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DEC 04 2018

The Corporation of the Town of Grimsby

RECEIVED

By-law 18-76

A By-law to amend By-law 13-44 to correct the municipal address of the property to designate the Doctors' House, 16 Ontario Street as a feature of historical, architectural and/or contextual significance

Whereas the Council of the Town of Grimsby deems it necessary to amend By-law 13-44 being a by-law to designate the Doctor's House at 16 Ontario Street as a feature of historical, architectural and/or contextual significance; and

Whereas pursuant to Part IV of the Ontario Heritage Act, R.O.S. 1990, Chapter 0.18, 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 Section 30.1(1), of the *Ontario Heritage Act*, R.S.O. 1990, the council of a municipality may, by by-law amend a by-law designating the property made under Section 29 and Section 29 applies with necessary modification to an amending by-law as though it were a by-law to designate a property under that Section; Exception (2) Despite subsection (1), subsections 29(1) to (6) do not apply to an amending by-law if the purpose of the amendment is (a) to clarify or correct the statement explaining the property's cultural heritage value or interest or the description of the property's heritage attributes;

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:
16 Ontario Street
Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the **Doctors' House at 16 Ontario Street** 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;

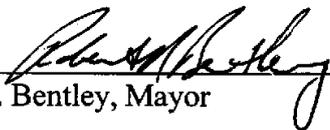
And whereas the reasons for designation and extent to which the designation applies are set out in Schedule B attached hereto and form part of this By-law.

Now therefore Council enacts as follows:

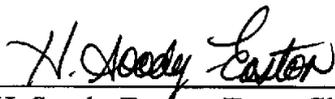
1. That the following real property, more particularly described in Schedule A attached hereto and forming part of this By-law is hereby designated as being of cultural heritage value or interest:
The Doctors' House
16 Ontario Street
Town of Grimsby
The Regional Municipality of Niagara
2. That the Town 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 19th day of November 2018

Read a second and third time and finally passed this 19th day of November 2018



R.N. Bentley, Mayor



H. Soady-Easton, Town Clerk

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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:
16 Ontario Street
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and upon the Ontario Heritage Trust, notice of intention to designate the **Doctors' House at 16 Ontario Street** 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 Council 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 Doctors' House
16 Ontario Street
Town of Grimsby
The Regional Municipality of Niagara

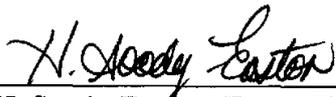
2. That the Town solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule A attached hereto at the Land Registry Office.

Read a first time this 19th day of November 2018

Read a second and third time and finally passed this 19th day of November 2018



R.N. Bentley, Mayor



H. Soady-Easton, Town Clerk

**Schedule 'A' to
BY-LAW 18-76**

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

The Doctors' House,
LT 303, Corporation Plan 4; Grimsby, municipally known as
16 Ontario Street,
Town of Grimsby,
Regional Municipality of Niagara

**Schedule 'B' to
BY-LAW 18-76
Statement of Significance
And Description of extent of the features
To which the designation applies**

Description of Property

The subject property is located at the northeast corner of Ontario Street and Doran Avenue. The property has the original brick building and its addition and includes the addresses 16-20 Ontario Street. The subject of the designation is the brick building and its southwesterly addition at 16 Ontario Street. The addresses 18-20 Ontario Street constitute commercial buildings that do not form part of the designation.

Statement of Cultural Heritage Value or Interest

The Doctors' House at 16 Ontario Street demonstrates physical value as a good example of the Queen Anne Style of Architecture, and as the most substantial residential building in the downtown core of Grimsby. The subject dwelling embodies the rich architectural detail associated with historical fruit farms and with the Queen Anne Style of Architecture as a result of the profitability of the tender fruit industry in the area which allowed residential farm architecture to be lavish. The building represents an early example of a converted estate type residential building into a building used for medical practice. The physical value of the building is enhanced by the Queen Anne Style detailing that is prominent on the exterior of the building.

The Doctors' House at 16 Ontario Street demonstrates associational value as a focal point of the medical profession in Grimsby from the 1910s to the 1960s. A number of the physicians who operated out of 16 Ontario Street were significant in the community as both professionals and community leaders. Dr. Buck was the first physician associated with the building and a community leader in many ways including education, service clubs and lodges. His greatest community impact was his leadership of the Grimsby Peach Kings Hockey Club during its first years of operation which was a period of great prominence in the sporting history of Grimsby. Dr. McMillan was the second physician associated with the building and was prominent in his leadership of the local community through the establishment of the West Lincoln Memorial Hospital. The third prominent physician associated with the building is Dr. Jamieson. All three of the physicians associated with the Doctors' House were role models for their service as medical practitioners in the First World War.

The Doctors' House at 16 Ontario Street has contextual value as it supports the character and quality of built form in downtown Grimsby and on Ontario Street. The building demonstrates historical land use patterns as a medical practice hub within the downtown.

Heritage Attributes

The following architectural attributes have been determined to contribute to the heritage value of the dwelling and constitute part of the *Statement of Cultural Heritage Value or Interest* for 16 Ontario Street:

- Local red stone foundation;
- Brick plinth above foundation;
- Two storey bay on south facade:
 - Decorative windows;
 - Stone sills and lintel;
 - Decorative brick patterns;
 - Blind bay with decorative brick;
 - Four decorative brackets in gable;
- One storey bay on the north façade;
- Stone sills and lintels;
- Stone corbels;
- Decorative brackets supported by stone corbels;
- 1/1 sash windows;
- Brackets below the eaves;
- Patterned slate roof;
- Gable with decorative shingles;
- Gable window;
- Peaked roof;
- Dormer window on south elevation;
- Brick chimneys and chimney base on north façade;

- Setback of west façade from Ontario Street;
- Physical reminders of medical practice (speaking tube); and
- Red pressed brick exterior (currently painted).