

THE CORPORATION OF THE TOWN OF GRIMSBY

BY-LAW NO. 23-58

A BY-LAW TO DESIGNATE THE PROPERTY LOCATED AT 390 MAIN STREET WEST, AS A FEATURE OF 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;

And whereas And 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:

390 Main Street West
Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the property at 390 Main Street West 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.

Now therefore the Council of the Corporation of the Town of Grimsby 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:

390 Main Street West
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, considered, and passed this 4th day of July, 2023.



J.A. Jordan, Mayor



B. Nistico-Dunk, Town Clerk

Schedule 'A' to By-law 23-58

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

PT LT 17 CON 2, North Grimsby; PTS 1 & 2, 30R-2238; GRIMSBY

Stratford
WRITING 20% COTTON

Schedule 'B' to By-law 23-58
Statement of Significance and Description of Extent of the Features to
which the Designation Applies

Statement of Cultural Heritage Value or Interest

The historic dwelling at 390 Main Street West is a direct representation of the Italianate architectural style that was prevalent along historic streetscapes during the mid to late 19th century. Italianate architecture in Ontario gained popularity from the 1850s-1900's.

The Italianate structure at 390 Main Street West is a two and a half storey structural stone building. Key Italianate identifying features are the arched windows, stone quoining, wide and deep frieze band with raised panels and corbels below the eaves, floor to ceiling windows, patterned slate roof, and a symmetrical façade. The property also features a carriage house. The carriage house is located to the east of the dwelling, on a circular driveway. The wooden frame building has clapboard siding, and is two storeys with a hipped roof. Each façade face of the building has a gabled dormer with a pair of second floor loading doors.

The historic dwelling displays a high degree of craftsmanship and artistic merit. The Italianate style dwelling is uniquely crafted with quarry faced random ashlar masonry, flat headed arches, segmented arches, carved wood bargeboards patterned polychromatic slate roof, elaborate bracketed cornice, rusticated quoins, and a projecting frontispiece. The historic home at 390 Main Street East is a strong example of the high-end craftsmanship and wealth of the 19th & 20th century farms located along Main Street in Grimsby.

The property has direct associations with a person that is significant to a community. The property at 390 Main Street West is part of the land that was owned by one of Grimsby's earliest settlers. John Smith who arrived in Canada in 1787, and was awarded crown lands on Lot 17, Concession 1 and 2 in the Grimsby Township. John Smith was educated and highly respected within the community. He wrote letters and legal papers for settlers within the township. Smith served on the town council from 1792 until 1820, holding titles such as Pound-keeper, assessor, collector and town warden. His family kept an account book of John Smith, and it shows his accomplishments and endeavors from 1796 to 1805, the book was presented to the Grimsby Historical Society. The property was then inherited by John's son, John Wilcox Smith who was born in Grimsby November 6th 1800. Wilcox inherited part of the family farm from his father and lived there with his wife Euphemia, they had nine children - six boys and three girls.

One of the sons, John Henry Smith was born on the 28th of January. John Henry Smith was better known as "California Smith" because of the fortune that he amassed during the California gold rush in 1849, a second gold mine was found by John in Colorado during this time as well. John Henry was also responsible for building the grey stone house at 390 Main Street West in 1878. John Henry Smith married Rose Prudhomme from Beamsville, they had no children during their time together and lived alone in the house.

The building would have been custom designed by an architect at the time of construction. The building does not have any comparables within Grimsby, and is the only product of its kind in the surrounding surviving fruit farms.

The historic dwelling at 390 Main St West is representative of the age and architectural style that historically was found along the historic Main Street corridor. It is an illustration of the wealth and prosperity that came along with the farming and tender fruit industry found in the Town of Grimsby. The structure still retains a large amount of farmland which encourages the properties long term retention of its historic use as a tender fruit farm.

The dwelling at 390 Main Street West is historically linked to its surroundings. Built in 1878 by John Henry Smith the Italianate dwelling has been a fixture on this portion of tender fruit farmland for the last 147 years. The location of the property on Main Street West is key as this was the main thoroughfare in the Niagara Region originally called the Queenston Stone Rd. At the time of construction, Main Street West would have been the road leading from Queenston, to Dundas, and to Toronto.

The building is a landmark. The notable structure continues to be a center piece of Main Street. The stone structure stands proud, this is a value that has been maintained and documented through historic photographs. The building is custom designed, does not have any comparables within Grimsby, and is the only product of its kind in the surrounding area.

HERITAGE ATTRIBUTES TO BE DESIGNATED

The Heritage Attributes to be designated at 390 Main Street West includes:

- Italianate architectural style features
- Quarry faced stone masonry, quoining, arches, lintels, sills, banding
- Five bay façade with projecting gabled frontispiece
- Hipped Roof with a widows walk
- Flat headed arches on the ground floor windows
- Segmented arches of the second story windows
- Transom window with coloured and etched glass
- Two projecting gables with carved-wood bargeboards
- Large bay window on the east façade
- Patterned polychromatic slate roof
- Elaborate bracketed cornice supporting a broad overhanging eave
- Four chimneys made of quarry faced stone with pediment details on the carved stone caps
- Rusticated quoins
- Rural setting
- Located within an orchard
- Proximity to other fruit producing farms on the edge of the Town of Grimsby
- Substantially set back from the road

The Smith-Geddes Carriage House:

- Clapboard siding
- Two storeys
- Hipped roof with four gabled dormers. One dormer, centered per façade face
- Base of the former cupola, at the center of the hipped roof
- Carriage/Garage doors
- Second floor loading doors
- Corbels below the soffit