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April 27th, 2023

10 Adelaide Street

Toronto, Ontario

M5C 1J3

Attention: Ontario Heritage Trust

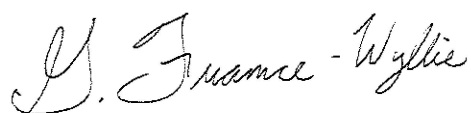
To whom it may concern,

RE: Notice of Passing – Heritage Designation By-law 23-35

Please find the Notice of Passing – Heritage Designation By-law 23-35 enclosed for the property at 13 Mountain Street.

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

RECEIVED
2023/05/01
(YYYY/MM/DD)
Ontario Heritage Trust



NOTICE OF PASSING - HERITAGE DESIGNATION BYLAW 23-35

13 Mountain Street, Grimsby, ON

TAKE NOTICE that Grimsby Town Council passed Designation By-law 23-35 on April 17th, 2023 which designates the building known municipally as 13 Mountain Street., 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.

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 27th, 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

Last date to file Notice of Objection: May 27th, 2023

The Corporation of the Town of Grimsby

By-law No. 23-35

A by-law designate the Property
located at 13 Mountain Street, as a
feature or historical, architectural,
and/or contextual significance

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

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

13 Mountain Street
Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the property at **13 Mountain Street** and a statement of the reasons for the proposed designation, and further, has caused said notice of intention to be published in a newspaper with general circulation in the municipality;

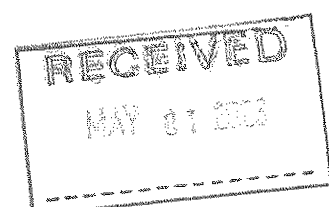
AND WHEREAS the reasons for designation and extent to which the designation applies are set out in schedule "B" attached hereto and form part of the By-law.

COUCIL ENACTS AS FOLLOWS

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

13 Mountain Street
Town of Grimsby
The Regional Municipality of Niagara

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



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

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

J.A. Jordan, Mayor

B. Dunk, Town Clerk

Schedule 'A' to
By-law 23-35

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

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

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

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

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

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

13 Mountain Street has direct associations with citizens, and organizations that are significant to the community. The house is the original location of the first Grout Foundry and Agricultural works which unfortunately burnt down in 1879. The Grout foundry was specifically well known for the invention of the horse-drawn grape hoe and sulky plough.

A year later in 1880 Dr. Theoron Woolverton built the residence at 13 Mountain Street, as the Woolverton family home where he lived with his wife Olivia Nelles and their two children. Dr. Theoron Woolverton, son of Dr. Jonathan Woolverton, one of the pioneer physicians of the district, who was a brother of one of the most widely known and highly respected fruit men of Canada, Edgar Judson Woolverton. Once the Civil war had broken out, Theoron entered into the service as an assistant surgeon being nominated by The President of the United States, Abraham Lincoln. Once the war had commenced Theoron continued to practice in the United States. In 1868 Theoron was promoted from assistant to Navy surgeon. During his service Theoron did extensive medical work on Yellow Fever on the USS Plymouth. In 1890 Theoron Woolverton was appointed delegate at the American Medical association convention.

The property has the potential to yield information that contributes to an understanding of a community. The house was built by the notable Dr. Theoron Woolverton. The

structure has the potential to yield more information about the family, their professional practices and their contributions to the Town of Grimsby.

The property is important in defining, maintaining, or supporting the character of an area. The house is a notable building in the immediate downtown area, the property has many views throughout the downtown. The house can be seen from the public parking area behind Main Street East and West, Elm Street, and the intersection of Main and Mountain Street. The property has been used as a commercial space for many businesses in the area.

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

HERITAGE ATTRIBUTES TO BE DESIGNATED

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

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

