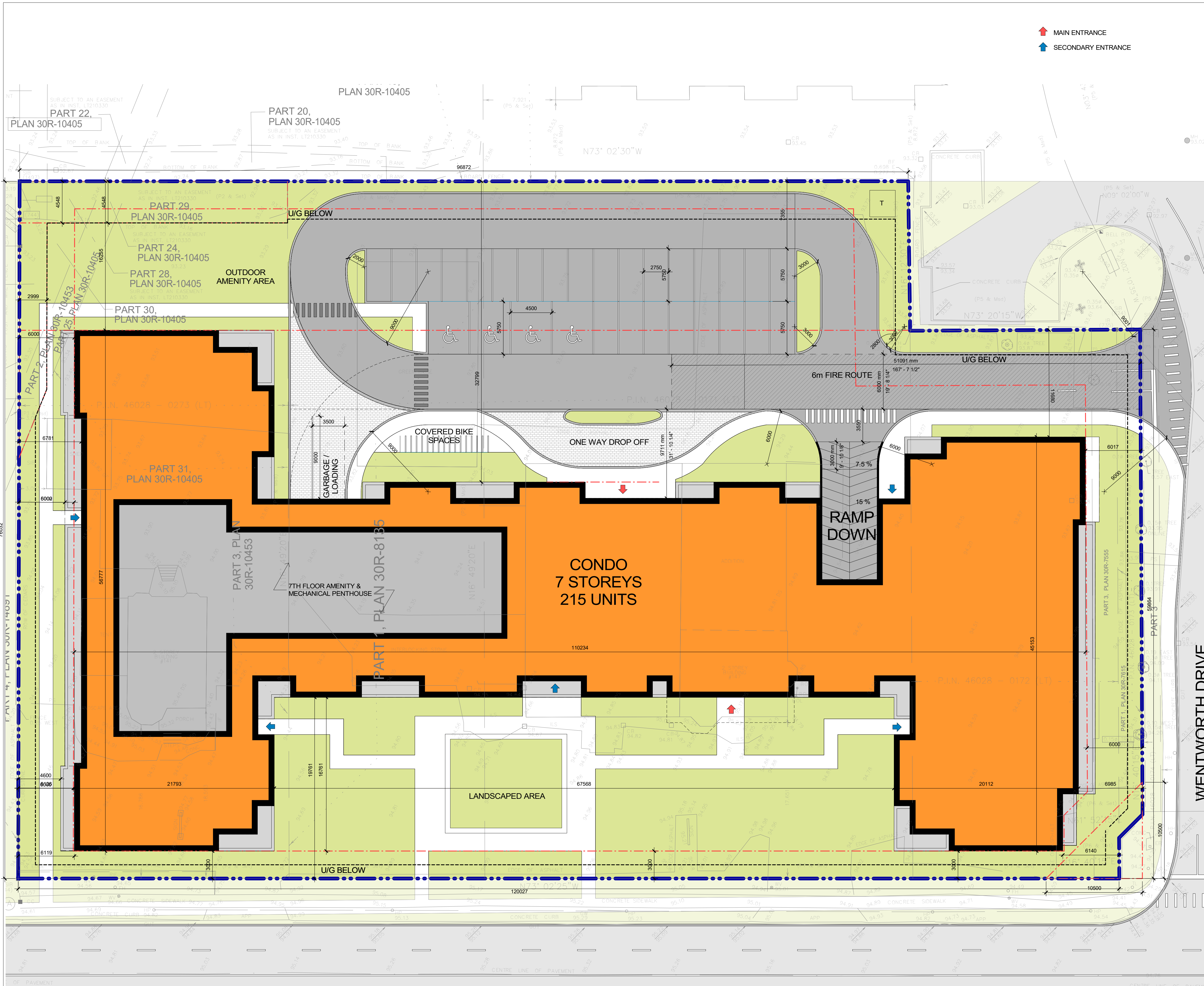
K:14196BA- COLES GRIMSBYRPT\LOCATION_MAP.DWG

MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9
P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

APPENDIX B – Site Plan & Renderings

NO.	ISSUED	DATE
1	CLIENT REVIEW	12.04.2018
2	CLIENT REVIEW	03.14.2019
3	CLIENT REVIEW	03.20.2019
4	CLIENT REVIEW	09.27.2019
5	CLIENT REVIEW	12.05.2019
6	CLIENT REVIEW / CITY SUBMISSION	22.05.2020



SITE STATS

SITE STATISTICS - OPTION No. 1			
DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDING FOOTPRINT			
BUILDING B	3438.09 m ²	37007 ft ²	39.9%
	3438.09 m ²	37007 ft ²	39.9%
HARD LANDSCAPE			
SIDEWALK	907.07 m ²	9764 ft ²	10.5%
ASPHALT	1654.07 m ²	17804 ft ²	19.2%
CURB	77.13 m ²	830 ft ²	0.9%
	2638.28 m ²	28398 ft ²	30.6%
SOFT LANDSCAPE			
LANDSCAPE	2535.66 m ²	27294 ft ²	29.4%
	2535.66 m ²	27294 ft ²	29.4%
TOTAL SITE AREA	8612.03 m²	92699 ft²	100.0%
OVERALL SITE			
	8879.68 m ²	95580 ft ²	100.0%

PARKING CHART - REQUIRED

Residential	Number of Units	Parking Rate	Required
Apartment	215	1.25	8,879.68 m ²
Visitor	215	0.25	39.4%
Residential Total	323 (322.5)		
Commercial	GFA	Parking Rate	Required
Commercial Total	126.44m2	1/28m2 GFA	4.5 (5)
Total	328		

PARKING CHART - PROPOSED

Use	Units / GFA	Parking Rate	Spaces
Residential Units	215	1.0 / Unit	215
Visitor	215	0.15 / Unit	32.25
Commercial Unit	126.44 m2	1/28m2 GFA	5
Total	253 (252.25Rounded)		

PROPOSED ZONING NC

Regulation	Required	Provided
Minimum lot area	2,000 m ²	8,879.68 m ²
Maximum lot coverage	30%	39.4%
Minimum lot frontage	30 m	120.027 m
Front yard (Wentworth Dr) Minimum	3 m	6 m
Minimum exterior side yard (Main St E)	3 m	3 m
Minimum interior side yard	4.5 m	6 m
Minimum rear yard	12m where parking is in a rear yard	11.68 m
Maximum building height	8.5 m	23.622m 7 storeys
Minimum Bicycle Parking Required	0.3 spaces per unit (66 spaces)	66
Minimum Centreline Setback (Main St E)	13 m plus front yard setback	16.761 m

PARKING SCHEDULE

TYPE	DESCRIPTION	COUNT
T/O GROUND FLOOR		
ACCESSIBLE PARKING	4.5m x 5.75m	4
TYPICAL PARKING SPACES	2750mm X 5750mm	37
T/O BASEMENT		
ACCESSIBLE PARKING	4.5m x 5.75m	9
TYPICAL PARKING SPACES	2750mm X 5750mm	216
		266

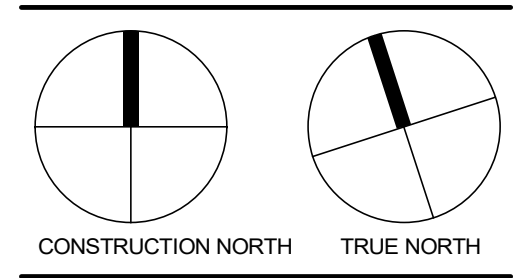
BIKE PARKING SCHEDULE

TYPE	DESCRIPTION	COUNT
T/O GROUND FLOOR		
BIKE PARKING	0.6m x 1.8m	16
T/O BASEMENT		
BIKE PARKING	0.6m x 1.8m	49
		65

FSR

BUILDING AREA	=	19261 m ²
SITE AREA	=	8879.68 m ²
19261 / 8879	=	2.17

THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH THE REGISTERED PLAN CHAMBERLAIN ARCHITECT SERVICES LIMITED ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY, OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEALS OF CERTIFICATION IF ANY.
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GRIMBSY CONDOS

147 MAIN STREET EAST,
GRIMBSY, ON L3M 1P2

SHEET NAME

SITE PLAN

START DATE 11.30.2018
DRAWN BY CMC / ME / DM
CHECKED BY JM
SCALE As indicated
PROJECT NO. 118082
DRAWING

A001

MAIN STREET EAST

C:\Users\ccsall\Documents\118082 - Grimbsy - Condo - Site - no heritage - con@chamberlainipd.com





APPENDIX C – Heritage Research Reports, 141 Main Street East and 147 Main Street East (Town of Grimsby, 2019)



DRAFT

**HERITAGE
RESEARCH
REPORT**

141 Main Street East
Grimsby, Ontario

May 2019

1.0 INFORMATION SUMMARY

PROPERTY INFORMATION

Address: 141 Main Street East, Grimsby, ON, L3M 1P2

Roll Number: 261502001618500

Short Legal Description: CON 1 PT LT 6, North Grimsby; PTS 30 & 31 & SUBJECT TO AN EASEMENT OVER PTS 24 to 29, 30R-10405 ; GRIMSBY

Heritage Type: Built Structure

Heritage Status: Listed Heritage Property

Name of Heritage Item: Cole's Christmas Cottage/ Brass & Wicker House

OWNER INFORMATION

Names of Owners: HARRY DEVRIES

Owners Address: 145-147 MAIN ST E GRIMSBY, ON, CAN, L3M1P2

REPORT INFORMATION

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

Date: May 2019

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

Anniversary Article - Grimsby Archives, Obituary – Grimsby Public Library, Niagara this week – Coles, Coles Website, The New York Botanical Garden

1. INTRODUCTION

This report was prepared to assess the building at 141 Main Street East 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 Cole's Florist Christmas Cottage.

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	The property located at 141 Main St East, is a representation of the architectural style and age that was found throughout the historic streetscape. With the development of the strip malls many heritage structures were lost. 141 Main Street East acts as one of the few remaining of this age along the streetscape. The framed structure located at 141 Main Street East stands two storeys high with a stucco cladded exterior, the exterior is representative of the Queen Anne style architecture. The asphalt roof line is interrupted by a front facing gabled dormer, the dormer is divided by three flat topped windows. The exterior of the structure is dressed with a tower at the west end of the front façade, the tower is accented with a finial and flat topped windows. The structure is sitting on a cut stone foundation, the porch is supported by two turned columns. The rear of the structure has a shed dormer and an addition.
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	<p>The home at 141 Main St. E was built circa 1907 on the property originally owned by J.A Nelles, the Nelles family is a significant family found in the Grimsby Township. The home's first storefront use was known as the Brass and Wicker House. The Brass and Wicker House was established before 1985 and was know as a treasure trove to the citizen of Grimsby. In 2002 the historic florist company "Cole's Florist" moved into the building, Cole's Florist has been a company since 1891. Cole's florist has evolved from a horse and buggy floral service to a household name in Grimsby. The significant business has grown with the community and continues to serve the township. At one time Cole's Florist had became the largest floral operation from Toronto to Niagara Falls, often supplying the Grimsby Beach hotels and market with flowers. The original Cole's Florist was located across the street and had a Lord and Burham greenhouse, the famous American greenhouse manufacturers. Cole's Florist and Grimsby Beach had a unique connection during the early 1900's, Albert sold his produce to the two largest hotels located in Grimsby beach. Later continuing to supply the community with fresh produce every Saturday at the Grimsby Beach Market.</p> <p>In 1900 Albert Cole (founder of Cole's Florist) married Annie Spiers. Annie Spiers was the granddaughter of a war veteran Trumpeter Blakely, Trumpeter gave his services during the Spanish war and proudly fought under General Brock at the battle of Queenston Heights.</p>
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>	Yes	141 Main Street is important in supporting the character of the Main Street corridor, with the removal of many wood frame structures, 141 & 147 Main Street East are representative of the vernacular architectural style that was historically found along this historic streetscape.
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 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The property located at 141 Main St East, is a representation of the architectural style that was found throughout the historic streetscape. With the development of the strip malls many heritage structures were lost. 141 Main Street East acts as one of the few remaining of this style along the streetscape. The frame structure located at 141 Main Street East stands two storeys high with a stucco cladded exterior, the exterior is representative of the Queen Anne style architecture. The asphalt roof line is interrupted by a front facing gabled dormer, the dormer is divided by three flat topped windows. The exterior of the structure is dressed with a tower at the west end of the front façade, the tower is accented with a finial and flat topped windows. The structure is sitting on a cut stone foundation, the porch is supported by two turned columns. The rear of the structure has a shed dormer and an addition.

The home at 141 Main St. E was built circa 1907 on the property originally owned by J.A Nelles, the Nelles family is a significant family found in the Grimsby Township. The home’s first storefront use was known as the brass and wicker house. The brass and wicker house was established before 1985 and was know as a treasure trove to the citizen of Grimsby. In 2002 the historic florist company “Cole’s florist” moved into the building, Cole’s florist has been a company since 1891. Cole’s florist has evolved from a horse and buggy floral service to a household name in Grimsby. The significant business has grown with the community and continues to serve the township. At one time Cole’s florist had became the largest floral operation from Toronto to Niagara Falls, often suppling the Grimsby Beach hotels and market with flowers. The original Cole’s florist was located across the street and had a Lord and Burham greenhouse, the famous American greenhouse manufacturers. Cole’s florist and Grimsby beach had a unique connection during the early 1900’s, Albert sold his produce to the two largest hotels located in Grimsby beach. Later continuing to supply the community with fresh produce every Saturday at the Grimsby Beach Market.

In 1900 Albert Cole (founder of Cole’s Florist) married Annie Spiers. Annie Spiers was the granddaughter of a war veteran Trumpeter Blakely, Trumpeter gave his services during the Spanish war and proudly fought under General Brock at the battle of Queenston Heights.

The property located at 141 Main St E is representative of the age and architectural style that historically was found along the historic Main Street corridor.

3.2 HERITAGE ATTRIBUTES TO BE DESIGNATED

The Heritage Attributes to be designated at 141 Main Street East include:

- Queen Anne Style Façade
- Original wood windows and openings
- Tower with Finial
- Porch and turned columns
- Cut Stone Foundation
- Stucco Cladded exterior
- Front end gabled dormer

4.0 SUMMARY

The building at 141 Main Street East is known as Cole's Florist Christmas Cottage 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 141 Main Street E which can be seen in Figure 1 below highlighted in blue. The property is situated near the intersection of Main Street East and Nelles Road N.



FIGURE 1: The subject site at 141 Main Street E, Grimsby, Ontario as indicated by the blue outline. Source: Mitown.

SITE DEVELOPMENT:



<i>Year</i>	<i>Event</i>
<i>Around 1876</i>	This property is identified as belonging to J.A Nelles on the 1862 Tremaine Map, and JWG Nelles in the 1876 Historic Atlas Map. The house is known as the Beamer house. J.E Beamer is identified as the owner of the northwest corner of Lot 6. Concession 2 in the 1876 country Atlas Map.
1907	NTS map shows a building in this location
1983	House was purchased by Luba Kinal – The first floor of the home was used for a commercial business and Luba continued to live on the second floor of the home. ¹ Luba’s property was known as the brass and wicker house.
2002	In 2002 Harry purchased the neighboring property, this property was known as the Brass and Wicker House. With the purchase of this property, Cole’s continued to expand. In October the Brass and Wicker house became the Christmas cottage (next door to 147 Main St E).

¹ Newspaper Article – Brass and Wicker House – Grimsby Achieves



THE HISTORY OF COLES FLORIST LTD

<i>Year</i>	<i>Event</i>
1885	Albert Edward returned to Grimsby and started growing flowers and vegetables. From his English garden, lettuce and tomatoes were sold to the hotels at Grimsby Park. ²
1891	Albert Edward Cole established Cole's Florist. Albert constructed a 1,000 sqft greenhouse on the former sawmill and started growing violets and vegetables. ³
1930	The Green house is expanded to 25,000 sqft.
1932	The business is purchased by Cole's sons John, Gordon and Norman.
1957	Norman and his wife Elizabeth become sole owners.
1986	After 96 years of family ownership, Cole's was sold to Harry and Nancy DeVries. After 10 days of the purchase, Cole's was moved across the street to its current location.
1991	Stoney Creek location opened its doors. ⁴
1999	Parking Lot is expanded.
2001	Cole's under goes renovations to the flower shop and a second floor consultation area was added in addition to accessibility upgrades.
2002	Harry purchased the Brass and Wicker House. With the purchase of the neighboring property, Cole's continued to expand. In October the Brass and Wicker house became the Christmas cottage.
2006	Cole's Garden Décor opens across the street.

² Niagara this week – Coles

³ Coles Website

⁴ Grimsby Archives – Anniversary Article



Original Location of Cole's Florist at 150-152 Main St East The business originally opened here before moving across the street. – Grimsby Archives



Cole house with greenhouse and original solarium on the right. This was the only pattern brick house in Grimsby.

— RUTH EMERSON.

Original Location of Cole's Florist at 150-152 Main St East– Grimsby Archives



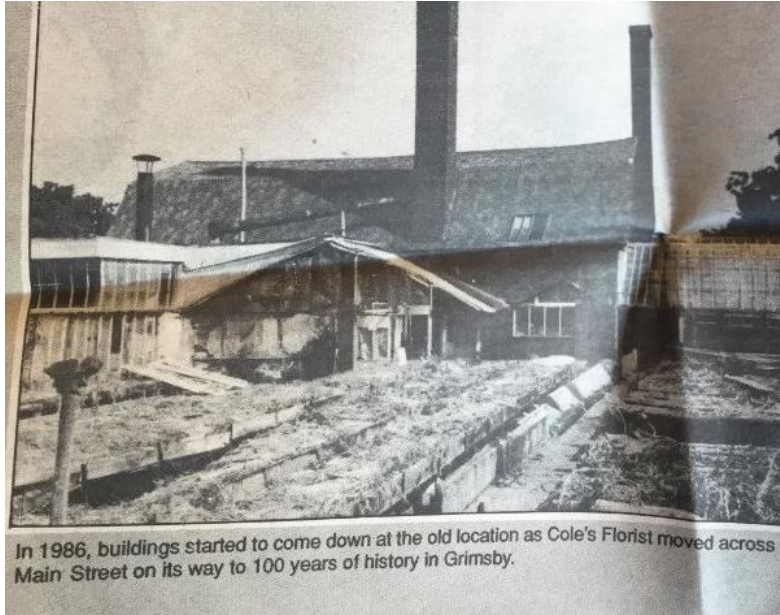


Original Location of Cole's Florist at 150-152 Main St East– Grimsby Archives



Original Location of Cole's Florist at 150-152 Main St East– Grimsby Archives





Original Location of Cole's Florist at 150-152 Main St East– Grimsby Archives



Original Location of Cole's Florist at 150-152 Main St East– Grimsby Archives



Original Location of Cole's Florist at 150-152 Main St East– Grimsby Archives



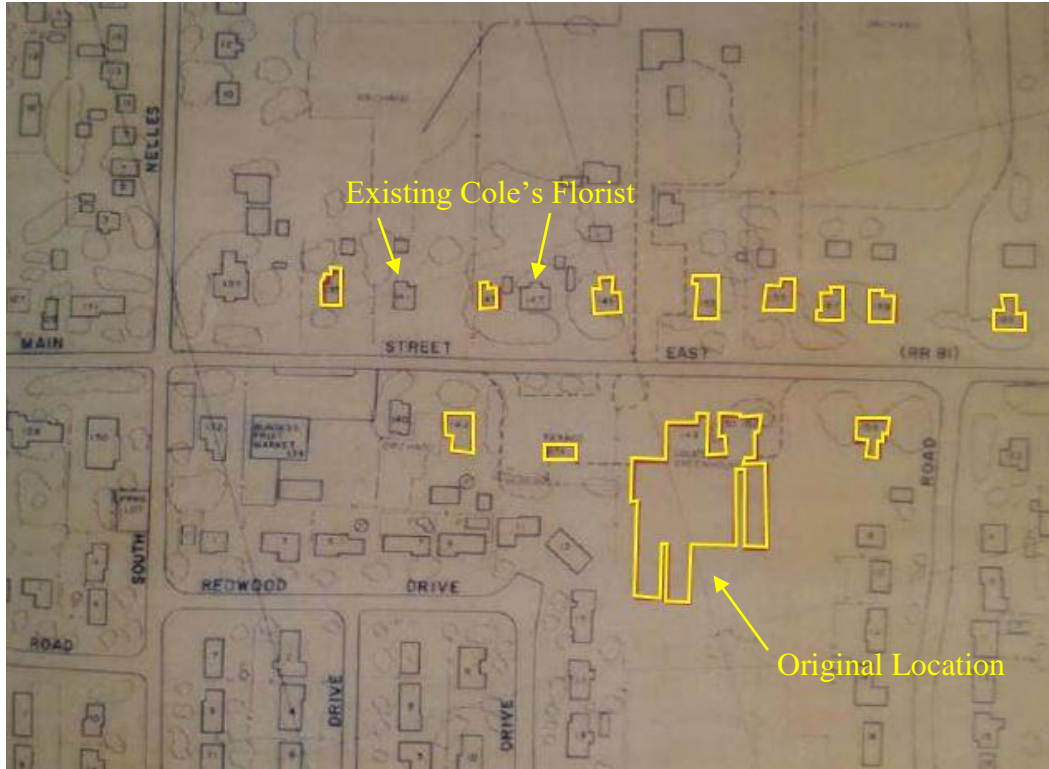
Original Location of Cole's Florist at 150-152 Main St East– Grimsby Archives



Christmas Cottage 1998



Christmas Cottage 2009 – Google Maps



1975 Map showing demolished structures along Main Street East, outlined in red.
Source: Grimsby Archives



Pictured above are the demolished structures along Main Street East. The properties currently occupied by Cole's Florist located at 141 & 147 Main St E are representative of the vernacular architectural style that was historically found along this historic Main Street corridor.
Source: Grimsby Archives



Pictured above are the demolished structures along Main Street East.
Source: Grimsby Archives



Pictured above are the demolished structures along Main Street East.
Source: Grimsby Archives



Front Elevation - 2018



West Elevation – 2018



East Elevation- 2018

Site visit at 141 Main Street East



HISTORY: COLE FAMILY

In 1885 Albert Edward Cole returned to Grimsby, and fortunately for Albert he was able to trade his unsuccessful lots in Weston for a property in Grimsby. On horseback he set out for a new life, upon arriving here Albert opened a small business. Albert found his inspiration to start a greenhouse business after visiting Dale Estates in Brampton, one of the world's largest operations. With a passion for growing vegetables and flowers, Albert started to grow an English garden and was able to sell his lettuce and tomatoes to the hotels at Grimsby Beach. Albert continued to grow his business with the addition of a 1000 sq. ft. green house, with the expansion of the greenhouse produce was able to be grown year-round indoors.⁵



The Cole family. From left, Gordon, Norman, Mildred, Albert, Annie Speirs, John.

— RUTH EMERSON.

In 1900 Albert married Annie Spiers, Annie Spiers was the granddaughter of a war veteran Trumpeter Blakely. Trumpeter gave his services during the Spanish war and proudly fought under General Brock at the battle of Queenston Heights.⁶ Albert and Annie met at a camera shop in Grimsby, owned by Albert's uncle. Later the couple married and purchased a property with a brick house, the house was constructed in 1855 and had a unique brick pattern. The property consisted of five acres and was located on Main Street East. An additional greenhouse was added to the property in 1912 from a St. Catherine's Company known as Lord and Burnham. With the additional green house the couple started to grow violets and vegetables. In 1914 the greenhouse was completely compromised by a major hailstorm, a new green house was added to the property in 1929. Over the years Coles became the largest florist operation between Toronto and Niagara Falls.⁷

⁵ Grimsby Archives – Anniversary Article

⁶ Annie Cole (Nee Spiers) Obituary – Grimsby Public Library

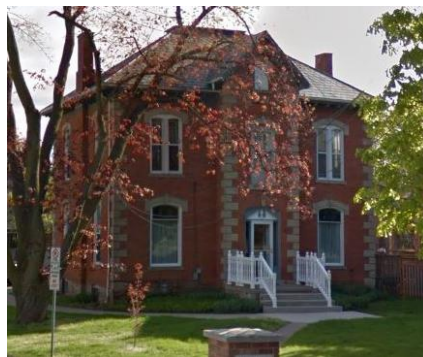
⁷ Grimsby Archives – Anniversary Article

Cole's florist and Grimsby beach had a unique connection during the early 1900's, Albert sold his produce to the two largest hotels located in Grimsby beach. Later continuing to supply the community with fresh produce every Saturday at the Grimsby Beach Market. As Albert's family continued to grow he expected and encouraged his young children to be actively involved in the family business, after a long week the boys would be encouraged to head down to the beach. They happily enjoyed the roller coaster and entertainment attractions along the midway strip. The Cole boys often found themselves at the beach selling bunches of radishes.

The family was instrumental in the success of Cole's, every family member participated in the business and played an important role. Having a greenhouse in these days was very difficult and exhausting, Norman the oldest son often stayed the night with his father while he heated the greenhouses with coal fed boilers. The hard work never seemed to end, when it came to deliveries in those days there was only three options, by foot, horse and buggy or street cars. Norman Cole often found himself riding the street car making deliveries for his parents and on many occasions Norman would deliver flowers for his father's regular customer Senator Gibson. Norman was a young and creative child and often traded a carnation for his ride, keeping the street car fare for the midway or candy. In 1914 life would get a little easier as the family purchased their first delivery truck, the first delivery was to the Liddle family of Grimsby.

The successful business continued to grow and by 1930 the Cole family owned more than 25,000 square feet of greenhouse. With such a large expansion and the passing of Annie it was time for A. E. Cole to bring his sons into the business full time, the sons were significant contributors supporting the demand for deliveries, floral arrangement and maintenance. The Coles boys showed great interest in the family business and by 1932 the three of them had purchased the business from their father. After the Coles boys married their spouses became instrumental in the success of the business, especially Norman's wife Elizabeth.

Along with having an expanded greenhouse business, Albert had rental property at 91 Main Street East. The large brick home was divided into apartments and later sold to A.E's daughter Mildred and her husband, with the agreement that Albert would always have a place to stay. ⁸



Coles Apartments 91 Main Street Grimsby

⁸ Grimsby Archives – Anniversary Article

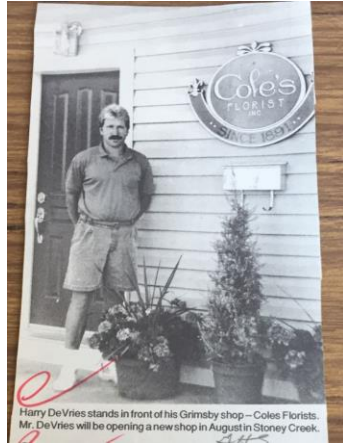
Cole's florist continued to expand, in 1957 a store front was constructed at the entrance of the property. Along with an expanding business the Cole's family grew once again as Albert welcomed many grandchildren, the grandchildren were encouraged to help wherever things were lacking. In 1962 after the passing of John Cole, Norman and Elizabeth Cole bought out Gordon's shares in the company. Norman and Elizabeth poured their hearts into this business, never taking a holiday unless business related. The couple often spoke of their business trips to the American Carnation Societies Convention each year. Finally in 1975 the couple celebrated their 50th wedding anniversary with a trip around the world in 18 days. 11 years later Norman, 84 and Elizabeth, 78 were ready for retirement, and for the first time in 95 years the company was sold to someone outside the Coles Family.



Elizabeth and Norman working at Cole's 1984- Grimsby Achieves

Elizabeth and Norman sold the business to the DeVries and entered into a well deserved retirement. The DeVries acknowledge and understood the long history of the Cole family and the significance of this landmark business over the last 100 years. Mr. DeVries once said "It is certainly one of the oldest existing businesses in Grimsby and along with that comes a lot of tradition". The DeVries family had their fair share of experience already owning Lincoln Florist in Smithville. After the sale of Cole's Florist the DeVries decided to move the business across the street from the existing location, the DeVries felt the success of the business was linked to the location of the business and its many dedicated customers, it was only smart to keep the business in the same area.⁹

⁹ Grimsby Archives – Anniversary Article



Harry DeVries stands in front of his Grimsby shop – Cole's Florists. Mr. DeVries will be opening a new shop in August in Stoney Creek.



Harry DeVries and some of the Cole's Florist staff take a moment to enjoy the product.

Harry DeVries at the new Grimsby and Stoney Creek locations – Grimsby Archives

After the move the renovations started, the DeVries expanded the existing structure by 1200 sq. ft. The addition was made on an older existing home, the intention of this renovation was to mimic the original Cole's style that many people had grown to love. With an effort to serve their customers more effectively, Harry tore down the yellow cottage next door and built a 3000 sq. ft. greenhouse. The business continued to flourish and required an addition 1200 sq. ft. for storage and deliveries along with additional space for floral design workshops, and finally in 1991 the renovations were completed with a new roof, siding, windows and landscaping just in time for the 100 anniversary celebration.¹⁰

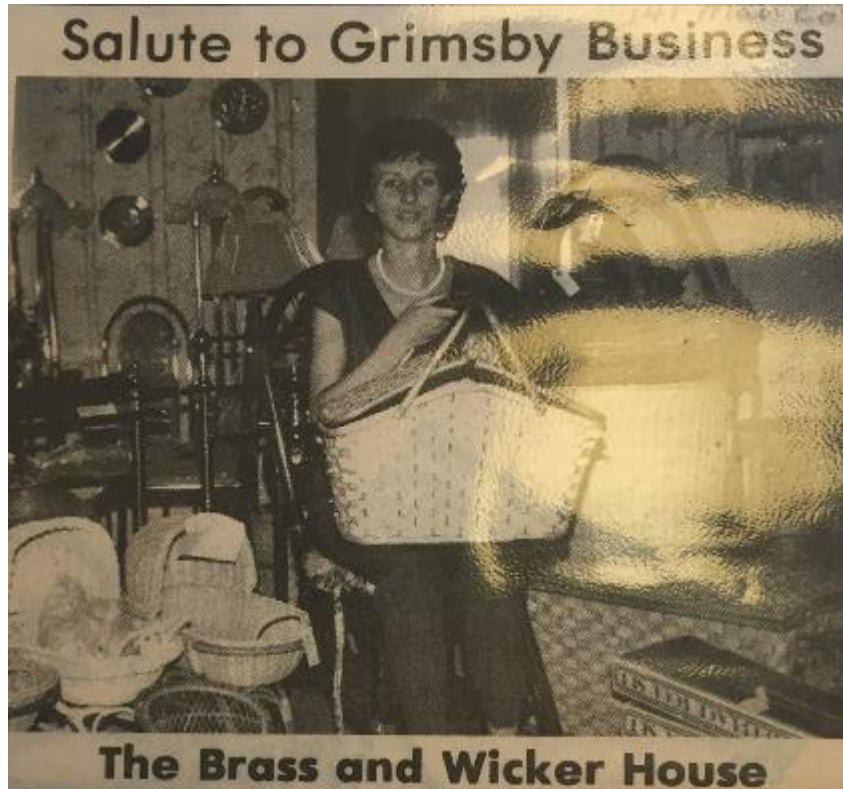


Grimsby Archives

Over the years Cole's Florist has evolved from the humble beginnings of horse and buggy delivery service to a national online purchasing company with the ability to ship all over North America. The DeVries continue to represent the Cole's name with quality service and products in a building that represents the history displayed on this streetscape over the last 100 years

¹⁰ Grimsby Archives – Anniversary Article

HISTORY: Brass and Wicker House



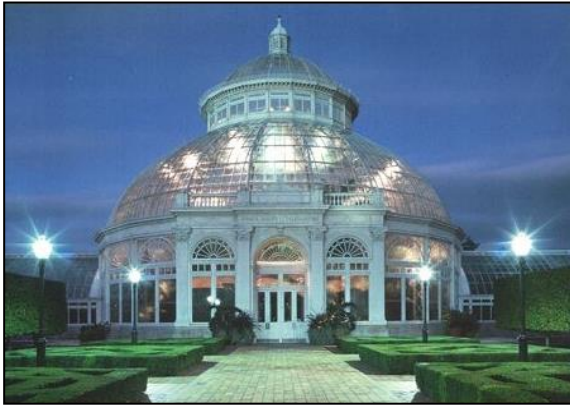
The house was purchased by Luba Kinal in 1983, although the home was purchased as a dwelling Luba never expected the success that would come in the following years. Luba was happy to live on the top floor of the dwelling as her business demanded the main floor living space. Luba was well known for coating her products in a lacquer finish that gave the brass a longer life time. This property became known as the brass and wicker house.¹¹

¹¹ Newspaper Article – Grimsby Achieves

Architectural Styles & Influence

Lord and Burnham Greenhouses

Lord and Burnham was one of the oldest greenhouse manufacturers in the United States, the company was started in 1849. Frederick was a carpenter, who enjoyed making greenhouses for his neighbors out of wood and glass. The early company was located in Syracuse N.Y under the name Lord's Horticultural Works. The company became incorporated in 1883 when Frederick A. Lord partnered with his son-in-law William A. Burnham, by 1890 the named had officially changed to Lord and Burnham. This partnership was a great success as the team of two grew a business supporting North American for the following century.



Once the Civil War had ended the need for greenhouses became prominent, flowers and planters were in style. Plants were introduced into many social situations such as funerals, weddings and special events. Personal greenhouses were added to many estates making fresh fruits and vegetables easily accessible. Public green houses were then introduced to parks for educational uses.

With the introduction of the industrial revolution the construction of these greenhouses were revolutionary for their time, incorporating glass with cypress wood, iron and steel. Later Lord and Burnham specialized in reconstruction of existing greenhouses coming out with new and innovative systems to upgrade the existing structures, methods included sash bars with supports into iron frames, and the introduction of ground glass into the window openings. Using the ground glass abled L & B to make larger window openings, which enabled the sun to reach all plants on the interior of the greenhouse. The St Catherine's location opened in 1914 to support the increased demand in Canada.¹²



¹² The New York Botanical Garden



DRAFT

HERITAGE *Cole's Florist*
RESEARCH *147 Main Street East*
REPORT *Grimsby, Ontario*

May 2019

INFORMATION SUMMARY

PROPERTY INFORMATION

Address: 147 Main Street East, Grimsby, ON, L3M 1P2

Roll Number: 261502001618300

Short Legal Description: PT LT 6 CON 1, North Grimsby (FMLY PCLS 18 & 19, PT PCL 17), as in RO635982 & RO693171; PT 1 30R-8135 ; GRIMSBY

Heritage Type: Built Structure

Heritage Status: Listed Heritage Property

Name of Heritage Item: Cole's Florist Building

OWNER INFORMATION

Names of Owners: INC COLE'S FLORIST

Owners Address: 145-147 MAIN ST E GRIMSBY, ON, CAN, L3M1P2

Mailing Address: 145-147 MAIN ST E GRIMSBY, ON, CAN, L3M1P2

REPORT INFORMATION

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

Date: May 2019

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

Anniversary Article - Grimsby Archives, Obituary – Grimsby Public Library, Niagara this week – Coles, Coles Website, The New York Botanical Garden

1. INTRODUCTION

This report was prepared to assess the building at 147 Main Street East 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 Coles Florist.

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	The property located at 147 Main St East, is a representation of the vernacular architectural style that was prevalent along Main St. With the development of the strip malls many heritage structures were lost, 147 Main St E acts as one of the few remaining buildings of this style along the streetscape. The timber frame structure located at 147 Main Street East stands two storeys high with a flat deck hipped roof, the roof is traced with bracketed eaves. The hipped roof is intersected by a single brick chimney on the west elevation. Bay windows can be found on both the East and South elevations. The window openings found throughout the structure are flat topped, and currently have double hung sash windows with one over one pane division, some of the windows feature awnings and louvered shutters. 147 Main Street East is covered in a blue colored vinyl vertical siding.
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	<p>The home at 147 Main St. E was built circa 1907 on the property originally owned by J.A Nelles, the Nelles family is a significant family found in the Grimsby Township. In 1986 the floral company “Cole’s florist” moved into the building, Cole’s florist has been a company since 1891. Cole’s florist has evolved from a horse and buggy floral delivery service to a household name in Grimsby. The significant business has grown with the community and continues to serve the township. At one point Cole’s florist had became the largest floral operation from Toronto to Niagara Falls, often supplying the Grimsby Beach hotels and market with flowers. The original Cole’s florist was located across the street and had a Lord and Burham greenhouse, the famous American greenhouse manufacturers. Cole’s florist and Grimsby beach had a unique connection during the early 1900’s, Albert sold his produce to the two largest hotels located in Grimsby beach. Later continuing to supply the community with fresh produce every Saturday at the Grimsby Beach Market.</p> <p>In 1900 Albert Cole (founder of Cole’s Florist) married Annie Spiers. Annie Spiers was the granddaughter of a war veteran Trumpeter Blakely, Trumpeter gave his services during the Spanish war and proudly fought under General Brock at the battle of Queenston Heights</p>
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 understanding 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>	Yes	147 Main Street is important in supporting the character of the Main Street corridor, with the removal of many wood frame structures, 147 & 141 Main Street East are representative of the vernacular architectural style that was historically found along this historic streetscape.
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 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The property located at 147 Main St East, is a representation of the architectural style that was historically found throughout the streetscape. With the development of the strip malls many heritage structures were lost, making 147 Main St E one of the remaining of this style along the corridor. The timber frame structure located at 147 Main Street East stands two storeys high with a flat deck hipped roof, the roof is traced with bracketed eaves. The hipped roof is intersected by a single brick chimney on the west elevation. Bay windows can be found on both the East and South elevations. The window openings found throughout the structure are flat topped, and currently have double hung sash windows with one over one pane division, some of the windows feature awnings and louvered shutters. 147 Main Street East is covered in a blue colored vinyl vertical siding.

The home at 147 Main St. E was built circa 1907 on the property originally owned by J.A Nelles, the Nelles family is a significant family found in the Grimsby Township. In 1986 the historic florist company “Cole’s florist” moved into the building, Cole’s florist has been a company since 1891. Cole’s florist has evolved from a horse and buggy floral service to a household name in Grimsby. The significant business has grown with the community and continues to serve the township. Cole’s florist had become the largest floral operation from Toronto to Niagara Falls, often supplying the Grimsby Beach hotels and market with flowers. The original Cole’s florist was located across the street and had a Lord and Burham greenhouse, the famous American greenhouse manufacturers. Cole’s florist and Grimsby beach had a unique connection during the early 1900’s, Albert sold his produce to the two largest hotels located in Grimsby beach. Later continuing to supply the community with fresh produce every Saturday at the Grimsby Beach Market.

In 1900 Albert Cole (founder of Cole’s Florist) married Annie Spiers. Annie Spiers was the granddaughter of a war veteran Trumpeter Blakely, Trumpeter gave his services during the Spanish war and proudly fought under General Brock at the battle of Queenston Heights.

The property located at 147 Main St E is representative of the architectural style that historically was found along the historic Main Street corridor.

3.2 HERITAGE ATTRIBUTES TO BE DESIGNATED

The Heritage Attributes to be designated at 147 Main Street East include:

- Flat deck hipped roof
- Bracketed eaves
- Flat top window openings
- Bay windows
- Original wood siding (under the current blue vinyl siding)

4.0 SUMMARY

The building at 147 Main Street East is known as Cole's Florist 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 147 Main Street East which can be seen in Figure 1 below highlighted in blue. The property is situated on Main Street East between Nelles Road North and Wentworth Drive.



FIGURE 1: The subject site at 147 Main Street East, Grimsby, Ontario as indicated by the blue outline. Source: Mitown.

SITE DEVELOPMENT:



<i>Year</i>	<i>Event</i>
<i>Around 1876</i>	This property is identified as belonging to J.A Nelles on the 1862 Tremaine Map, and JWG Nelles in the 1876 Historic Atlas Map. The house is known as the beamer house. J.E Beamer is identified as the owner of the northwest corner of Lot 6. Concession 2 in the 1876 country Atlas Map.
1907	NTS map shows a building in this location
1986	After 96 years of family ownership, Cole's was sold to Harry and Nancy DeVries. After 10 days of the purchase, Coles was moved across the street to its current location.
1999	Parking Lot is expanded
2001	Coles under goes renovations to the flower shop and a second floor consultation area was added in addition to accessibility upgrades.
2002	Harry purchased the Brass and Wicker House. With the purchase of the neighboring property, Cole's continued to expand. In October the Brass and Wicker house became the Christmas cottage. (next door to 147 Main St E)

THE HISTORY OF COLES FLORIST LTD

<i>Year</i>	<i>Event</i>
1885	Albert Edward returned to Grimsby and started growing flowers and vegetables. From his English garden, lettuce and tomatoes were sold to the hotels at Grimsby Park. ¹
1891	Albert Edward Cole established Cole's Florist. Albert constructed a 1,000 sq. ft. greenhouse on the former sawmill and started growing violets and vegetables. ²
1930	The greenhouse is expanded to 25,000 sq. ft.
1932	The business is purchased by Cole's sons John, Gordon and Norman.
1957	Norman and his wife Elizabeth become sole owners.
1986	After 96 years of family ownership, Cole's was sold to Harry and Nancy DeVries. After 10 days of the purchase, Coles was moved across the street to its current location.
1991	Stoney Creek location opened its doors. ³
1999	Parking Lot is expanded
2001	Coles under goes renovations to the flower shop and a second floor consultation area was added in addition to accessibility upgrades.
2002	Harry purchased the Brass and Wicker House. With the purchase of the neighboring property, Cole's continued to expand. In October the Brass and Wicker house became the Christmas cottage.
2006	Cole's Garden Décor opens across the street.

¹ Niagara this week – Coles

² Coles Website



Original Location of Cole's Florist at 150-152 Main St East The business originally opened here before moving across the street. – Grimsby Archives



Cole house with greenhouse and original solarium on the right. This was the only pattern brick house in Grimsby.
— RUTH EMERSON.

Original Location of Cole's Florist at 150-152 Main St East– Grimsby Archives



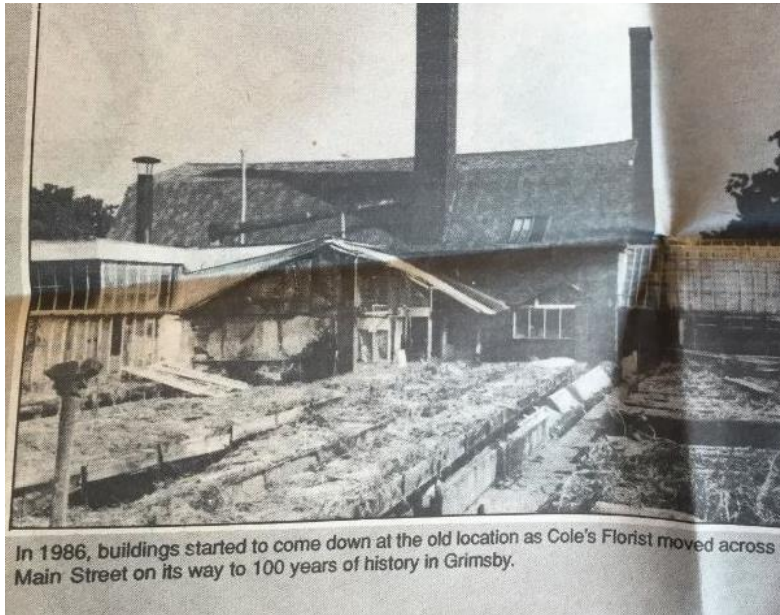


Original Location of Cole's Florist at 150-152 Main St East– Grimsby Archives



Original Location of Cole's Florist at 150-152 Main St East– Grimsby Archives





Original Location of Cole's Florist at 150-152 Main St East– Grimsby Archives



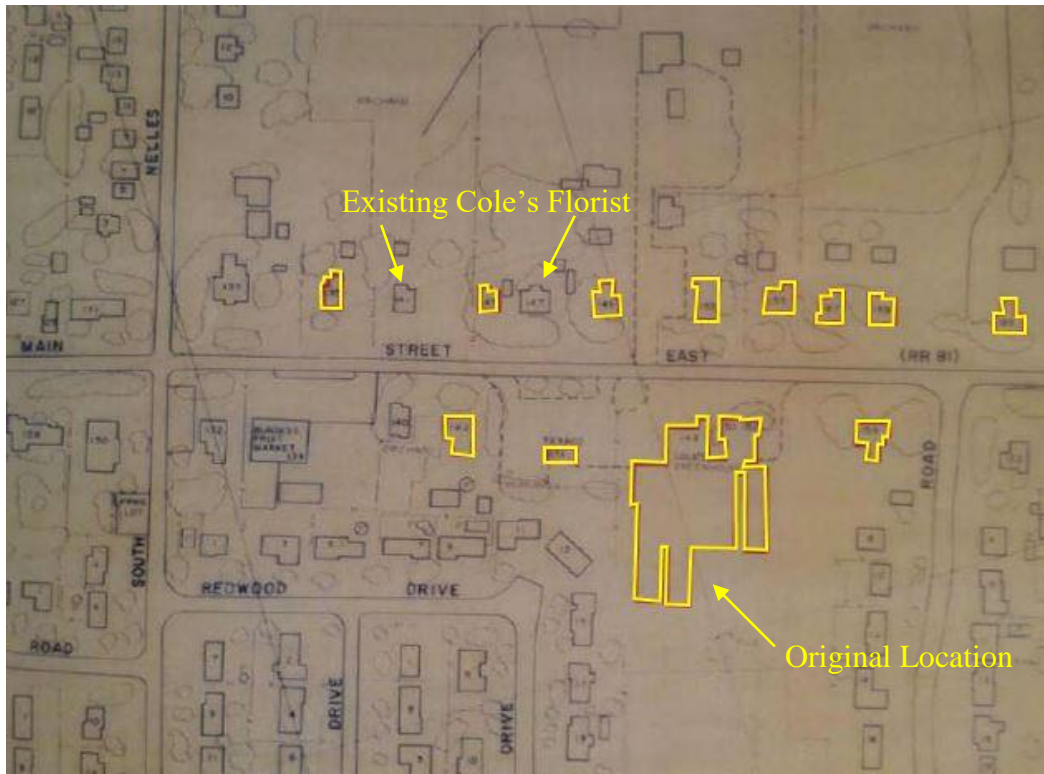
Original Location of Cole's Florist at 150-152 Main St East– Grimsby Archives



Original Location of Cole's Florist at 150-152 Main St East– Grimsby Archives



Original Location of Cole's Florist at 150-152 Main St East– Grimsby Archives



1975 Map showing demolished structures along Main Street East, outlined in yellow.
 Source: Grimsby Archives



Pictured above are the demolished structures along Main Street East. The properties currently occupied by Cole's Florist located at 141 & 147 Main St E are representative of the vernacular architectural style that was historically found along this historic Main Street corridor.

Source: Grimsby Archives



Pictured above are the demolished structures along Main Street East.
Source: Grimsby Archives



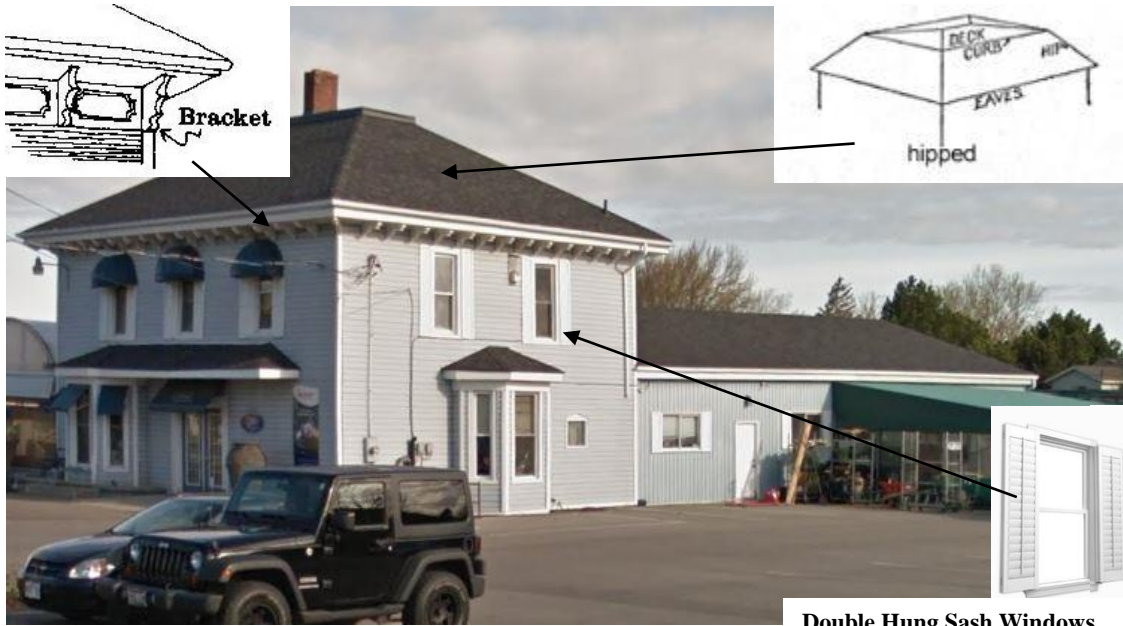
Pictured above are the demolished structures along Main Street East.
Source: Grimsby Archives



South Side of Coles Florist – Google Maps 2018



West Side of Coles Florist – Google Maps 2018



**Double Hung Sash Windows
With shutters**

East Side of Coles Florist – Google Maps 2018

The timber frame structure located at 147 Main Street East and stands two storeys high with a flat deck hipped roof, the roof is traced with bracketed eaves. The hipped roof is intersected by a single brick chimney on the west elevation. Bay windows can be found on both the East and South elevations. The window openings found throughout the structure are flat topped, and currently have double hung sash windows with one over one pane division, some of the windows feature awnings and louvered shutters. 147 Main Street East is covered in a blue colored vinyl vertical siding.

Site visit at 147 Main St West – Cole's Florist



HISTORY: COLE FAMILY

In 1885 Albert Edward Cole returned to Grimsby, and fortunately for Albert he was able to trade his unsuccessful lots in Weston for a property in Grimsby. On horseback he set out for a new life, upon arriving here Albert opened a small business. Albert found his inspiration to start a greenhouse business after visiting Dale Estates in Brampton, one of the world's largest operations. With a passion for growing vegetables and flowers, Albert started to grow an English garden and was able to sell his lettuce and tomatoes to the hotels at Grimsby Beach. Albert continued to grow his business with the addition of a 1000 sq. ft. green house, with the expansion of the greenhouse produce was able to be grown year-round indoors. ⁴



The Cole family. From left, Gordon, Norman, Mildred, Albert, Annie Speirs, John.

— RUTH EMERSON.

In 1900 Albert married Annie Spiers, Annie Spiers was the granddaughter of a war veteran Trumpeter Blakely. Trumpeter gave his services during the Spanish war and proudly fought under General Brock at the battle of Queenston Heights.⁵ Albert and Annie met at a camera shop in Grimsby, owned by Albert's uncle. Later the couple married and purchased a property with a brick house, the house was constructed in 1855 and had a unique brick pattern. The property consisted of five acres and was located on Main Street East. An additional greenhouse was added to the property in 1912 from a St. Catherine's Company known as Lord and Burnham. With the additional green house the couple started to grow violets and vegetables. In 1914 the greenhouse was completely compromised by a major hailstorm, a new green house was added to the property in 1929. Over the years Coles became the largest florist operation between Toronto and Niagara Falls. ⁶

⁴ Grimsby Archives – Anniversary Article

⁵ Annie Cole (Nee Spiers) Obituary – Grimsby Public Library

⁶ Grimsby Archives – Anniversary Article

Cole's florist and Grimsby beach had a unique connection during the early 1900's, Albert sold his produce to the two largest hotels located in Grimsby beach. Later continuing to supply the community with fresh produce every Saturday at the Grimsby Beach Market. As Albert's family continued to grow he expected and encouraged his young children to be actively involved in the family business, after a long week the boys would be encouraged to head down to the beach. They happily enjoyed the roller coaster and entertainment attractions along the midway strip. The Cole boys often found themselves at the beach selling bunches of radishes.

The family was instrumental in the success of Cole's, every family member participated in the business and played an important role. Having a greenhouse in these days was very difficult and exhausting, Norman the oldest son often stayed the night with his father while he heated the greenhouses with coal fed boilers. The hard work never seemed to end, when it came to deliveries in those days there was only three options, by foot, horse and buggy or street cars. Norman Cole often found himself riding the street car making deliveries for his parents and on many occasions Norman would deliver flowers for his father's regular customer Senator Gibson. Norman was a young and creative child and often traded a carnation for his ride, keeping the street car fare for the midway or candy. In 1914 life would get a little easier as the family purchased their first delivery truck, the first delivery was to the Liddle family of Grimsby.

The successful business continued to grow and by 1930 the Cole family owned more than 25,000 square feet of greenhouse. With such a large expansion and the passing of Annie it was time for A. E. Cole to bring his sons into the business full time, the sons were significant contributors supporting the demand for deliveries, floral arrangement and maintenance. The Coles boys showed great interest in the family business and by 1932 the three of them had purchased the business from their father. After the Coles boys married their spouses became instrumental in the success of the business, especially Norman's wife Elizabeth.

Along with having an expanded greenhouse business, Albert had rental property at 91 Main Street East. The large brick home was divided into apartments and later sold to A.E's daughter Mildred and her husband, with the agreement that Albert would always have a place to stay. ⁷



Coles Apartments 91 Main Street Grimsby

⁷ Grimsby Archives – Anniversary Article

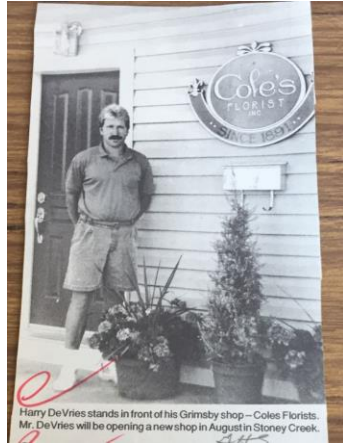
Cole's florist continued to expand, in 1957 a store front was constructed at the entrance of the property. Along with an expanding business the Cole's family grew once again as Albert welcomed many grandchildren, the grandchildren were encouraged to help wherever things were lacking. In 1962 after the passing of John Cole, Norman and Elizabeth Cole bought out Gordon's shares in the company. Norman and Elizabeth poured their hearts into this business, never taking a holiday unless business related. The couple often spoke of their business trips to the American Carnation Societies Convention each year. Finally in 1975 the couple celebrated their 50th wedding anniversary with a trip around the world in 18 days. 11 years later Norman, 84 and Elizabeth, 78 were ready for retirement, and for the first time in 95 years the company was sold to someone outside the Coles Family.



Elizabeth and Norman working at Cole's 1984- Grimsby Achieves

Elizabeth and Norman sold the business to the DeVries and entered into a well deserved retirement. The DeVries acknowledge and understood the long history of the Cole family and the significance of this landmark business over the last 100 years. Mr. DeVries once said "It is certainly one of the oldest existing businesses in Grimsby and along with that comes a lot of tradition". The DeVries family had their fair share of experience already owning Lincoln Florist in Smithville. After the sale of Cole's Florist the DeVries decided to move the business across the street from the existing location, the DeVries felt the success of the business was linked to the location of the business and its many dedicated customers, it was only smart to keep the business in the same area. ⁸

⁸ Grimsby Archives – Anniversary Article



Harry DeVries stands in front of his Grimsby shop – Cole's Florists. Mr. DeVries will be opening a new shop in August in Stoney Creek.



Harry DeVries and some of the Cole's Florist staff take a moment to enjoy the product.

Harry DeVries at the new Grimsby and Stoney Creek locations – Grimsby Archives

After the move the renovations started, the DeVries expanded the existing structure by 1200 sq. ft. The addition was made on an older existing home, the intention of this renovation was to mimic the original Cole's style that many people had grown to love. With an effort to serve their customers more effectively, Harry tore down the yellow cottage next door and built a 3000 sq. ft. greenhouse. The business continued to flourish and required an addition 1200 sq. ft. for storage and deliveries along with additional space for floral design workshops, and finally in 1991 the renovations were completed with a new roof, siding, windows and landscaping just in time for the 100 anniversary celebration.⁹



Grimsby Archives

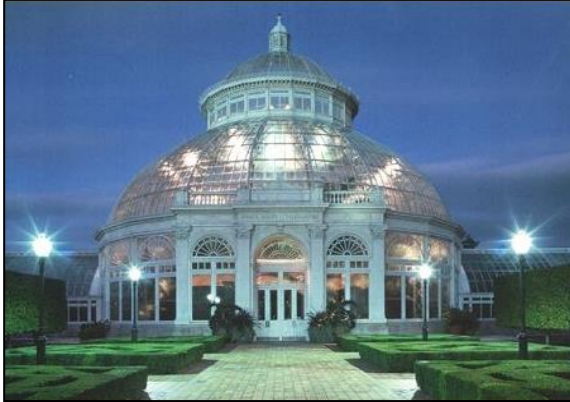
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Architectural Styles & Influence

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¹⁰ The New York Botanical Garden

APPENDIX D – Town of Grimsby Terms of Reference, Heritage Impact Assessments



TOWN OF GRIMSBY

Terms of Reference

Heritage Impact Assessment

Description:

A Heritage Impact Assessment (HIA) is a study 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). This analysis, which must be prepared by a qualified heritage conservation professional, will address properties identified in the Town of Grimsby's *Inventory of Heritage Properties* (which includes both listed and designated properties) as well as any yet unidentified cultural heritage resource(s) found as part of the site assessment.

This study will be based on a thorough understanding of the significance and heritage attributes of the cultural heritage resource(s), identify any impact the proposed development or site alteration will have on the resource(s), consider mitigation options, and recommend a conservation strategy that best conserves the resource(s) within the context of the proposed development or site alteration.

The conservation strategy will apply conservation principles, describe the conservation work, and recommend methods to avoid or mitigate negative impacts to the cultural heritage resource(s). Minimal intervention should be the guiding principle for all work. Further, the conservation strategy recommendations will be in sufficient detail to inform decisions and direct the Conservation Plan.

Where there is the potential of impacting archaeological resources an *Archaeological Assessment* will be undertaken as an additional study.

When Required:

A HIA is required for the following application types if the property is designated under Part IV (individual) or Part V (Heritage Conservation District) of the Ontario Heritage Act; protected by a heritage conservation easement; included on the Heritage Register; or has the potential to meet the criteria for exhibiting cultural heritage value or interest under Ontario Regulation 09/06:

- Official Plan Amendment
- Zoning By-law Amendment
- Plans of Subdivision
- Site Plan Control

A HIA may be required by staff for the following additional application types:

- Consent and/or Minor Variance and Building Permit applications for any property that is designated under Part IV or Part V of the Ontario Heritage Act or if the property is protected by a heritage conservation easement
- Where properties adjacent to a cultural heritage resource are subject to Official Plan Amendment, Zoning By-law Amendment, Plans of Subdivision, Site Plan Control and/or Consent and/or Minor Variance applications
- Heritage Permit applications for any property designated under Part IV or Part V of the Ontario Heritage Act

Rationale:

The HIA will inform the review of an application involving a cultural heritage resource(s). The rationale for the requirement to provide an HIA arises from: the Ontario Heritage Act; Section 2(d) of the Planning Act; Section 2.6.3 of the Provincial Policy Statement (2005).



TOWN OF GRIMSBY

Terms of Reference

Heritage Impact Assessment

Format

The HIA will be broad in scope but provide sufficient detail to communicate the site issues and inform the evaluation of the recommended conservation approach for the cultural heritage resource(s). The study will be submitted in hard copy and PDF format.

Principles

The HIA will apply appropriate conservation principles such as:

- The Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* (2003);
- Ontario Ministry of Culture's *Eight Guiding Principles in the Conservation of Historic Properties* (1997);
- Ontario Ministry of Culture's *Heritage Conservation Principle's for Land Use Planning* (2007); and
- *Well Preserved: the Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* (1988).

Required Contents / Format

The HIA will include, but is not limited to, the following information:

(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 (both identified and unidentified): physical or design, historical or associative, and contextual.
- A development history of the site including original construction, additions and alterations with substantiated dates of construction.
- Research material to 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

- A statement of significance identifying the cultural heritage value and heritage attributes of the cultural heritage resource(s). This statement will be informed by current research and analysis of the site as well as pre-existing heritage descriptions. This statement is to follow the provincial guidelines set out in the *Ontario Heritage Tool Kit*.



TOWN OF GRIMSBY

Terms of Reference

Heritage Impact Assessment

- The statement of significance will be written in a way that does not respond to or anticipate any current or proposed interventions. The Town may, at its discretion and upon review, reject or use the statement of significance, in whole or in part, in crafting its own statement of significance (Reasons for Listing or Designation) for the subject property.
- Professional quality *record photographs* of the cultural heritage resource in its present state.

(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). 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



TOWN OF GRIMSBY

Terms of Reference

Heritage Impact Assessment

- 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.

APPENDIX E – CURRICULUM VITAE



CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

Dan Currie, a Partner and Managing Director of MHBC's Cultural Heritage Division, joined MHBC Planning in 2009, after having worked in various positions in the public sector since 1997 including the Director of Policy Planning for the City of Cambridge and Senior Policy Planner for the City of Waterloo.

Dan provides a variety of planning services for public and private sector clients including a wide range of cultural heritage policy and planning work including strategic planning, heritage policy, heritage conservation district studies and plans, heritage master plans, heritage impact assessments and cultural heritage landscape studies.

EDUCATION

2006

Masters of Arts (Planning)
University of Waterloo

1998

Bachelor of Environmental Studies
University of Waterloo

1998

Bachelor of Arts (Art History)
University of Saskatchewan

PROFESSIONAL ASSOCIATIONS

Full Member, Canadian Institute of Planners

Full Member, Ontario Professional Planners Institute

Professional Member, Canadian Association of Heritage Professionals

SELECTED PROJECT EXPERIENCE

Heritage Conservation District Studies and Plans

Alton Heritage Conservation District Study, Caledon (underway)

Port Stanley Heritage Conservation District Plan (underway)

Port Credit Heritage Conservation District Plan, Mississauga

Town of Cobourg Heritage Conservation District Plan updates

Rondeau Heritage Conservation District Study & Plan, Chatham Kent,

Barriefield Heritage Conservation District Plan Update, Kingston

Victoria Square Heritage Conservation District Study, Markham

Bala Heritage Conservation District Study and Plan, Township of Muskoka Lakes

Downtown Meaford Heritage Conservation District Study and Plan

Brooklyn and College Hill Heritage Conservation District Plan, Guelph

Garden District Heritage Conservation District Study and Plan, Toronto

Heritage Master Plans and Management Plans

City of Guelph Cultural Heritage Action Plan

Town of Cobourg Heritage Master Plan

Burlington Heights Heritage Lands Management Plan

City of London Western Counties Cultural Heritage Plan

CONTACT

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F 519 576 0121
dcurrie@mhbcpplan.com
www.mhbcpplan.com

CURRICULUM **VITAE**

Dan Currie, MA, MCIP, RPP, CAHP

Cultural Heritage Evaluations

MacDonald Mowatt House, University of Toronto
City of Kitchener Heritage Property Inventory Update
Niagara Parks Commission Queen Victoria Park Cultural Heritage Evaluation
Designation of Main Street Presbyterian Church, Town of Erin
Designation of St Johns Anglican Church, Norwich
Cultural Heritage Landscape evaluation, former Burlingham Farmstead, Prince Edward County

Heritage Impact Assessments

Heritage Impact Assessment for Pier 8, Hamilton
Homer Watson House Heritage Impact Assessment, Kitchener
Expansion of Schneider Haus National Historic Site, Kitchener
Redevelopment of former industrial facility, 57 Lakeport Road, Port Dalhousie
Redevelopment of former amusement park, Boblo Island
Redevelopment of historic Waterloo Post Office
Redevelopment of former Brick Brewery, Waterloo
Redevelopment of former American Standard factory, Cambridge
Redevelopment of former Goldie and McCullough factory, Cambridge
Mount Pleasant Islamic Centre, Brampton
Demolition of former farmhouse at 10536 McCowan Road, Markham

Heritage Assessments for Infrastructure Projects and Environmental Assessments

Heritage Assessment of 10 Bridges within Rockcliffe Special Policy Area, Toronto
Blenheim Road Realignment Collector Road EA, Cambridge
Badley Bridge EA, Elora
Black Bridge Road EA, Cambridge
Heritage and Cultural Heritage Landscape Assessment of Twenty Mile Creek Arch Bridge, Town of Lincoln
Heritage Evaluation of Deer River, Girven, Burnt Dam and MacIntosh Bridges, Peterborough County

Conservation Plans

Black Bridge Strategic Conservation Plan, Cambridge
Conservation Plan for Log house, Beurgetz Ave, Kitchener
Conservation and Construction Protection Plan - 54 Margaret Avenue, Kitchener

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dcurrie@mhbcplan.com
www.mhbcplan.com

CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

Tribunal Hearings: Local Planning Appeal Tribunal & Conservation Review Board
 Port Credit Heritage Conservation District (LPAT)
 Demolition 174 St Paul Street (Collingwood Heritage District) (LPAT)
 Brooklyn and College Hill HCD Plan (LPAT)
 Rondeau HCD Plan (LPAT)
 Designation of 108 Moore Street, Bradford (CRB)
 Redevelopment of property at 64 Grand Ave, Cambridge (LPAT)
 Youngblood subdivision, Elora (LPAT)
 Designation of St Johns Church, Norwich (CRB - underway)
 Designation of 27 Prideaux Street, Niagara on the Lake (CRB – underway)

MASTER PLANS, GROWTH MANAGEMENT STRATEGIES AND POLICY STUDIES

Town of Frontenac Islands Marysville Secondary Plan
 Niagara-on-the-Lake Corridor Design Guidelines
 Cambridge West Master Environmental Servicing Plan
 Township of West Lincoln Settlement Area Expansion Analysis
 Ministry of Infrastructure Review of Performance Indicators for the Growth Plan
 Township of Tiny Residential Land Use Study
 Port Severn Settlement Area Boundary Review
 City of Cambridge Green Building Policy
 Township of West Lincoln Intensification Study & Employment Land Strategy
 Ministry of the Environment Review of the D-Series Land Use Guidelines
 Meadowlands Conservation Area Management Plan
 City of Cambridge Trails Master Plan
 City of Kawartha Lakes Growth Management Strategy

DEVELOPMENT PLANNING

Provide consulting services and prepare planning applications for private sector clients for:

- Draft plans of subdivision
- Consent
- Official Plan Amendment
- Zoning By-law Amendment
- Minor Variance
- Site Plan

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CURRICULUMVITAE

Vanessa Hicks, M.A., C.A.H.P.

EDUCATION

2016
Master of Arts in Planning,
specializing in Heritage
Planning
*University of Waterloo,
School of Planning*

2010
Bachelor of Arts (Honours) in
Historical/Industrial
Archaeology
Wilfrid Laurier University

Vanessa Hicks is a Heritage Planner with MHBC and joined the firm after having gained experience as a Manager of Heritage Planning in the public realm where she was responsible for working with Heritage Advisory Committees in managing heritage resources, Heritage Conservation Districts, designations, special events and heritage projects (such as the Architectural Salvage Program).

Vanessa is a member of the Canadian Association of Heritage Professionals and graduated from the University of Waterloo with a Masters Degree in Planning, specializing in heritage planning and conservation. Vanessa provides a variety of research and report writing services for public and private sector clients. She has experience in historical research, inventory work, evaluation and analysis on a variety of projects, including Heritage Conservation Districts (HCDs), Heritage Impact Assessments (HIAs), Cultural Heritage Evaluation Reports (CHERs), Conservation Plans (CPs), Documentation and Salvage Reports, and Commemoration Projects (i.e. plaques). Vanessa is also able to comment provide comments regarding Stages 1-4 Archaeological Assessments due to her experience as a practicing field archaeologist and experience writing archaeological reports submitted to the Ministry of Tourism, Culture and sport.

PROFESSIONAL ASSOCIATIONS

Professional Member, Canadian Association of Heritage Professionals

PROFESSIONAL EXPERIENCE

June 2016 - Present Cultural Heritage Specialist/ Heritage Planner
MacNaughton Hermsen Britton Clarkson Planning Ltd.

2012 - 2016 Program Manager, Heritage Planning
Town of Aurora

May 2012 - October 2012 Heritage Planning Assistant
Town of Grimsby

2007 - 2010 Archaeologist
Archaeological Research Associates Ltd.

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CURRICULUMVITAE

Vanessa Hicks, M.A., C.A.H.P.

SELECT PROJECT EXPERIENCE

HERITAGE IMPACT ASSESSMENTS (HIAs) 2016-2019

Heritage Impact Assessment - 'Southworks', 64 Grand Avenue South, City of Cambridge

Heritage Impact Assessment – Badley Bridge, part of a Municipal EA Class Assessment, Township of Centre Wellington

Heritage Impact Assessment – 474 and 484 Queen Street South (and Schneider Haus National Historic Site), City of Kitchener

Heritage Impact Assessment – 883 Doon Village Road, City of Kitchener

Heritage Impact Assessment – 57 Lakeport Road, City of St. Catharines

Heritage Impact Assessment – Langmaids Island, Lake of Bays

Heritage Impact Assessment – 1679 Blair Road, City of Cambridge

Heritage Impact Assessment - 64 Margaret Avenue, City of Kitchener

CULTURAL HERITAGE EVALUATION REPORTS (CHERS) 2016-2019

Cultural Heritage Evaluation Report - Dunlop Street West and Bradford Street, Barrie - Prince of Wales School and Barrie Central Collegiate Institute

Cultural Heritage Evaluation Report - Lakeshore Drive, Town of Oakville

Cultural Heritage Evaluation Report – Queen Victoria Park Cultural Heritage

HERITAGE CONSERVATION DISTRICTS (HCDs)

Heritage Conservation District Study – Southeast Old Aurora (Town of Aurora)

CONSERVATION PLANS

Strategic Conservation Plan – Queen Victoria Park Cultural Heritage Landscape

DOCUMENTATION AND SALVAGE REPORTS

Documentation and Salvage Report & Commemoration Plan – 474 and 484 Queen Street South, City of Kitchener

SPECIAL PROJECTS

Artifact Display Case - Three Brewers Restaurant(275 Yonge St., Toronto)

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