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July 18th, 2024

10 Adelaide Street

Toronto, Ontario

M5C 1J3

Attention: Ontario Heritage Trust

To whom it may concern,

RE: Notice of Passing – Heritage Designation By-law 24-48

Please find the Notice of Passing – Heritage Designation By-law 24-48 enclosed for the property at 227 Main Street East, Grimsby, ON.

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

Take care,



Garrett France-Wyllie

Heritage Planner

Planning Department

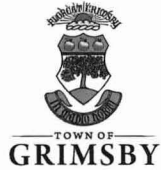
Town of Grimsby | 905-945-9634 X.2103

gfrance-wyllie@grimsby.ca

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Ontario Heritage Trust



NOTICE OF PASSING - HERITAGE DESIGNATION BYLAW 24-48

227 Main Street East, Grimsby, ON

TAKE NOTICE that Grimsby Town Council passed Designation By-law 24-48 on July 8th, 2024, which designates the building known municipally as 227 Main Street East., under Part IV, Section 29 of the *Ontario Heritage Act, R.S.O. 1990, c.O.18*, as amended, as a property of cultural heritage value or interest.

The Town Clerk received no objection to the Notice of Intention to Designate the Property and Town Council passed the bylaw designating the property.

IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL (OLT):

An appeal of the Designation Bylaw for the Property may be made by filing a notice of appeal with the Town Clerk, Objections should be directed to Victoria Steele, Town Clerk, 160 Livingston Avenue, Grimsby ON, L3M 0J5. Within thirty days of July 18th, 2024.

Appeals to Tribunal shall include:

1. A notice of appeal setting out the objection to the by-law.
2. The reasons in support of the objection.
3. Accompanied by the fee charged by the Tribunal.

If you wish to appeal to the OLT, forms are available from the Ontario Land Tribunal website at <https://olt.gov.on.ca/file-an-appeal/>

WHO CAN FILE AN APPEAL?

Any person who objects to the by-law may appeal to the Tribunal by giving notice to the Tribunal and the clerk of the municipality, within 30 days after the date of publication a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal.

GETTING MORE INFORMATION:

A copy of the bylaw and background information about the application is available for public inspection by directing inquiries to Bianca Verrecchia, Heritage Planner at 905-945-9634 ext. 2122 or by email bverrecchia@grimsby.ca

Last date to file Notice of Objection: August 17th, 2024

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Ontario Heritage Trust

THE CORPORATION OF THE TOWN OF GRIMSBY

BY-LAW NO. 24-48

A BY-LAW TO DESIGNATE THE PROPERTY LOCATED AT 227 MAIN STREET EAST, 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:

227 Main Street East
Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the property at 227 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.

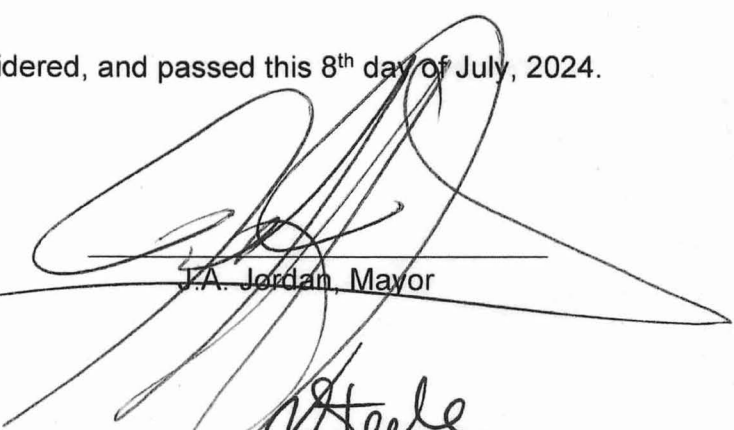
Now therefore the Council of the Corporation of the Town of Grimsby enacts as follows:

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:

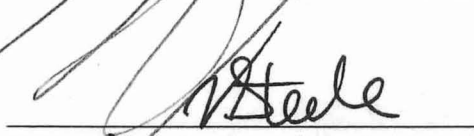
227 Main Street East
Town of Grimsby
The Regional Municipality of Niagara

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 8th day of July, 2024.



J.A. Jordan, Mayor



V. Steele, Town Clerk

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Schedule 'A' to By-law 24-48

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

PT LT 4 CON 1, North Grimsby (FMLY PCL 16); PT LT 3 CON 1, North Grimsby (FMLY PCL 48), as in RO701398 ; GRIMSBY

Schedule 'B' to By-law 24-48
Statement of Significance and Description of Extent of the Features to which the
Designation Applies

The house at 227 Main Street East is an unusual blend of the 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. While the expression of each of these styles is typical for their respective eras, combining them was an unusual and unique aesthetic within Grimsby.

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

In order to apply a complimentary Craftsman style roof with three dormers to a fire damaged Italianate style building, the builder would have needed a well-rounded skill set to safely reconstruct and stabilize the building to accommodate a new roof. The building is a representative example of a historic 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 family maintained and ran a fruit farm on the property.

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. 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.

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 constraints typical of the time. Shortly thereafter, the family lost the house and were forced to move in with their extended family members (the Kitchen family). 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

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representation of the struggle within the Grimsby community at the height of the Great Depression.

While we cannot be sure that the inevitable cost of the repairs resulting from the fire were the entire reason why the Griffith Family lost their home, given the socio-economic environment of the time, it would have been a major contributing factor. The Craftsman style 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.

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
- Chimneys
- Exterior Red Brick Construction with Brick Quoins and Water Table Banding
- Summer Kitchen attached at the Rear
- Bay Windows
- Original Windows
- Original Storm Windows
- Original Window and Door Openings
- Stone Sills
- Decorative Thistle Keystones
- Historic Grimsby Sandstone Foundation
- Setback from Main Street East