

THE CORPORATION OF THE TOWN OF GRIMSBY

BY-LAW NO. 23-85

A BY-LAW TO DESIGNATE THE PROPERTY LOCATED AT 123 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:

123 Main Street West
Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the property at 123 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:

123 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 16th day of October 2023.



J.A. Jordan, Mayor



B. Nistico-Dunk, Acting Town Clerk

Schedule 'A' to By-law 23-85

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

PT LT 142, Corporation Plan 4, as in RO659591; GRIMSBY

Schedule 'B' to By-law 23-85
Statement of Significance and Description of Extent of the Features to which the
Designation Applies

Statement of Cultural Heritage Value or Interest

The structure at 123 Main Street West is representative of the Italianate architectural style. The Italianate structure at 123 Main Street West is a two and a half storey brick building featuring a frontispiece, large sash windows, and ornate details on the window and roof brackets, all of these are signature features of the Italianate style.

123 Main Street West is associated with Nathaniel Pettit a UEL settler, Robert Lillie Gibson, Richard Allison, and the Dolmage Family. The structure at 123 Main Street West was built by Robert Dolmage and his wife Francis in 1876. The Dolmage family was involved within the community and local politics.

The Dolmage General Store building (now demolished) was located on the corner of Main and Mountain Street. The General Store was an example of early adaptive reuse. The building acted as a home and a business until the construction of 123 Main Street West. In 1906 the Dolmage sisters sold the Dolmage General Store building to John Hewitt, who added a large extension to the building, converted the upstairs to guest rooms, added a kitchen, and a dining room which created *The Village Inn*. The Village Inn was a very notable structure along Main Street.

123 Main Street West is important in defining and maintaining the character of "Dolmage Corner", at the intersection of Gibson Street and Main Street West. Gibson street was first used as an access street for the Loyalist Mill operation (formerly known as Mill Road), and over time the street evolved into a residential corridor with a dead end.

Robert Dolmage built his Italianate house on top of the hill overlooking the intersection, showcasing the wealth and prosperity of the family. Dolmage oriented the house so that the front façade faced the intersection, letting the house stand prominently on top of the hill as viewers travelled down Main Street. At the time of construction the property extended south-east down Gibson Street and was used for farming, the area has since been developed.

The structure at 123 Main Street West is considered a landmark within the community. The house stands prominent within its landscape, and is the only example of a red brick Italianate style building within the immediate surroundings. Historic newspaper clippings refer to the intersection as "Dolmage corner". At one time the property was known for its beautiful gardens that were established and tended to by the daughters of Robert & Frances Dolmage.

HERITAGE ATTRIBUTES TO BE DESIGNATED

The Heritage Attributes to be designated at 123 Main Street West includes:

- Two and a Half Storey Structure
- Italianate Style Architectural Features
- Hipped Roof with Multiple Projecting Gables and Dormers
- Protruding Frontice Piece with Pediment
- Bracketed Eaves below the Wooden Soffits
- Original Wooden Windows with Wooden Louvered Shutters
- Double Arched Front Door
- Two Storey Bay Windows
- Red Brick Façade
- Original Window and Door Openings