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April 27th, 2023

10 Adelaide Street
Toronto, Ontario
M5C 1J3

Attention: Ontario Heritage Trust

To whom it may concern,

RE: Notice of Passing – Heritage Designation By-law 23-38

Please find the Notice of Passing – Heritage Designation By-law 23-38 enclosed for the property at 292 Main Street West.

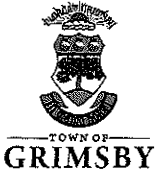
Please do not hesitate to contact me if you have any questions.

Take care,



Garrett France-Wyllie
Heritage Planner
Planning Department
Town of Grimsby | 905-945-9634 X.2103
gfrance-wyllie@grimsby.ca

RECEIVED
2023/05/01
(YYYY/MM/DD)
Ontario Heritage Trust



NOTICE OF PASSING - HERITAGE DESIGNATION BYLAW 23-38

292 Main Street West, Grimsby, ON

TAKE NOTICE that Grimsby Town Council passed Designation By-law 23-38 on April 17th, 2023 which designates the building known municipally as 292 Main Street West., 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.

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 Bonnie Nistico-Dunk, Town Clerk, P.O. Box 159, 160 Livingston Avenue, Grimsby ON, L3M 4G3. Within thirty days of April 27th, 2023.

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: May 27th, 2023

The Corporation of the Town of Grimsby

By-law No. 23-38

A by-law designate the Property
located at 292 Main Street West, 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;

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:

292 Main Street West
Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the property at **292 Main Street West** 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;

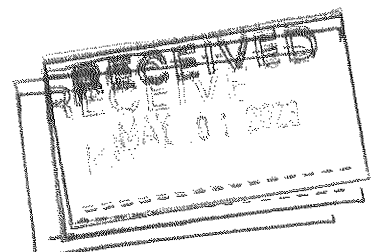
AND WHEREAS the reasons for designation and extent to which the designation applies are set out in schedule "B" attached hereto and form part of the By-law.

COUCIL 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:

292 Main Street West
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 17th day of April, 2023.

READ A SECOND AND THIRD TIME AND FINALLY PASSED this 17th day of April, 2023.

J.A. Jordan, Mayor

B. Dunk, Town Clerk

Schedule 'A' to
By-law 23-38

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

PT LT 14 CON 2, North Grimsby (FMLY PCL 3), as in RO450985; PT 1, 30R-
9158; GRIMSBY

Schedule 'B' to
By-law 23-38
Statement of Significance
And Description of extent of the features
To which the designation applies

Statement of Cultural Heritage Value or Interest

The historic dwelling at 292 Main Street West is a fair 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 Pettit 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 Voussoirs 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
- Mature Tree Canopy And Landscaping

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.

