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October 26th, 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 23-81

Please find the Notice of Passing – Heritage Designation By-law 23-81 enclosed for the property at 417 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





NOTICE OF PASSING - HERITAGE DESIGNATION BYLAW 23-81

417 Main Street West, Grimsby, ON

TAKE NOTICE that Grimsby Town Council passed Designation By-law 23-81 on October 16th, 2023 which designates the building known municipally as 417 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.

The Town Clerk received no objection to the Notice of Intention to Designate the Property and Town Council passed the bylaw designating the property.

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 October 26th, 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: November 25th, 2023



THE CORPORATION OF THE TOWN OF GRIMSBY

BY-LAW NO. 23-81

A BY-LAW TO DESIGNATE THE PROPERTY LOCATED AT 417 MAIN STREET
WEST, AS A FEATURE OF 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:

417 Main Street West
Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the property at 417 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.

Now therefore the Council of the Corporation of the Town of Grimsby 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:

417 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, considered, and passed this 16th day of October 2023.

J.A. Jordan, Mayor

B. Nistico-Dunk, Acting Town Clerk

Schedule 'A' to By-law 23-81

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

PT LT 18 CON 2, North Grimsby (FMLY PCL 10); PT 1, 30R-4577; GRIMSBY

Schedule 'B' to By-law 23-81
Statement of Significance and Description of Extent of the Features to which the
Designation Applies

Statement of Cultural Heritage Value or Interest

The brick house at 417 Main Street West is representative of the Queen Anne style. Key Queen-Anne architectural features include a hipped roof with multiple intersecting gables and dormers supported by corbels, projecting brick bay windows, large front porch, tall red brick chimneys, large windows, turned wooden porch columns, and an a-symmetrical façade. The structure features a variety of window openings and groupings with brick voussoirs and solid limestone lintels. The historic structure at 417 Main Street West is an excellent example of the Queen Anne architectural style.

The property displays a high degree of craftsmanship. The large Queen-Anne structure would have been custom designed by an architect at the time of construction. The buildings overall massing and elaborate detail is a testament to the high-quality materials and high degree of craftsmanship used at the time of construction.

417 Main Street West has direct associations with important figures in Grimsby's past, such as the Beamer family, the Hagar family, the Hawke family and the Farmerettes.

Lewis L. Hagar purchased the land at 417 Main Street West from John Glover Ten Eyck. At first the family lived in a stone tenant house on the property, which was later replaced by the Queen-Anne structure in 1887. Lewis went on to name the house "Clovelly". Lewis L. Hagar eventually funded the rectory for St. Johns Church in Winona and Hagar School in 1911. Lewis was a well-known fruit grower and former equestrian.

Albert L. Hawke took possession of the home from the Hagar family. Albert was a pallbearer at Lewis L. Hagar's funeral, and the families were familiar with each other. Albert Hawke ran "Hawke's Store" in Grimsby.

When Canadian men left the farms to join the military during World War II, it became important to continue to produce the Country's food supply. Therefore, the government organized the Ontario Farm Service Force which was made up of female high school graduates, commonly referred to as Farmerettes. By 1943, nearly 13,000 young women were enrolled as Farmerettes. During the Ontario Farm Service Force many young woman worked and lived at 417 Main Street West. The girls picked fruit, weeded, painted fences, helped with the canning, and did a multitude of other farm jobs. Several local farmers married Farmerettes. Without the aid of the 13,000 Farmerettes, the farming community within Ontario would have suffered un-imaginable losses.

The historic dwelling at 417 Main Street West is representative of the age and architectural style that was historically found along the historic Main Street West corridor. The dwelling at 417 Main Street West visually illustrates the wealth and prosperity of Town during the height of the tender fruit industry. The scale, mass and form of the structure at 417 Main Street West is important in maintaining and supporting the character of the historic Main Street West corridor.

417 Main Street West is visually linked to its surroundings. The large Queen-Anne structure remains largely unchanged on the façade fronting Main Street West. The building maintains its original deep setback from Main Street West, visually illustrating the evolution of the corridor during the 19th century. This property is also physically and historically linked to the property, the bend in the road in front of the heritage structure was often referred to as "Hagar's Curve".

The dwelling at 417 Main Street West has been identified as a landmark. While driving down Main Street West the buildings overall massing and elaborate detail is very prominent. The property also features a large river rock retaining wall adjacent to Main Street West, stone walls of this length are not commonly seen

elsewhere within the Main Street West corridor. The bend in the road was referred to as "Hagar's Curve". This identifiable name further confirms the properties identity as an important landmark while travelling down old highway 8.

HERITAGE ATTRIBUTES TO BE DESIGNATED

The heritage attributes to be designated at 417 main street west includes:

- 2 ½ Storey Dwelling
- Queen Anne Style Architectural Features
- Gabled Dormers
- Steeply Pitched Hip Roof with Intersecting Gables
- Tall Red Brick Chimneys with Decorative Details

Dormers:

- Gables Supported By Corbels
- Fish Scale Shingle Details
- Window Groupings with Pediment Headers
- Decorative Bargeboard And Drop Finials in the Peaks
- Dormer with Metal Arched Roof

Masonry:

- Smooth Red Brick, Characteristic of the Queen-Anne Period
- Arched Voussoirs Above Windows and Doors
- Solid Stone Lintels Above Windows and Doors
- Stone Water Table Banding Below the third floor Frieze Band
- Inset Decorative Brick Panels on the Front Façade
- Projecting Brick Bay Windows, Box Bay Windows
- Stone Windowsills
- Two Decorative Brick Panels on the East Façade Bay Window
- Stone Foundation
- River Rock Retaining Wall on the Property Boundary Fronting Main Street West

Window Openings & Door Openings:

- Arched Multi-Pane Window on the Second Floor Front Façade
- Pie Shaped Windows on the Third Floor East Façade Gable
- Stained Glass Transom on Porch Picture Window
- Transom Above Front Doors
- Wooden Double Leaf Front Doors

Porch & Decorative Details:

- Turned Ionic Columns, Paired in Groupings Supporting The Porch Roof, On Wooden Pedestals
- Corbelled Eaves Below the Porch Beam
- Wooden Railing with Arch Detail
- Pediment Above Front Wooden Staircase

