

THE CORPORATION OF THE TOWN OF GRIMSBY

BY-LAW NO. 23-59

A BY-LAW TO DESIGNATE THE PROPERTY LOCATED AT 382 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 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:

382 Main Street West

Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the property at 382 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:

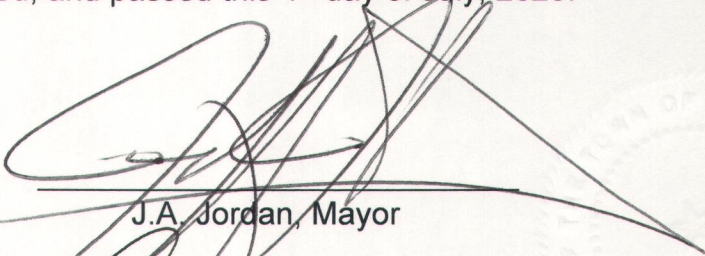
382 Main Street West

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 23-59

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

PT LT 17 CON 2, North Grimsby, as in RO423384; GRIMSBY

Schedule 'B' to By-law 23-59
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 382 Main Street West is a representation of the Queen Anne architectural style that was prevalent along historic streetscapes during the mid to late 19th century. The concentration of wealthy architectural styles within Grimsby can largely be attributed to the successful farming industry. The historic dwelling stands two and a half storeys tall and has many elements of the Queen Anne architectural style, these elements include the frontispiece, rosette details, bracketed eaves, a bullseye window, brick quoins, bay windows, flat decked roof, the wooden cross, raised sunflower and floral panels with rock face surround bricks, terracotta frieze band, rock face patterned bricks, raised medallion square bricks, raised terracotta panels.

The Queen Anne style dwelling is uniquely crafted with clay brick construction featuring projecting courses with stepped designs. Decorative terra cotta elements located throughout the façade of the structure featuring floral patterns, rock faced stone framing original window openings, rock faced brick framing decorative terra cotta and delineating "water table" course between stories, and a Clay brick chimney with decorative clay brick chimney caps.

The property at 382 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 endeavours 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, the youngest of which George inherited Wilcox's land.

George Smith was born April 28th 1839, he married Sarah Catherine Wilson the daughter of William Wilson. After his father's death in 1876 George inherited his father's land. George built the brick house at 382 Main Street West. George Smith lived in Grimsby until he passed in 1911. George Smith was cousins with big time fruit men E.D Smith and Sardis Smith of Winona, both E.D. and Sardis were in competition with one another shipping apples overseas wanting to be the most successful within Winona's thriving fruit farming industry.

E.D. Smith was the grandson of Silas and Esther Smith who settled in Winona. E.D Smith turned his inherited tender fruit farm into a successful business known for their pure fruit jams. The jams usually in Canada were shipped in from England, so when E.D. Smith started in the pure fruit jam business it revolutionized the tender fruit farming industry within the region. E.D. Smith products are now available to ship internationally and throughout Canada.

George Smith inherited his Grandfather's already prosperous farm, and the continued use of the property as a farm contributes directly to the prosperity of the Town, and further, the structure he constructed was during the height of the farming industry within the Town of Grimsby, showing the wealth and success within the community.

The highly decorated terracotta and brick façade of the home is the best example of the “Beamsville Pressed Brick Co” building materials within the Town of Grimsby. The company was established in 1875 by William Tallman and managed by his son Walter into the 20th century, the Terracotta works was located on the corner of Durham road and Highway 8. The company had a large selection of terracotta architectural elements for the exteriors of buildings. Other surviving examples of these terracotta architectural elements can be found on 44 Park Road North, Grimsby, and 93 Freelon Road, Hamilton, ON.

Built in 1876 by George Smith, the Queen Anne dwelling has been a notable structure on this portion of Main Street West, still surrounded by the properties historic use as tender farmland.

HERITAGE ATTRIBUTES TO BE DESIGNATED

The Heritage Attributes to be designated at 382 Main Street West includes:

- Queen Anne architectural style features
- Exterior clay brick construction paired with lime based mortar.
- Exterior clay brick façade shows high degree of craftsmanship, with projecting stepped brick design throughout the second storey of the structure.
- Rough faced clay brick courses delineating stories, and framing decorative terracotta elements.
- Quarry faced masonry framing original window openings.
- Quarry faced Lintels and Sills
- Exterior Decorative Terracotta tiles with floral patterns
- Hipped Roof
- Two projecting gables with carved-wood barge boards
- Large bay window on the east façade
- Elaborate bracketed cornice supporting a broad overhanging eave
- Finial cross facing Main Street West on south façade
- Two chimneys made with clay brick construction with lime mortar bedding.
- Decorative clay brick chimney cap.
- Wrap around porch with wooden columns and clay brick supports featuring quarry faced caps, and decorative terra cotta elements.
- Wrap around porch with Queen Anne style attributes
- Rural setting surrounded by agricultural use
- Setback from the historic Main Street West Corridor