

THE CORPORATION OF THE TOWN OF GRIMSBY

BY-LAW NO. 23-50

A BY-LAW TO DESIGNATE THE PROPERTY LOCATED AT 122 MAIN STREET EAST, 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;

And whereas the municipal Council of the Corporation of the Town of Grimsby has caused to be served on the owners of the lands and premises at:

122 Main Street East
Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the property at 122 Main Street East 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.

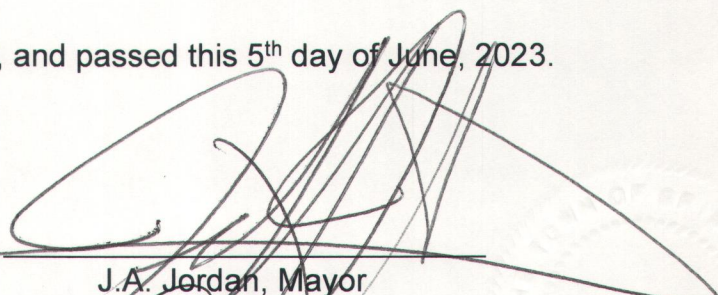
Now therefore the Council of the Corporation of the Town of Grimsby enacts as follows:

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:

122 Main Street East
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 5th day of June, 2023.


J.A. Jordan, Mayor


B. Nistico-Dunk, Town Clerk

Schedule 'A' to By-law 23-50

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

PT LT 7 CON 2, North Grimsby (FMLY PCL 3), as in RO385903 ; GRIMSBY

Schedule 'B' to By-law 23-50
Statement of Significance and Description of Extent of the Features
to Which the Designation Applies

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The dwelling built in 1897 at 122 Main Street East was constructed with clay brick construction and sits on a cut stone foundation. The window openings feature segmental arches with header brick detailing above the voussoirs. The original window openings are completed with cut stone sills and some of the original wood windows still remain. The front façade of this structure is dressed with a wrap around porch, decorative fretwork and a unique double stacked porch over the original entry way. The entrances contain the original wood carved doors. The roof line of this structure is quite ornate with matching chimneys on either side of the hipped roof and an additional chimney in the rear of the structure. The historic fish scale slate tiles can still be found on the wraparound porch and the stacked porch. The chimneys have decorative stepping details and seem to be in excellent condition. The mortars used on this structure were likely lime based and are quite soft to complement the kiln fired red clay brick construction. The foundation was constructed from cut stone and placed in a course formation that would have again been paired with a complementary lime based mortar.

The dwelling at 122 Main Street East has a high degree of craftsmanship and artistic merit. The dwelling acts as an excellent example of the style of housing historically found along the Main Street East corridor at the end of the 19th Century. The ornate details on the dwelling visually illustrate the prosperity of the tender fruit farming industry. Notable features include the double decker porch and ornately crafted turned columns, fretwork, spindles and railing.

This dwelling has direct association with a theme and activity that is significant to the Town of Grimsby. The dwelling at 122 Main Street East provides insight into the successful tender fruit farming industry that put the Town of Grimsby on the map. The development of the farm house estates along Main Street is also directly linked to the introduction of the HG& B electric railway that provided an opportunity for produce to be shipped further and faster than ever before. The substantial fruit industry also provided an opportunity for the community to advance and contributed directly to the wealth and prosperity within the Town during the height of the fruit farming industry.

The property has the potential to yield, or has the potential to yield information that contributes to an understanding of a community or culture. The estate at 122 Main Street East is an excellent example of an intact prosperous farm from the end of the 19th century.

The dwelling at 122 Main Street East is significant in supporting the character of Main Street's Council identified Cultural Heritage Landscape. The scale, materials, and setbacks of the historic structure contribute to the style of farm houses that were historically found along this historic Main Street corridor.

The dwelling at 122 Main Street East is physically, functionally, visually and historically linked to its surroundings as it contributes to the Council identified Cultural Heritage Landscape along the historic Main Street corridor. The scale, mass and form of the historic dwelling contributes to the cohesive collection of traditional farm house estates that continued to fill the significant streetscape as the Main Street developed, and further as the prosperity of the fruit industry heightened. The remaining farm house estates act as vestiges of the past that visually depict the successful tender fruit industry.

HERITAGE ATTRIBUTES TO BE DESIGNATED

The Heritage Attributes to be designated at 122 Main Street East includes:

- Exterior clay brick construction with stretcher bond
- Original window openings
- Wood windows – one over one pane division with a segmentally arched top sash
- Original doorways
- Wood doors with wood detailing and inserted glass panel
- Cut stone sill and lintels
- Cut stone foundation – cut stone foundation is placed in a coursed formation and paired with a lime based mortar
- Wrap around and stacked wood porch, porch fretwork & porch roof line (fish scale slate shingles)
- Roof line
- Stepped clay brick chimneys
- Front facing secondary gable
- Setback from Main Street East