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November 3rd, 2022

10 Adelaide Street East
Toronto, Ontario M5C 1J3
Canada

Attention: Ontario Heritage Trust

RE: Passing of By-law 22-73 Designating 141 Main Street East, Grimsby, ON. under Part IV of
the *Ontario Heritage Act*

To whom it may concern,

Take Notice that on September 19th, 2022 Council of the Corporation of the Town of Grimsby
passed By-law No. 22-73 to designate the property located at 141 Main Street East as being a
property of cultural heritage value or interest under Part IV of the Ontario Heritage Act.

Enclosed with this letter is a copy of the By-law for your reference.

Regards,

A handwritten signature in cursive script, reading "G. France-Wyllie".

Garrett France-Wyllie

Heritage Planner

gfrance-wyllie@grimsby.ca



THE CORPORATION OF THE TOWN OF GRIMSBY

BY-LAW NO. 22-73

A BY-LAW DESIGNATE THE PROPERTY LOCATED AT 141 MAIN STREET EAST, AS A FEATURE OR 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:

141 Main Street East
Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the property at 141 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 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 the By-law.

NOW THEREFORE the Council of the Corporation of the Town of Grimsby hereby enacts as follows:

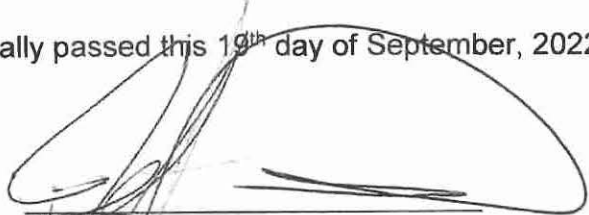
1. That the following real property, more particularly described in schedule "A" attached hereto and forming part of this By-law is hereby designated as being of cultural heritage value or interest:

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

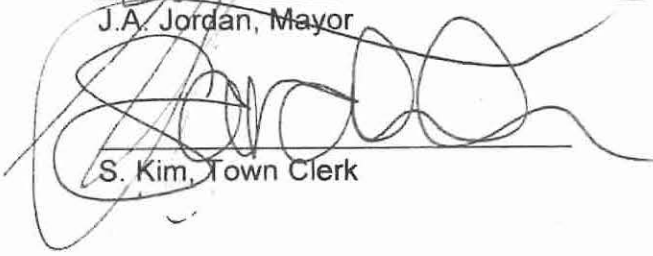
2. That the Town solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" attached hereto at the Land Registry Office.

Read a first time this 19th day of September, 2022.

Read a second and third time and finally passed this 19th day of September, 2022.



J.A. Jordan, Mayor



S. Kim, Town Clerk

Schedule 'A' to
By-law 22-73

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

CON 1 PT LT 6, North Grimsby; PTS 30 & 31 & SUBJECT TO AN EASEMENT
OVER PTS 24 to 29, 30R-10405 ; GRIMSBY
141 Main Street East,
Town of Grimsby,
Regional Municipality of Niagara

Schedule 'B' to By-law 22-73
Statement of Significance
And Description of extent of the features
To which the designation applies

Statement of Cultural Heritage Value or Interest

The property located at 141 Main St East is a representative of the Queen Anne architectural style, historically found along historic streetscapes during the 19th century. Main Street East has seen the substantial demolition of many historic structures and the development of plazas put in place. 141 Main Street East acts as one of the few remaining dwellings of this scale, mass, and form along this streetscape. The frame structure located at 141 Main Street East stands two storeys high with a stucco clad exterior, representative of the Queen Anne architectural style. The asphalt roof line is interrupted by a front facing gabled dormer, which is divided by three flat-topped windows. The exterior of the structure features a tower with five visible facets, creating a "hendecagon", (11 sided structure) at the west end of the front façade, accented with a witches hat roof and wood turned finial. The structure sits on a cut stone foundation, and the porch is supported by two turned columns. The rear of the structure has a shed dormer and an addition.

The home at 141 Main Street East was built circa 1907 and was originally owned by J.A Nelles. The Nelles Family was prominent in the Grimsby Township and were among the first to come to the Forty.

This dwelling was owned by Benjamin Cook in the early 20th century. Benjamin was a local farmer from Scotland. In 1910, Benjamin sold the dwelling to local Grimsby resident, Osric G. W. Neal, another local farmer. Osric and his family lived in the home for almost 30 years when the home was then sold to his son, local fruit farmer George Neal, in 1939.

The dwelling's first storefront use was the Brass and Wicker House. The Brass and Wicker House was established before 1985 by proprietor Luba Kinal. The Brass and Wicker House was known as a "treasure trove" to the citizens of Grimsby.

141 Main Street East is important in supporting the character of the Main Street corridor. With the removal of many wood frame structures, 141 Main Street East is representative of the vernacular architectural style that was historically found along this streetscape, and is an important component of the Cultural Heritage Landscape endorsed by Council.

Heritage Attributes

- Queen Anne Style Exterior
- Roof line, Belled Eaves
- Original wood windows and window openings
- Hendecagon (11 sided) tower with witches hat roof and wood turned finial
- Tuscan tapered porch columns, turned porch balustrade

- Stucco Cladded exterior
- Front façade gabled dormer with triple bank of wood windows
- Six over six pane wood double hung window configuration
- Wood diamond window in the attic on side elevations
- Shed roof dormer on the rear facade with wood windows
- Cut stone and red brick foundation
- Smooth red brick chimney
- The resource's setback from Main Street East