

**P.A. 17-33**

**REPORT TO:** Alderman N. DiFlavio, Chair and Members of the  
Planning and Development Committee

**RE:** **Designation Evaluation under Part IV of the Ontario  
Heritage Act, the Moore House, 314 Main Street East**

**DATE:** December 12, 2017

**1.0 RECOMMENDATION**

That Report P.A. 17-33 regarding the designation evaluation for the Moore House, 314 Main Street East be received;

And that the Moore House at 314 Main Street East does not meet the criteria for designation under the Part IV, Section 29 of the Ontario Heritage Act;

And that the residence at 314 Main Street East be documented through photographic archival recording (prior to and during) demolition by a member of the Canadian Association of Heritage Professionals;

And that the proposal for the new building along Main Street East be circulated to the Heritage Advisory Committee for review;

And that a Grimsby Remembers plaque be provided at the cost of the developer as a condition of site plan agreement.

**2.0 BACKGROUND**

The subject property at 314 Main Street East is known as the Moore House. A demolition permit has been issued for the building. The property has been reviewed by staff to determine its merit for designation under Part IV Section 29 of the *Ontario Heritage Act*.

In considering the heritage value of the property, Town Staff have assessed the property against the criteria under Ontario Regulation 9/06 for determining cultural heritage value or interest. The report, attached as Appendix 'A' contains a breakdown of the analysis. The information contained in this report constitutes the staff recommendation for the subject dwelling regarding designation under Part IV of the *Ontario Heritage Act*.

The dwelling was included on the Town of Grimsby Municipal Heritage Register in October 2016, when Council passed the following resolution:

C-17-209

*Moved by Alderman Berry; Seconded by Alderman Kadwell;*

*Resolved that the dwelling located at 314 Main Street East be included in the Town of Grimsby Municipal Heritage Register.*

CARRIED

### **3.0 COMMENTS**

Town staff undertook a site visit on October 25, 2017 to evaluate the dwelling with respect to the criteria provided in Ontario Regulation 9/06, and completed a Heritage Research Report that can be seen as Appendix 'A' to this report.

The Heritage Research Report concludes that the building at 314 Main Street East known as the Moore House meets 3 of the criteria set out in the *Ontario Heritage Act* for designations under Part IV Section 29. The site visit revealed that little of the original building remains in its original condition. The site has undergone extensive renovations over the years including additions to the original building that have made the original structure difficult to identify within the changes. Window openings have been altered, and a second storey added which altered the front elevation. The building has been re-clad and even the foundations appear covered in concrete, making them difficult to distinguish as original. Much of the original structure has been so extensively modified that little tangible heritage value remains to the building's history.

Staff have therefore concluded that the dwelling does not sufficiently satisfy Ontario Regulation 09/06 to provide an appropriately robust and supportable case for designation. Although the building meets 3 criteria for designation, the lack of tangible links to the cultural significance do not result in a robust case for designation as the significance contained within the building is limited.

#### **Design or Physical Value**

The Heritage Research Report concludes the following:

Much of the design value of the house has been removed with the extensive modification over the years.

The subject dwelling at 314 Main Street East has undergone extensive modifications to its exterior finish and fenestration since the mid-twentieth century. Research suggests that a second storey was likely added at a later date; approximately 1890, according to the Town of Grimsby tax records. The lower level porch also matches the Regency Style, though it was likely reconstructed after the second storey was added. The Regency Style characteristics identified

in the current dwelling can be traced back to an earlier drawing of the house, which is undated, and included in the Heritage Research Report, included in Appendix 'A'.

The dwelling now comprises a two storey building, clad in white siding. The hipped roof is clad in shingles and has a singular chimney on the west side of the building. Originally, the building featured five bays on the first floor, which have since been modified into two large bay windows, though the location of the doorway remains in the centre. More detailed information can be found in Appendix 'A' to this report.

#### Historical Value or Associative Value

The Heritage Research Report that was prepared by staff used historical information that was available at the time of the report preparation (December 2017). The Moore House is named such, as it first belonged to the Moore Family, United Empire Loyalists and one of the first European settlers in Grimsby.

From the Heritage Research Report:

*In 1796, the Moore family was granted land in Grimsby township Lots A -B in Grimsby Gore and Lot 1, Concessions I & II Grimsby, the most easterly section of the township. A later description of the Moore homestead states its location as "being along the main road leading to Newark in the Gore between the township of Clinton and Grimsby." This main road refers to Highway #8.*

The Heritage Research Report also states that the Moore family was heavily involved in municipal and government affairs, the details of which can be found in the Report, in Appendix 'A' to this report.

The Moore house has historical value for its connections with the United Empire Loyalists, and the Moore family. The building, however, has undergone extensive modifications which leave little tangible link to the building's history. As such, the historical value of the building is limited.

#### Contextual Value

The Moore House is of contextual value as a reminder of the historic agricultural heritage landscape at the base of the Niagara Escarpment along Main Street East.

Although the scale and quality of architecture once was representative of the character of the area, including the prosperous fruit farming industry of the 19<sup>th</sup> and 20<sup>th</sup> centuries; the historical character of Grimsby's Main Street with fruit farms and houses constructed on large estate lots has mostly vanished from the immediate surroundings. As such, the dwelling makes limited contributions as an item that maintains historical context in this section of Main Street East.

#### Statement of Cultural Heritage Value or Interest

The dwelling at 314 Main Street East now comprises a two storey, white sided building with Regency Style elements that has undergone extensive modifications which give the dwelling limited design value. Although there is some connection between the dwelling and prominent people in Grimsby's past, the associative value of the dwelling is questionable as the house as it stands now is vastly different from when these people would have been living on the property. As such, the dwelling has limited contributions as an item that maintains the historical context of this stretch of Main Street East.

#### **4.0 CONCLUSION**

In summary, although staff find that the Moore House at 314 Main Street East meets three of the criteria set out in the *Ontario Heritage Act* for designations under Part IV, Section 29, staff have determined that the strength with which these criteria are met is not robust and therefore might not withstand the scrutiny of the Ontario Municipal Board/ Conservation Review Board hearings. Town staff therefore do not recommend that the subject property be designated under Part IV of the *Act*. Town Staff do, however, request that demolition be documented through photographic archival, and that recording the proposal for the replacement building at 314 Main Street East be circulated to the Heritage Advisory Committee for review, as previously stated in section 1.0 of this report. In addition, the history of the site should be interpreted through the placement of a Grimsby Remembers plaque through any future development of the site, at the cost of the developer.

Respectfully Prepared by:



Deanna Maiden BURPI  
Junior Planner

Respectfully Checked by:



Janice Hogg, MCIP, RPP  
Planner 1

Respectfully Submitted by:



Michael Seaman, MCIP, RPP  
Director of Planning  
/dm

Attachments: Appendix 'A': Heritage Research Report, December, 2017  
Appendix 'B': photos from the site visit taken October 25, 2017

**Appendix A**



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**HERITAGE  
RESEARCH  
REPORT**

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*314 Main Street East  
Grimsby, Ontario*

*December  
2017*

## 1.0 INFORMATION SUMMARY

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### PROPERTY INFORMATION

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Address:	314 Main Street East, Grimsby, Ontario, L3M 1R2
Roll Number:	261501000613900
Short Legal Description:	PT LT 1 CON 1, North Grimsby (FMLY PT PCL 20); PT LT 1 CON 2, North Grimsby; PT ROW BTN CONS 1 & 2, North Grimsby
Heritage Type:	Built Structure
Heritage Status:	Included on the Town of Grimsby Municipal Heritage Register
Name of Heritage Item:	Moore House

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### OWNER INFORMATION

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Names of Owners:	Adrian and Katherine Koornneef
Mailing Address:	314 Main Street East, Grimsby, Ontario, L3M 1R2

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### REPORT INFORMATION

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Report Purpose:	Pursuing designation under Part IV, Section 29 of the <i>Ontario Heritage Act</i>
Date:	December 2017
Designation Brief Completed by:	Janice Hogg, Planner 1, Deanna Maiden, Junior Planner, Sara Nixon, Heritage Planning Assistant
Sources Consulted:	<i>Two Hundred Years at the Forty: The Official History of Union Lodge A.F. &amp; A.M. No. 7, G.R.C</i> <i>People and Places from Grimsby's Past</i> <i>Annals of the Forty</i> <i>1851 Census of Canada</i>

## 1.1 INTRODUCTION

This report was prepared to assess the building at 314 Main Street East against the criteria in the *Ontario Heritage Act* for designation under 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.

The most recent site visit (October 25, 2017) revealed that little of the original building remains in its original condition. The site has undergone extensive renovations over the years including additions to the original building that have made the original structure difficult to identify within the changes. Window openings have been altered and a second storey added which altered the front elevation. The building has been re-clad and even the foundations appear covered in concrete, making them difficult to distinguish as original. Much of the original structure has been so extensively modified that little tangible heritage value remains to the building's history.

Supplementary information and images have been included in the Appendix of the report to provide background information.

## 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:

1. The property has design value or physical value because it,
  - i. **is a rare, unique, representative or early example of a style, type, expression, material or construction method,**
  - ii. displays a high degree of craftsmanship or artistic merit
  - iii. demonstrates a high degree of technical or scientific achievement
2. The property has historical value or associative value because it,
  - i. **has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,**
  - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
  - iii. 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,

- i. **is important in defining, maintaining or supporting the character of an area,**
- ii. is physically, functionally, visually or historically linked to its surroundings, or
- iii. is a landmark.

### **3.0 CULTURAL HERITAGE VALUE OR INTEREST**

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

### **3.1 DESIGN VALUE OR PHYSICAL VALUE**

Much of the design value of the house has been removed with the extensive modifications over the years. Research suggests that the second storey was added at a later date. In the 1851 Census of Canada, it is recorded that Joseph Moore, son of Johnathan Moore, and his family resided in a one storey frame building.<sup>1</sup> Joseph Moore may have inherited the dwelling from his uncle, Charles Moore. Therefore, the second storey was added after 1851, likely in 1890, as recorded in the Town of Grimsby tax records.

Though the lower level porch was likely re-constructed after the building of the second storey, its veranda style also matches the Regency tradition.<sup>2</sup> It can be suggested that this porch may have been modelled after the porch that had stood previously. The Regency Style characteristics identified in the current dwelling can be traced back to an earlier illustration of the building, which is undated.<sup>3</sup> Though changes to the fenestration on the front elevation have been made, the low, symmetrical style as well as the hipped roof have been maintained.

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<sup>1</sup> Year: 1851; Census Place: Grimsby, Lincoln County, Canada West (Ontario); Schedule: A; Roll: C\_11736; Page: 31; Line: 28. Census of 1851 (Canada East, Canada West, New Brunswick, and Nova Scotia). Library and Archives Canada, Ottawa, Canada.

<sup>2</sup> John Blumenson, *Ontario Architecture: A Guide to Styles and Building Terms 1784-Present* (Toronto: Fitzhenry & Whiteside, 1990): 20-23.

<sup>3</sup> *Annals of the Forty No. 6: Loyalist and Pioneer Families of West Lincoln, 1783-1833*, Compiled by R. Janet Powell (Grimsby Historical Society, 1955): 47.

### 3.2 HISTORICAL VALUE OR ASSOCIATIVE VALUE

The Moore House first belonged to the Moore family, United Empire Loyalists and one of the first European settlers in Grimsby. In 1796, the Moore family was granted land in Grimsby township Lots A -B in Grimsby Gore and Lot 1, Concessions I & II Grimsby, the most easterly section of the township.<sup>4</sup> A later description of the Moore homestead states its location as “being along the main road leading to Newark in the Gore between the township of Clinton and Grimsby.”<sup>5</sup> This main road refers to Highway #8.

The Moore family was heavily involved in municipal government and affairs, helping to build the framework of the township’s local government. John Moore was member of the first municipal council of the settlement in 1790 and served as the first Clerk of the township.<sup>6</sup> He later began Town Warden in 1795. His eldest son, Johnathan Moore, was first elected to town council as one of two overseers of roads in 1794. He is also recorded as living on Lot I, Concession II. Johnathan is later recorded as being elected Town Assessor.

John Moore was a maker of felt hats in New Jersey and continued this trade at The Forty. He died 16 May 1803. His wife Dinah died in November 1804 after being hit by a falling tree. Their youngest son, Charles, inherited the homestead farm and began farming on their land.<sup>7</sup> Descendants of the Moores continued the farming tradition.<sup>8</sup>

Johnathan Moore was also a founding member of the Masonic Lodge in Grimsby in 1799. He was first elected Treasurer and served as Union Lodge Master in 1802, 1809 and 1810.<sup>9</sup> The Moore homestead on Main Street East served as a meeting place for the Union Lodge during this time.

Jonathan Moore was also a Lieutenant in the 4<sup>th</sup> Lincoln Regiment during the War of 1812. It is believed that he was a causality of the war as he died in 1813.<sup>10</sup>

The Moore house has historical value for its connections with the United Empire Loyalists and the Moore family. The building, however, has undergone extensive

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<sup>4</sup> *Annals of the Forty* No. 6, 48.

<sup>5</sup> Ibid.

<sup>6</sup> *Annals of the Forty* No. 2: *Fifty Years of Municipal Government: 1790-1840*, Compiled by R. Janet Powell (Grimsby Historical Society, 1951): 7.

<sup>7</sup> *Annals of the Forty* No. 6, 52.

<sup>8</sup> In the 1851 Census, Joseph Moore, nephew of Charles Moore and his eldest sons were listed as farmers. They inherited the farm after Charles’ death. Census of 1851 (Canada East, Canada West, New Brunswick, and Nova Scotia). Library and Archives Canada, Ottawa, Canada.

<sup>9</sup> Robert Brooks, *Two Hundred Years at the Forty: The Official History of Union Lodge A.F. & A.M. No. 7, G.R.C.* (Fonthill: Niagara Yearbook Services, 1999): 2, 15, 22; *Annals of the Forty*, 49.

<sup>10</sup> Ibid, 15; Ibid, 49.

modifications which leave little tangible link to the building's history. As such, the historical value of the building is limited.

### **3.3 CONTEXTUAL VALUE**

The Moore House is of contextual value as a reminder of the historic agricultural heritage landscape at the base of the Niagara Escarpment along Main Street East.

Although the scale and quality of architecture once was representative of the character of the area, including the prosperous fruit farming industry of the 19<sup>th</sup> and 20<sup>th</sup> centuries; the historical character of Grimsby's Main Street with fruit farms and houses constructed on large estate lots has mostly vanished from the immediate surroundings. As such, the dwelling makes limited contributions as an item that maintains historical context in this section of Main Street East.

### **3.4 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST**

The dwelling at 314 Main Street East now comprises a two storey, white sided building with Regency Style elements that has undergone extensive modifications which give the dwelling limited design value. Although there is some connection between the dwelling and prominent people in Grimsby's past, the associative value of the dwelling is questionable as the house as it stands now is vastly different from when these people would have been living on the property. As such, the dwelling has limited contributions as an item that maintains the historical context of this stretch of Main Street East.

### **3.5 HERITAGE ATTRIBUTES TO BE DESIGNATED**

The building does not currently have any attributes that contribute to the heritage value of the dwelling.

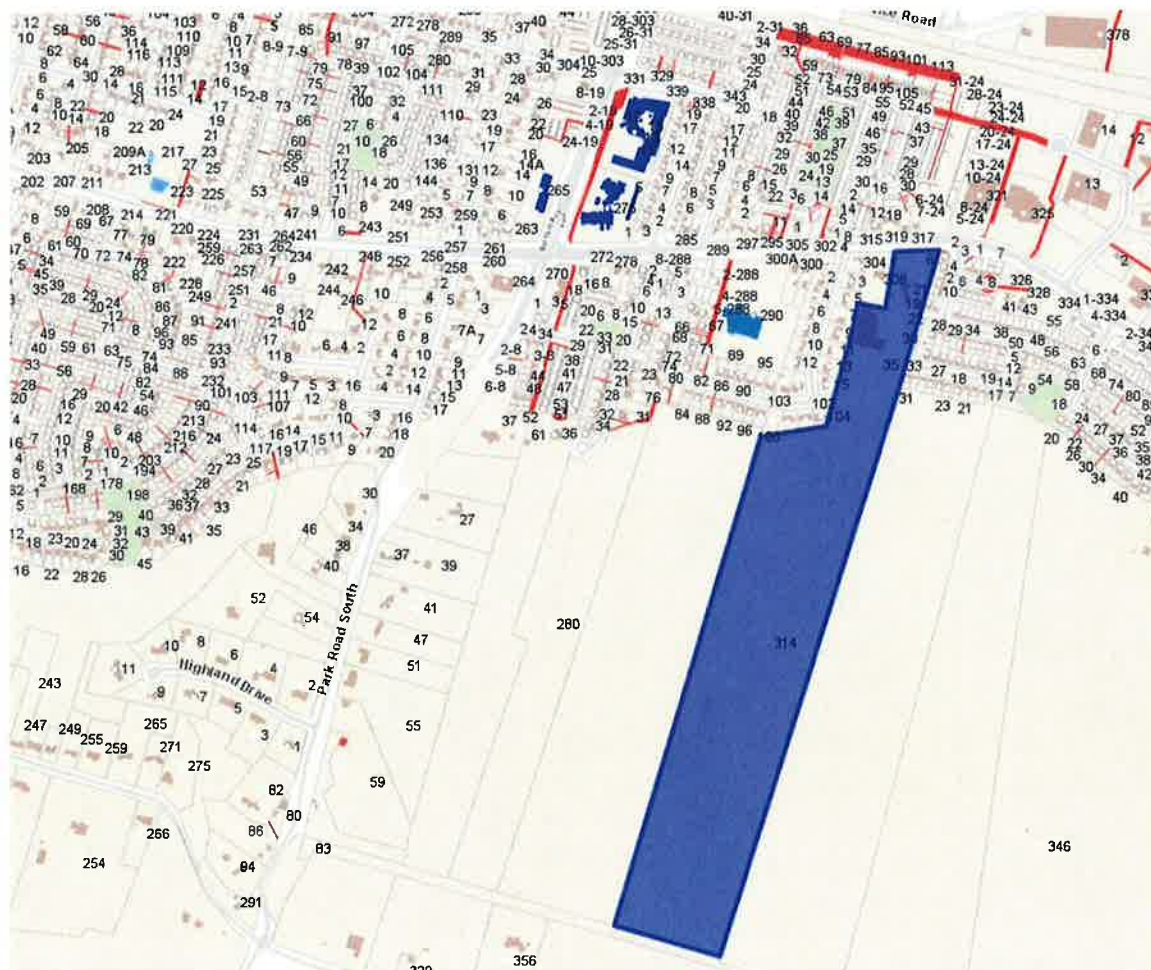
### **4.0 SUMMARY**

In summary, although staff find that the Moore House at 314 Main Street East meets three of the criteria set out in the *Ontario Heritage Act* for designations under Part IV, Section 29, staff have determined that the strength with which these criteria are met is not robust and therefore might not withstand the scrutiny of the Ontario Municipal Board/ Conservation Review Board hearings. Town staff therefore do not recommend that the subject property be designated under Part IV of the *Act*.

## APPENDIX A: PHYSICAL AND HISTORICAL CONTEXT

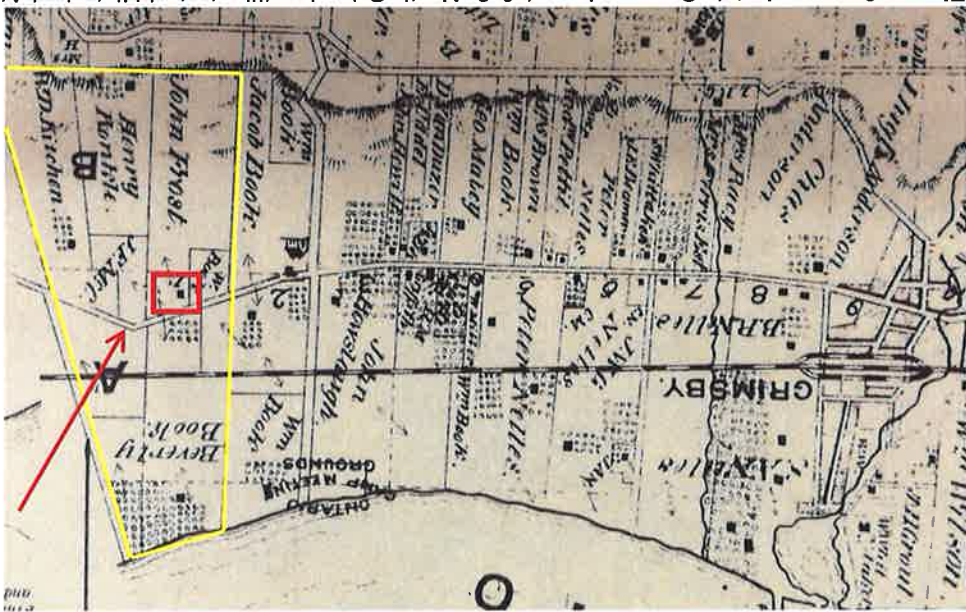
### MAPS

The subject site is located at 314 Main Street East which can be seen in Figure 1 below. The property is situated at the eastern end of the town limits.



**Figure 1.** The subject site at 314 Main Street East, Grimsby, Ontario as indicated by the blue outline. (Source: Mitown 1.4, April 2012).

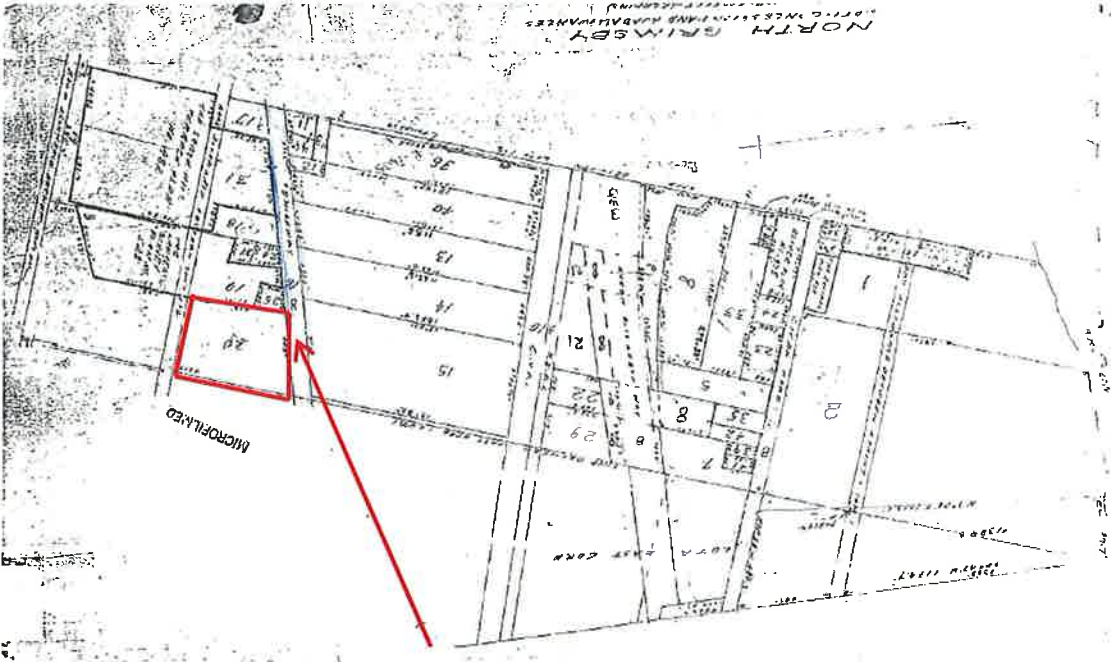
**Figure 3.** Lot 1, Concessions 1 & 2, North Grimsby. (Illustrated Historical Atlas of Lincoln and Welland, Ontario, 1876).



Red outline: Land title map of Lot 1, Concession 1. Parcel #20 is traced from Jonathan Moore (1801) to Arie & Caroline Koornneef (1973), known owners of dwelling at 314 Main Street East.

Red arrow: pointing to Highway #8. Note the peak in the road.

**Figure 2.** Drawing of Lot 1, Concession 1, North Grimsby. Microfilm #E30-81. Land Registry Office, St. Catharines Ontario.

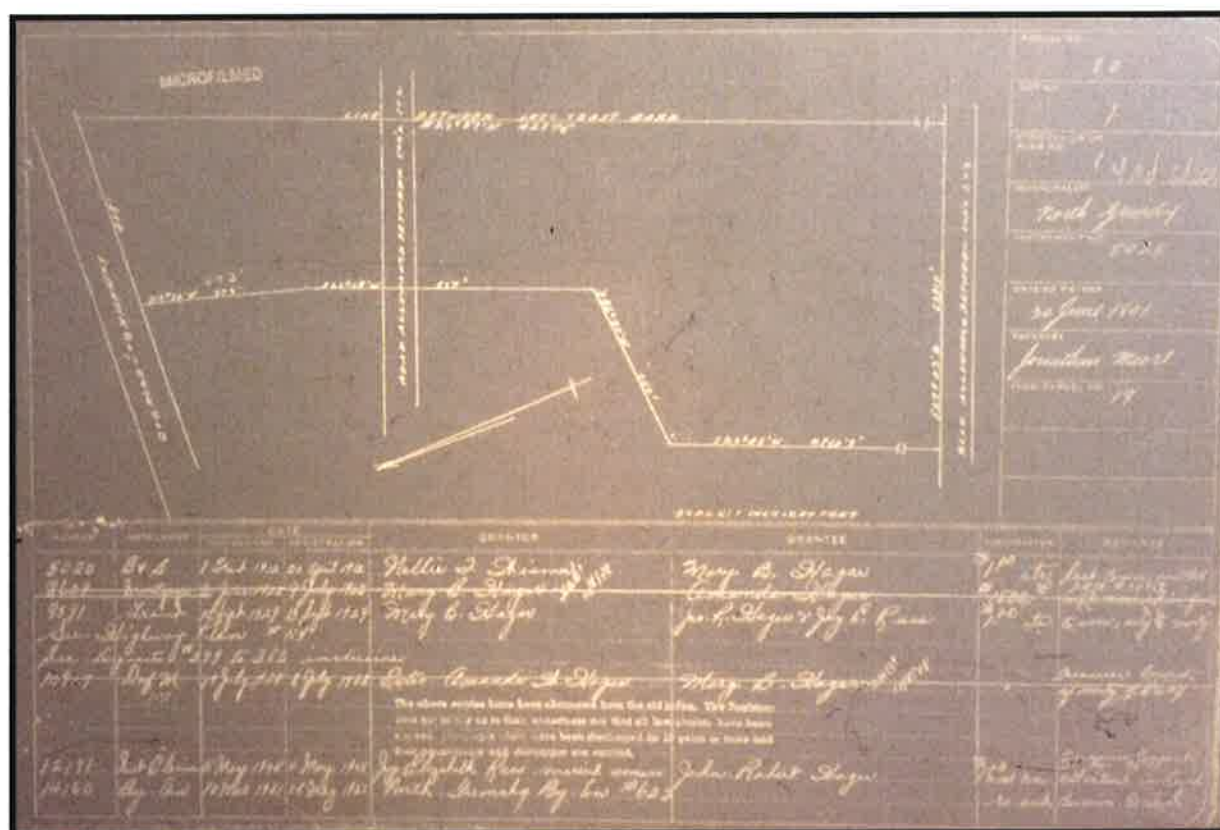


Yellow outline: Lot 1, Concessions 1 & 2 and Grimsby Gore A & B. According to the *Annals of the Forty*, John Moore was granted land in Grimsby township Lots A.-B. in Grimsby Gore and Lot 1, Concessions I & II Grimsby in 1796.<sup>11</sup>

Red outline: The black square represents the estimated location of 314 Main Street East.

Red arrow: Pointing to Highway #8/Main Street East. Note location of the peak in the road. We are able to trace this particular landmark over time on various maps in order to help us identify the location of the dwelling and confirm its historicity.

According to the land title, Parcel #20 of Lot 1, Concession 1 was part of land owned by Jonathan Moore, first patented in 1801.<sup>12</sup>

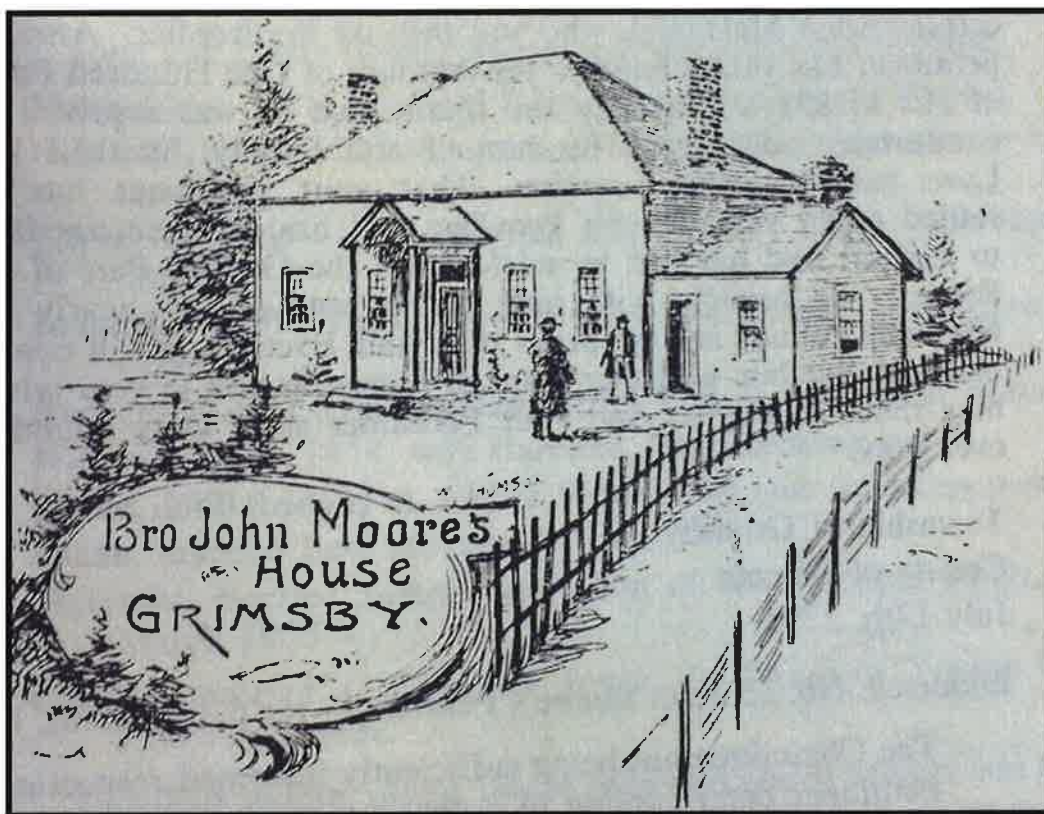


**Figure 4.** Drawing of Lot 1, Concession 1. (Source: Parcel #20, Lot 1, Concession 1, Grimsby Township. Microfilm #E30-81. Land Registry Office, St. Catharines Ontario).

<sup>11</sup> *Annals of the Forty No. 6: Loyalist and Pioneer Families of West Lincoln, 1783-1833*, Compiled by R. Janet Powell (Grimsby Historical Society, 1955): 48.

<sup>12</sup> Parcel #20 of Lot 1, Concession 1, Folio #1. Microfilm, E30-81. Ontario Land Registry Office, St. Catharines Ontario.

## IMAGES



**Figure 5.** Drawing of Moore Homestead, date unknown. (Source: *Annals of the Forty* No. 6, page 47).



## **HISTORY: People Associated with the Dwelling: The Moore Family**

According to 1791 and 1811 maps referred to in the *Annals of the Forty*, John Moore owned land at Lot I, Concessions I & II. John Moore was born in New Jersey in 1739 and married Dinah, daughter of Jonathan and Deborah Pettit.<sup>13</sup> John served the British with Colonial Guards of New Jersey during the Revolutionary War and eventually became captain. The Moore family settled in the district in 1787 and in 1796, John was granted land in Grimsby township Lots A.-B. in Grimsby Gore, Lot I, Concessions I & II Grimsby as well as 300 acres in 7<sup>th</sup> Concession Grimsby and 400 acres in Plainum.<sup>14</sup>

John Moore was one of the first Loyalist settlers at the Forty and a member of the first municipal council of the settlement in 1790.<sup>15</sup> John Moore served as the first Clerk of the township.<sup>16</sup> He kept this position until 1793, when he became Town Warden along with Benjamin Willcox until 1795. His son, Johnathan Moore, was first elected to town council as one of two overseers of roads in 1794. He is also recorded as being settled at Lot I, Concession II. Johnathan is later recorded as being elected Town Assessor. The family vitally contributed to the establishment and growth of the community at the Forty.

John Moore was a maker of felt hats in New Jersey and continued this trade at The Forty. He did not farm. He died 16 May 1803. His wife Dinah died in November 1804 after being hit by a falling tree. Their youngest son, Charles, inherited the homestead farm.<sup>17</sup> The homestead is described as “being along the main road leading to Newark in the Gore between the township of Clinton and Grimsby.”<sup>18</sup> It is strongly suggested that this is the description of the present property at 314 Main Street East.

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<sup>13</sup> *Annals of the Forty No. 6: Loyalist and Pioneer Families of West Lincoln, 1783-1833*, Compiled by R. Janet Powell (Grimsby Historical Society, 1955): 46.

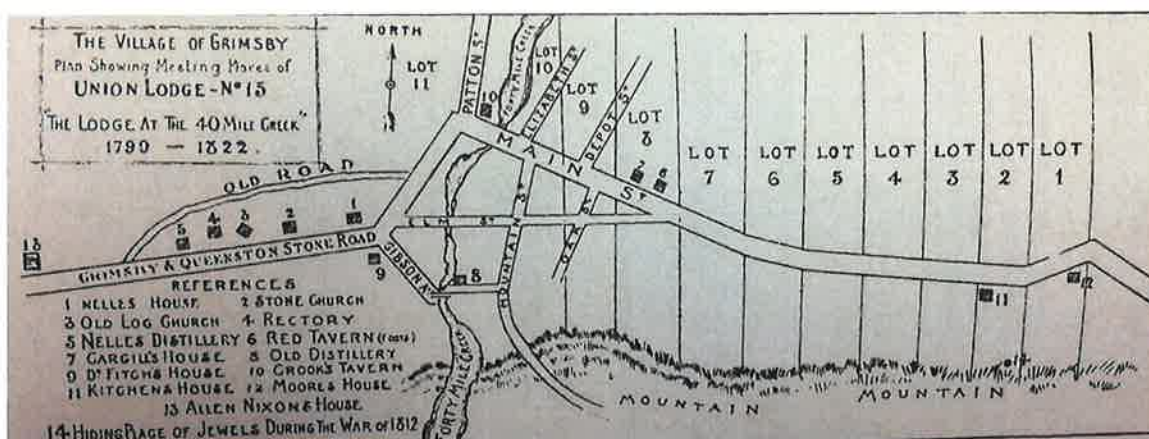
<sup>14</sup> *Ibid*, 48.

<sup>15</sup> *Annals of the Forty No. 2: Fifty Years of Municipal Government: 1790-1840*, Compiled by R. Janet Powell (Grimsby Historical Society, 1951): 7.

<sup>16</sup> *Ibid*, 9.

<sup>17</sup> *Annals of the Forty No. 6*, 52.

<sup>18</sup> *Ibid*.



**Figure 6.** Map of Union Lodge meeting places between 1799-1822. The Moore homestead is denoted as Number 12 on the map. Original source unknown (found in Robert J. Brooks, *Two Hundred Years at the Forty*, 23).

Johnathan Moore, son of John Moore, was a founding member of the Masonic Lodge in Grimsby in 1799. He was first elected Treasurer and served as Union Lodge Master in 1802, 1809 and 1810.<sup>19</sup> The Moore homestead on Main Street East served as a meeting place for the Union Lodge during this time.

Jonathan Moore was also a Lieutenant in the 4<sup>th</sup> Lincoln Regiment during the War of 1812. It is believed that he was a causality of the war as he died in 1813.<sup>20</sup>

<sup>19</sup> Robert Brooks, *Two Hundred Years at the Forty: The Official History of Union Lodge A.F. & A.M. No. 7, G.R.C.* (Fonthill: Niagara Yearbook Services, 1999): 2, 15, 22; *Annals of the Forty*, 49.

<sup>20</sup> *Ibid*, 15; *Ibid*, 49.

**Appendix 'B'**

All photographs below were taken by Town staff on October 25, 2017:

















