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March 28th, 2024

10 Adelaide Street

Toronto, Ontario

M5C 1J3

Attention: Ontario Heritage Trust

To whom it may concern,

RE: Notice of Intention to Designate 227 Main Street East under Part IV of the *Ontario Heritage Act*

Please find the Notice of Intention to Designate enclosed for the property at 227 Main Street East, Grimsby, Ontario, Canada.

Please do not hesitate to contact me if you have any questions.

Take care,



Garrett France-Wyllie
Heritage Planner
Planning Department
Town of Grimsby | 905-945-9634 X.2103

Received

MAR 28 2024

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NOTICE OF INTENTION TO DESIGNATE

227 Main Street East

TAKE NOTICE that Grimsby Town Council, on March 18th, 2024 resolved to issue a Notice of Intention to Designate PT LT 4 CON 1, North Grimsby (FMLY PCL 16); PT LT 3 CON 1, North Grimsby (FMLY PCL 48), as in RO701398; GRIMSBY as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act.

The Reason for the Notice of Intention to Designate is to recognize the physical, associative, and contextual value that **227 Main Street East** contributes towards the Town of Grimsby's inclusive heritage.

Statement of Cultural Heritage Value or Interest

The house at 227 Main St East shows an atypical blend of Italianate and Craftsman building styles, necessitated by fire damage. In 1929, originating in one of the chimneys on the second floor, a massive fire broke out. Much of the front portion of the second floor was destroyed. After the fire, the low-pitched Craftsman style roof with three dormers replaced the Italianate second story facade. While the expression of each of these styles is typical for their respective eras, combining them was an unusual and unique aesthetic choice, which has been achieved successfully.

The Italianate features from the original 1875 construction include the stone foundation, symmetrical brick façade, arched window voussoirs with decorative keystones, the former second floor repeated many of these features. The introduced Craftsman features from the 1929 rebuild include the wide eaves supported by brackets, three dormers with a walkout balcony, multi-pane divided windows low-pitched Craftsman bungalow style roof.

The brick work on the exterior elevations and the decorative voussoirs with limestone keystone details display a high degree of craftsmanship. The keystones show a high degree of artistic merit as they contain ornate stone carvings.

In order to apply a complimentary Craftsman style roof with three dormers to a fire damaged Italianate building from 1875, the builder would have needed a well-rounded skill set to safely reconstruct and stabilize the building to accommodate a new roof. This is a testament to the craftsmanship of the original builder. The building we see today is an early example of redesign, rebuild and restoration.

The property at 227 Main Street East has direct associations with notable families and the fruit boom in Grimsby, which directly supported the prosperity of the town. The Kitchen & Griffith families maintained and ran a fruit farm on the original parcel.

The Kitchen family were fruit farmers prior to the Griffiths' emigration back to Canada from the US. In the early 1900s the Griffiths partnered with the neighboring VanDuzer family to build a warehouse along the rail line behind their two farms. The Griffith family farmed the land during the height of the fruit farming industry. The warehouse structure built by both the Griffith and Vanduzer families enabled produce to be shipped further and faster to local farmers, England and the rest of Europe. In a single year, the warehouse shipped 110 tons of produce.

Received

MAR 28 2024

Ontario Heritage Trust

Additionally, three generations of Griffiths; Robert, his son Harry and grandson Jack all served in political offices in Grimsby in various capacities. Robert Griffith served as a reeve for North Grimsby from 1888-89. His son Harry was a member of the township council as well as the chairman for the Board of Health. Harry's son Jack Griffith went on to follow in the family vocation of Town councillor, serving from 1978-82.

The structure at 227 Main Street East has the potential to yield information that contributes to the understanding of a community. When the roof and second storey rebuild was completed in the early 1930s, the Great Depression was well underway. While it was necessary to rebuild the upper story of the structure, the Griffith family was already facing the financial woes typical of the time. Shortly thereafter, the family lost the house and were forced to move in with their extended family members. The story of the well-established Griffith family speaks to the devastating impacts that resulted from the Great Depression. This structure and the story of the Griffith family provides a tangible representation of the struggle within the Grimsby community at the height of the Great Depression.

While we can't be sure that the inevitable cost of the fire was the entire reason why the Griffiths lost their home, given the socio-economic environment of the time it would have been a major contributing factor. The Craftsman roof on 227 Main Street East stands not only as an interesting example of blended architectural styles in Grimsby, but also as a tangible reminder of the notable family, their story, and the devastating impacts of the Great Depression.

Since the late 1800s, the house at 227 Main St East has stood in situ, despite the historic fire and years of poverty suffered by the Griffith family during the Great Depression.

Many of the surrounding buildings in the area are 1880s brick Italianate or Queen Anne buildings, with some later infill Craftsman buildings. 227 Main St E is representative of the buildings in the area and features a well-executed blend of these styles. The dwelling at 227 Main St E provides a greater understanding of how the corridor evolved during the 1870s.

227 Main St E has stood on this site since 1875. While under the ownership of the Griffith Family the property maintained its historic use as a fruit growing operation. In addition to the fruit growing that took place on the property, the Griffiths partnered with their neighbors to build a warehouse for storage and shipping purposes. This warehouse was used by other local farmers and was a hub for the agricultural community. The house is intrinsically linked with the history of both the Griffith family who inhabited the home for generations and the history of Grimsby as a fruit growing community.

HERITAGE ATTRIBUTES TO BE DESIGNATED

The Heritage Attributes to be designated at 227 Main Street East include:

- Italianate and Craftsman style elements
- Craftsman style roof with three dormers
- Deep eaves supported by wooden brackets
- Front door surround
- Bay windows
- Original windows
- Original window and door openings
- Original storm windows
- Decorative thistle keystones

- Exterior red brick construction
- Summer kitchen attached at the rear
- Historic Grimsby sandstone foundation
- Setback from Main Street East

OBJECTIONS

Any objection to this designation must be filed no later than 30 days after the date of publication of the notice of intention in a newspaper. Objections should be directed to Victoria Steele, Town Clerk, 160 Livingston Avenue, Grimsby ON, L3M 0J5.

MORE INFORMATION

Any inquiries may be directed to Bianca Verrecchia, Heritage Planner at 905-945-9634 ext. 2122 or by email bverrecchia@grimsby.ca

Last date to file Notice of Objection: April 27th, 2024

Received
MAR 28 2024
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