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March 7th, 2023

10 Adelaide Street

Toronto, Ontario

M5C 1J3

Attention: Ontario Heritage Trust

To whom it may concern,

RE: Notice of Intention to Designate 99 Main Street West under Part IV of the *Ontario Heritage Act*

Please find the Notice of Intention to Designate enclosed for the property at 99 Main Street West, Grimsby, Ontario, Canada.

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

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NOTICE OF INTENTION TO DESIGNATE

99 Main Street West

TAKE NOTICE that Grimsby Town Council, on January 10th, 2023 resolved to issue a Notice of Intention to Designate PT LT 157, Corporation Plan 4, as in RO660154; SUBJECT TO AN EASEMENT OVER PT 3, 30R-10384 ; GRIMSBY as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act.

The Reason for the Notice of Intention to Designate is to recognize the physical, associative and contextual value that **99 Main Street West** contributes towards the Town of Grimsby's inclusive heritage.

Statement of Cultural Heritage Value or Interest

The Seamstress Cottage is an excellent example of a Loyalist stone structure built of local Grimsby sandstone. The masonry work that can be found at Nelles Manor and St. Andrew's Church has many similarities to the masonry of 99 Main Street West. The house was built in the "Loyalist" style, the term came from the array of architectural styles that the first settlers to arrive at the Forty brought with them from their native countries. The low pitched roofs, stone construction and "fortified" stone walls were common practices in European countries, and are elements we see on 99 Main Street West.

The house at 99 Main Street has direct associations with the development of the Village of Grimsby during the 18th and 19th centuries. Robert Nelles had George Ball surveyed the property in 1840, Robert then had the dwelling at 99 Main Street West built for his Daughter Mary Anne Nelles, who was a widow returning to the Forty after living in Brantford. Mary returned to the Forty after the death of her husband and moved into the newly constructed cottage, to be the full time Seamstress.

The building at 99 Main Street West has a strong historical and physical connection to its surroundings. The dwelling is a landmark building on the East side of Main Street West, and has been known as the "Seamstress Cottage" to local residents for some time. The house is compatible with the surrounding structures, many of the houses on this section of Main Street West were built to take advantage of the sloping grade towards Forty Mile Creek.

HERITAGE ATTRIBUTES TO BE DESIGNATED

The Heritage Attributes to be designated at 99 Main Street West include:

- Grimsby sand stone construction
- Low pitched roof
- Wooden fascia boards, frieze band, and gable returns with crown molding
- One and a half storeys
- Wooden bay window addition with diamond leaded sash windows
- Wooden front door with wooden glazed storm door

- Hipped roof portico addition over front door with turned wooden pilasters
- Decorative fretwork below the eaves on the front bay window and portico
- Double hung wooden sash windows in the stone portion of the house
- Large wooden frame addition to the rear of the property with a flat roof
- Flat arches made with stone voussoirs above the doors and windows
- (Gordon) Shafer Brother Wooden Frame Flat Roof Addition
- Shafer Brother Addition with Walkout Basement

OBJECTIONS

Any objection to this designation must be filed no later than 30 days after the date of publication of the notice of intention in a newspaper. Objections should be directed to Bonnie Nistico-Dunk, Town Clerk, Town Clerk, 160 Livingston Avenue, Grimsby ON, L3M 0J53.

MORE INFORMATION

Any inquiries may be directed to Bianca Verrecchia, Heritage Planner at 905-945-9634 ext. 2122 or by email bverrecchia@grimsby.ca

Last date to file Notice of Objection: April 13th, 2023