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March 7th, 2023

10 Adelaide Street

Toronto, Ontario

M5C 1J3



Attention: Ontario Heritage Trust

To whom it may concern,

RE: Notice of Intention to Designate 292 Main Street West under Part IV of the *Ontario Heritage Act*

Please find the Notice of Intention to Designate enclosed for the property at 292 Main Street West, 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
gfrance-wyllie@grimsby.ca



RECEIVED

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NOTICE OF INTENTION TO DESIGNATE

292 Main Street West

TAKE NOTICE that Grimsby Town Council, on January 10th, 2023 resolved to issue a Notice of Intention to Designate PT LT 14 CON 2, North Grimsby (FMLY PCL 3), as in RO450985; PT 1, 30R-9158 ; 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 **292 Main Street West** contributes towards the Town of Grimsby's inclusive heritage.

Statement of Cultural Heritage Value or Interest

The historic dwelling at 292 Main Street West is a strong representation of Edwardian Classicism. The style is a reaction to the highly decorated interiors and exteriors of the Victorian era. The Edwardian period was during King Edward VII's reign from 1901-1910. Edwardian Classicism is defined by symmetrical simplified facades with classical influences, tall gable roofs, smooth red brick, oak interiors, and multi pane divided windows. The historic structure at 292 Main Street West contains all of these attributed as well as a full width two storey porch with square columns supported by cut stone bases. The porch features square stacked columns, turned balusters on the railings, wide stone steps and an enclosed sunroom with wooden casement windows. The porch supports the front gable which has a central Palladian window and octagonal cut slate shingle siding. The windows are configured as 9 over 1 panes, 12 over 1 panes and smaller transom windows, all of which are characteristic of the Edwardian period. The auxiliary buildings are constructed of pressed concrete block with a bevel and raised panel detail. The buildings are more modern than the other examples of surviving fruit barns in the area. Fruit barns in Grimsby were commonly built with a wood frame which would be prone to deterioration, the use of concrete blocks on the auxiliary buildings at 292 Main Street West contribute to their longevity and significance. The fruit barn also features a Gothic-arch roof, which was a modern design when constructed, the Gothic arch eliminated the interior supports needed from a traditional timber frame roof, while also using smaller pieces of laminated lumber and increasing the interior useable space of the barn. The concrete blocks used to construct the buildings would have been individually pressed with a manually operated machine which would have been a significant technological advancement at the time, it is possible that this process was done on the property.

The property at 292 Main Street West is associated with the Pettit and Metcalf families, both of which were influential in the development of Grimsby and Upper Canada. The property at 292 Main Street West is an intact parcel that was once a part of the original land grant given to Andrew Pettit from the crown in 1787. The land remained with the petit family until this parcel was sold to the Metcalfe's in 1897. The Pettit's were one of the first families to settle at the Forty and were influential in establishing St. Andrew's church.

The Metcalfe's built the Edwardian Classicism residence at 292 Main Street West "Swallowbeck II", the family had been fruit farming the property successfully which directly contributed to the success of the town. Emma (Clarke) Metcalfe was the daughter of Charles Clarke of Elora, Charles was a Canadian politician and a speaker of the Legislature of Ontario in 1880-1883 and served as a Liberal MLA for Wellington Centre from 1871-1886, and for Wellington East from 1886-1891. Charles was also heavily involved in the Municipal Council in Elora. Charles is also

accredited with commanding a local militia unit during the Fenian Raids, becoming Lieutenant-Colonel.

The property does demonstrate the ideas of an architect, builder, designer or theorist. The main dwelling is a strong example of Edwardian Classicism. The homes most architecturally defining feature is the front gable with a Palladian window supported by a two storey porch. The auxiliary buildings are constructed of pressed concrete block, which were available by mail-order from Sears Roebuck & co. The roof of the barn is built in the Gothic-arch style, which was more environmentally sustainable by using smaller pieces of laminated wood, as large timbers to construct barns were becoming scarcer at the turn of the century. The design also eliminated the timber interior supports and increased the useable space of the building, creating a more functional space.

The historic dwelling at 292 Main Street West is representative of the age and architectural style that was historically found throughout the neighborhood and historic main street corridors. The surviving examples of fruit growing farms along Main Street West and East were built between the 1860's to the 1910's. 292 Main Street West is very compatible with its surrounding building stock, having been constructed in 1909. The auxiliary buildings at 292 Main Street West are representative of the surrounding fruit farming industry. The concrete block buildings help illustrate how the landscape surrounding the property at 292 Main Street West has changes from orchards to a modern subdivision.

The historic dwelling at 292 Main Street West is physically, functionally, or historically linked to its surroundings. The large intact lot and deep setback and auxiliary buildings represent the fruit growing industry that lead to the success of Grimsby. The surrounding farmland around 292 Main Street West was historically used for tender fruit farming. The landscape adjoining 292 Main Street West was still being farmed until the 2000's. The modern infill subdivision was built between 2000 and 2018.

HERITAGE ATTRIBUTES TO BE DESIGNATED

The Heritage Attributes to be designated at 292 Main Street West include:

Edwardian Structure:

- Smooth red brick façade
- Tall undecorated smooth red brick chimneys
- Cut stone foundation and column bases
- Raised tuck pointing and ribbon joints on the stone masonry
- Two storey porch supporting a large dominant gable
- Deep porches
- Sunroom
- Two storey bay windows
- Octagonal slate shingles in the gables
- Turned balusters and railings
- Wide porch steps with stone knee walls
- Square porch columns with decorative bases and caps
- 9 over 1 window configurations
- 12 over 1 window configurations
- Palladian window on front central gable
- Wide oak front door with beveled glass insert
- Original 10 pane casement sunroom windows
- Brick voussiors above doors and windows

- Tall and wide two and a half storey structure
- Three bay façade
- Symmetrical placement of doors and window groupings
- Deep soffit and eaves

Landscape:

- Deep lot and long setback, typically found along surviving fruit farms on Main Street
- Long landscaped and tree lined driveway, offering a dramatic approach to the buildings
- Mature tree canopy and landscaping
- Brick pier and wrought iron fence along Main Street West

Auxiliary Buildings:

Two and a half storey barn

- One storey single car garage
- Pressed concrete block with a raised panel and beveled edges
- This block style was available from Sears Roebuck & Co.
- Gothic Arched roof on the barn, built of laminated lumber to provide more useable space within the barn
- Cedar shingles used in the Gothic arch gables of the barn
- Gable roof on the one storey garage, the gable has been modified to have a flare at the eaves to mimic the Gothic Arch roofline of the larger auxiliary building
- Decorative pressed blocks were used on the facades of the auxiliary structures that would be seen from Main Street West, the rear of the buildings are constructed of plain cement block.

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 Bonnie Nistico-Dunk, Town Clerk, Town Clerk, 160 Livingston Avenue, Grimsby ON, L3M 0J53.

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 13th, 2023