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March 20, 2025



Ontario Heritage Trust
10 Adelaide Street East,
Toronto, Ontario,
Can, M5C 1J3

Attention: Ontario Heritage Trust

RE: 262 Main Street West – Notice of Intention to Amendment of Designation Bylaw

You are receiving the enclosed notice following the commencement of the Designation Bylaw amendment process for the property at 262 Main Street West following the registration of the Subdivision Agreement on the subject lands.

The designation bylaw is being updated for the following reasons:

- Clarify the statement explaining the property's cultural heritage value or interest and to include the description of the property's heritage attributes.
- The Legal Description has changed
- To revise the by-law to make it consistent with the requirements of this Act or the regulations, including revisions that would make a by-law passed before subsection 7 (6) of Schedule 11 to the *More Homes, More Choice Act, 2019* comes into force satisfy the requirements prescribed for the purposes of paragraph 2 of subsection 29 (8), if any. 2019, c. 9, Sched. 11, s. 8 (1).

If you have any questions regarding the amending of your designation bylaw, please feel free to contact us at any time.

Thank you,

A handwritten signature in cursive script that reads "Bianca Verrecchia".

Bianca Verrecchia, CAHP
Intermediate Heritage Planner
Planning Department
Town of Grimsby | 905-945-9634 x 2122
bverrecchia@grimsby.ca



NOTICE OF INTENTION TO AMEND DESIGNATION BYLAW 262 Main Street West

TAKE NOTICE that Grimsby Town Council, on February 10th, 2025, resolved to amend the Designation Bylaw for the property at 262 Main Street West under Part IV of the Ontario Heritage Act.

The Reason of amending the heritage designation By-law 04-70 is to clarify the statement explaining the property's cultural heritage value or interest and to include the description of the property's heritage attributes, to change the legal description and to revise the by-law to make it consistent with the requirements of the Ontario Heritage Act or the regulations, including revisions that would make a by-law passed before subsection 7 (6) of Schedule 11 to the *More Homes, More Choice Act, 2019* comes into force satisfy the requirements prescribed for the purposes of paragraph 2 of subsection 29 (8), if any. 2019, c. 9, Sched. 11, s. 8 (1).

Statement of Cultural Heritage Value or Interest

Nixon Hall, built in 1854 by Dennis Nixon, is a unique example of Gothic Revival architecture and is one of the largest and most decorated examples of this style within Grimsby. Nixon hall and its opulent architectural elements display the wealth of Dennis Nixon. The building features heavy ornamentation that can be seen throughout the exterior and interior of the dwelling. Notable exterior features include the decorative barge boards, drop-roof finials, carved stone window lintels, groupings of windows with unique muntin bar configurations.

The property at 262 Main Street West has direct associations with themes and notable figures in Grimsby's history. The Gothic-revival structure was home to Dennis Nixon, a United Empire Loyalist Descendant. Dennis Nixon, a descendant of United Empire Loyalists, played a key role in Grimsby's agricultural and historical development, including contributions to local infrastructure and agricultural societies.

In the early 1900s, Nixon Hall was updated with classical-style decorations, including a large verandah. During both World Wars, the building was used as a hostel for Farmerettes and later served as a temporary hospital. The property is historically significant, linked to the Nixon family's agricultural legacy, and holds the potential to provide insights into the region's Black artisans and Grimsby's black communities. Nixon Hall also contributes to the character of Main Street West, a historic corridor lined with historic estates reflecting the town's prosperous agricultural history.

Further Information can be found at: <https://www.grimsby.ca/en/parks-recreation-culture/heritage-properties.aspx>

HERITAGE ATTRIBUTES TO BE DESIGNATED

The Heritage Attributes to be designated at 262 Main Street West include:

- 2-storey structure in the Gothic Revival Style
- "T" shaped building footprint with a wooden garage addition

- Steeply pitched gable roof with intersecting dormers
- Wood shingle roofing
- Octagonal buff brick chimneys
- Decorative bargeboard on the gables
- Drop finials at the gable peaks (originally built with projecting king posts)
- Stone carved window and door lintels and sills, some featuring decorative carvings
- Wood windows and doors throughout, multiple styles of window muntin bar configurations
- Classical style porch
- Balcony over the porch roof with camel back railings and turned spindles
- Groupings of tapered Tuscan columns on paneled pedestal bases supporting the porch roof
- Front door entrance with stone surround, paneled front door, sidelights, and transom
- Mechanical doorbells
- Wood paneled bay window on the east façade
- Wooden porch over the east kitchen door
- Wooden portico over the west kitchen door supported by iron brackets
- Triple red-clay brick construction
- Soft lime mortar with tuck pointing detail
- Stone water table banding between the brick and stone foundation
- Stone foundation
- Setback from Main Street West

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, Town Clerk, 160 Livingston Avenue, Grimsby ON, L3M 0J53.

MORE INFORMATION

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

Last date to file Notice of Objection: April 19th, 2025