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REV 01 2013

By-law 14-07

RECEIVED

A By-law to designate the former Canadian
Bank of Commerce Building, 37-39 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 Council of the Corporation of the Town of Grimsby has cause to be served on the owners of the lands and premises at:

37-39 Main Street West
Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the **former Canadian Bank of Commerce Building** at **37-39 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 the Grimsby Lincoln News, being a newspaper of 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 this By-law.

Now therefore be it resolved that the Council 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:
The former Canadian Bank of Commerce Building
37-39 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 this 20th day of January 2014

Read a second and third time and finally passed this 20th day of January 2014


R.N. Bentley, Mayor


H. Soady-Easton, Town Clerk

Schedule 'A' to By-law 14-07

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

The former Canadian Bank of Commerce Building,
LT 177, Corporation Plan 4; GRIMSBY, municipally known as
37-39 Main Street West,
Town of Grimsby,
Regional Municipality of Niagara

Schedule 'B' to By-law 14-07
Statement of Significance
And Description of extent of the features
To which the designation applies

Description of Property

The subject property is located on the south side of Main Street West in the Downtown commercial core of Grimsby. The original brick building on the property is the former Canadian Bank of Commerce Building.

Statement of Cultural Heritage Value or Interest

The Bank of Commerce at 37-39 Main Street West demonstrates cultural heritage value as it is an excellent example of a commercial building from the early to mid-1900s. The architectural elements of this building include the crest of the Bank of Commerce that still exists, the symmetry and design of the lintels, the cornice elements, the original limestone doorway and the brickwork. The building is a cornerstone of the commercial core of Grimsby, and supports the local history and character of both the downtown neighborhood and the wider historical atmosphere of Grimsby.

The Bank of Commerce has cultural heritage value as it supports the urban commercial development that was important to the Town of Grimsby in the early twentieth century. This structure demonstrates important patterns of evolution and development, and correlates to the fruit industry, the tourism and culture of Grimsby pre 1950, and the importance of the Bank of Commerce as a larger business to the development of Canadian Banking and Ontario's history. The downtown core of Grimsby is supported by commercial buildings, and the cultural heritage value of conserving the Bank of Commerce would re-enforce the commercial character of the Downtown.

Heritage Attributes

The following architectural attributes have been determined to contribute to the heritage value of the building and constitute part of the *Statement of Cultural Heritage Value or Interest* for 37-39 Main Street West:

- The original doorway;
- Stone window sills and openings;
- Cornice;
- Crest of the Bank of Commerce;
- Voussoirs;
- Original limestone entrance and foundations;
- Original brickworks (Flemish Bond pattern); and
- Bank of Commerce Signage.