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NOTICE OF INTENTION TO DESIGNATE

270 Main Street West, Grimsby, ON

ONTARIO HERITAGE TRUST

FEB 03 2014

RECEIVED

TAKE NOTICE that Grimsby Town Council, on October 21, 2013 resolved to issue a Notice of Intention to Designate PT LT 13 CON 2, North Grimsby; (FMLY PCLS 1 & 2) as in RO188794 & RO493009; PT LT 13, CON 2, North Grimsby; PT 2, 30R-9552 ; GRIMSBY municipally known as 270 Main Street West under Section 29 of the Ontario Heritage Act, R.S.O. 1990, c. 18, as a property of cultural heritage value or interest. It should be noted that the subject property is currently the subject of a consent application. Once the consent is finalized, the legal description in the Heritage Designating By-Law will reflect only the portion of lands that contain the heritage building.

Description of Property

The subject property is located on the north side of Main Street West across from the Heritage Designated Stone Shop building. The property was recently the subject of an application for consent to create separate lots along the frontage of the property. The subject dwelling will be moved forward on the southeasterly lot. The entire property is currently the subject of an application for plan of subdivision, condominium and zoning amendment. The proposed designation would apply to the southeasterly lot and the frame building that it supports; the remaining parcels at 270 Main Street West along the Main Street and within the proposed plan of subdivision would not constitute part of the designation.

Statement of Cultural Heritage Value or Interest

The dwelling at 270 Main Street West has some design value as a representation of the 1910s/20s style of late Edwardian architecture that can be found across Ontario. The Edwardian influence at 270 Main Street West can be seen in the two and a half storey square design, the hipped roof, three over one windows and the front facing dormer.

The dwelling at 270 Main Street West has historical value for the contribution that it makes to the understanding of development patterns along Main Street West.

The dwelling at 270 Main Street West has contextual value for its wider connections to the Town of Grimsby. Not only for its placement of land that could have been either belonging to the Petit Family or the Nixon Family of the original settlers of The Forty, but also for the Edwardian influenced architecture that brings context to other houses built in the 1910s and 1920s in Grimsby. The house would have been passed by the Hamilton Grimsby and Beamsville Electric Railway which operated a line across the north frontage of the property.

HERITAGE ATTRIBUTES TO BE DESIGNATED

The following architectural attributes have been determined to contribute to the heritage value of the building and constitute part of the *Statement of Cultural Heritage Value or Interest for 270 Main Street West*:

- Hipped roof;
- Dormer window;
- The three over one windows;
- Clapboard siding; and



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270 Main Street West, Grimsby, ON

- Reproduction porch.

OBJECTIONS

Any objection to this designation must be filed no later than March 1, 2014. Objections should be directed to Hazel Soady-Easton, Town Clerk, P.O. Box 159, 160 Livingston Avenue, Grimsby ON, L3M 4G3.

MORE INFORMATION

Any inquiries may be directed to Janice Hogg, Planner I at 905-945-9634 ext 2109 or by email jhogg@grimsby.ca

Last date to file Notice of Objection: March 1, 2014

Hazel Soady-Easton, Town Clerk