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April 13<sup>th</sup>, 2023

10 Adelaide Street

Toronto, Ontario

M5C 1J3

Attention: Ontario Heritage Trust

To whom it may concern,

RE: Notice of Passing – Heritage Designation By-law 23-27

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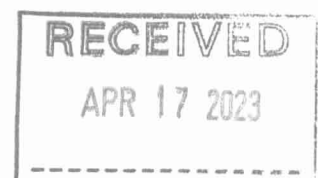
Please find the Notice of Passing – Heritage Designation By-law 23-27 enclosed for the property at 8 St. Andrews Avenue, Grimsby, ON.

Please do not hesitate to contact me if you have any questions.

Take care,



Garrett France-Wyllie  
Heritage Planner  
Planning Department  
Town of Grimsby | 905-945-9634 X.2103  
[gfrance-wyllie@grimsby.ca](mailto:gfrance-wyllie@grimsby.ca)





## **NOTICE OF PASSING - HERITAGE DESIGNATION BYLAW 23-27**

**8 St Andrews Avenue, Grimsby, ON**

**TAKE NOTICE** that Grimsby Town Council passed Designation By-law 23-27 on April 3rd, 2023 which designates the building known municipally as 8 St Andrews Avenue, under Part IV, Section 29 of the *Ontario Heritage Act, R.S.O. 1990, c.O.18*, as amended, as a property of cultural heritage value or interest.

The Town Clerk received no objection to the Notice of Intention to Designate the Property and Town Council passed the bylaw designating the property.

### **IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL (OLT):**

An appeal of the Designation Bylaw for the Property may be made by filing a notice of appeal with the Town Clerk, Objections should be directed to Bonnie Nistico-Dunk, Town Clerk, P.O. Box 159, 160 Livingston Avenue, Grimsby ON, L3M 4G3. Within thirty days of April 13, 2023.

Appeals to Tribunal shall include:

1. A notice of appeal setting out the objection to the by-law.
2. The reasons in support of the objection.
3. Accompanied by the fee charged by the Tribunal.

If you wish to appeal to the OLT, forms are available from the Ontario Land Tribunal website at <https://olt.gov.on.ca/file-an-appeal/>

### **WHO CAN FILE AN APPEAL?**

Any person who objects to the by-law may appeal to the Tribunal by giving notice to the Tribunal and the clerk of the municipality, within 30 days after the date of publication a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal.

### **GETTING MORE INFORMATION:**

A copy of the bylaw and background information about the application is available for public inspection by directing inquiries to Bianca Verrecchia, Heritage Planner at 905-945-9634 ext. 2122 or by email [bverrecchia@grimsby.ca](mailto:bverrecchia@grimsby.ca)

**Last date to file Notice of Objection: May 13<sup>th</sup>, 2023**

The Corporation of the Town of Grimsby

By-law No. 23-27

A by-law designate the Property located at 8 St Andrews Avenue, as a feature or historical, architectural, and/or contextual significance

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

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

8 St Andrews Avenue  
Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the property at **8 St Andrews Avenue** and a statement of the reasons for the proposed designation, and further, has caused said notice of intention to be published in a newspaper with general circulation in the municipality;

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

**COUCIL ENACTS AS FOLLOWS**

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

8 St Andrews Avenue  
Town of Grimsby  
The Regional Municipality of Niagara

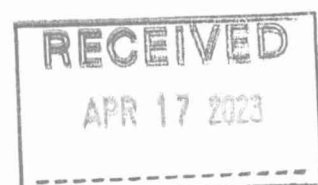
2. That the Town solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" attached hereto at the Land Registry Office.

READ A FIRST TIME this 3<sup>rd</sup> day of April, 2023.

READ A SECOND AND THIRD TIME AND FINALLY PASSED this 3<sup>rd</sup> day of April, 2023.

\_\_\_\_\_  
J.A. Jordan, Mayor

\_\_\_\_\_  
B. Dunk, Town Clerk



Schedule 'A' to  
By-law 23-27

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

LT 21, Township Plan 113; GRIMSBY

Schedule 'B' to  
By-law 23-27  
Statement of Significance  
And Description of extent of the features  
To which the designation applies

**Statement of Cultural Heritage Value or Interest**

The property is a rare, unique, representative or early example of a style. The home is a strong example of the arts and crafts style with Tudor influences. Many of the original details such as the hexagonal vestibule with a hexagonal pointed roof with shallow eaves, arched front door, small vestibule wooden window, iron railings, poured concrete foundation, porch and walkways, textured arts and crafts brick, large front facing chimney with stone details detached wooden framed garage with original wooden vertical tongue and groove door and glazed openings and slag glass porch light fixture remain intact.

The Grimsby Independent makes special mention of the Shafer Brothers' business experiencing a boom in new builds and restoration in 1943/44 (Thursday, February 10th, 1944. Front page) the house at 8 St Andrews Avenue, for which the development contract was signed in October in 1944, is therefore an important and representative example of the homes built during the height of the Brothers' building boom.

The property displays a high degree of craftsmanship or artistic merit. The Shafer Brothers had a reputation within Grimsby for building high-quality homes using high-end materials. The craftsmanship can be represented by the use of curved wood elements such as the arched front door and storm door. The complex hexagonal roof would have been built by a highly skilled trades person, as buildings of this era were still being built with hand cut roof and rafters. The house has a "whimsical" style, which can only be achieved through thoughtful design and attention to detail.

This home has many Arts and Crafts elements characteristic of the Shafer Brothers' building style, the window casings demonstrate the high quality moldings the brothers were particularly known for. The home represents a mature stage in their development, and in the development of the neighborhood, as the Shafer Brothers had been building new construction homes for over a decade prior to its 1944 construction. The use of quality materials, such as Arts and Crafts brick, iron railings, wooden windows, arched doorways, and unique rooflines are representative of this local historic team.

The Shafer Brothers built the first subdivision in Grimsby, Beginning in 1938, they built almost every home on Nelles Boulevard. Just one street over from St Andrews Ave. They are also listed as having built all but two houses on Murray Street. Although their developments on St Andrews Street are seldom mentioned, they are equally significant; a 1943 Grimsby independent article mentions 3 new homes to be constructed by the brothers that same year. (Grimsby independent, Thursday July 15th, 1943, front page, "what a low tax rate is doing for Grimsby") While a subsequent issue mentions two additional new homes contracted in 1944 (The Grimsby Independent, Thursday October 5th 1944, P.5 Brevities Column). Given that at least five of the houses on St Andrews Avenue were built by the brothers, as well as the subdivision on Nelles Boulevard, and most of the houses on Murray Street. The styles of the home are compatible with similar scale and proportions, blending a mix of turn-of-the-century styles such as arts and crafts, Tudor and Cape Cod.

8 St Andrews Avenue is just one street over from Harvey Shafer's own home on Nelles Blvd, As well as the Shafer Brother's mother's home on 19 Murray Street situating it within the personal community of the family members of Grimsby's most prominent developers.

**HERITAGE ATTRIBUTES TO BE DESIGNATED**

The Heritage Attributes to be designated at 8 St. Andrews Avenue include:

**Defining elements of the house:**

- Gable roof with front facing gable
- 1-1/2 Storey
- Hexagonal vestibule and roof
- Shallow eaves and soffits
- Window and door openings
- Arched door
- Vestibule wooden window
- 6/1 double hung windows
- Window casings
- Arched wooden screen door
- Multi Colored brick (arts & crafts feature)
- Front facing double flue chimney
- Decorative stone details on chimney shoulder

- Front steps and iron railings
- Original slag glass porch light fixture
- Curved garden walkway
- Concrete foundation
- Mature landscaping
- Original front door
- Original 6" Oak Siding under aluminum siding
- 

**Defining elements of the garage:**

- Wood frame
- Fully detached
- Sing car garage
- Hipped roof
- Original garage door – Vertical tongue and groove door with two glazed openings

