

The Corporation of the Town of Grimsby

By-law No. 12-48

A By-law to designate the front (north facing façade) part of the Cline House, 95 Cline Mountain Road 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 Council of the Corporation of the Town of Grimsby has cause to be served on the owners of the lands and premises at:

95 Cline Mountain Road
Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the front (north facing façade) part of the **Cline House at 95 Cline Mountain Road** 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And whereas an objection to the proposed designation that was served on the Municipality has been withdrawn;

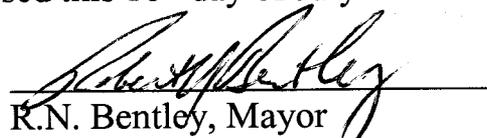
And whereas the reasons for designation and extent to which the designation applies are set out in Schedule "B" attached hereto and form part of this By-law;

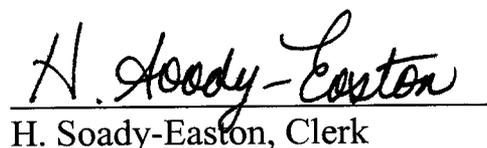
Now therefore Council enacts as follows:

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:
Front (north façade) part of the Cline House
95 Cline Mountain Road
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 16th day of July 2012.

Read a second and third time and finally passed this 16th day of July 2012.


R.N. Bentley, Mayor


H. Soady-Easton, Clerk

Schedule 'A' to By-law 12-48

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

The front (north facing) façade part of the Cline House,
PT ROW BTN CONS 2 & 3, North Grimsby; PT LT 21 CON 3, North
Grimsby, as in RO428165; GRIMSBY municipally known as 95 Cline
Mountain Road
Town of Grimsby, Regional Municipality of Niagara

Schedule 'B'
Statement of Significance
And Description of extent of the features
To which the designation applies

Description of Property

The subject property is located on the east side of Cline Mountain Road near the terminus of Cline Mountain Road at the Niagara Escarpment. The property includes one stone and one frame dwelling. The subject of the designation is the front (north facing) façade part of the stone dwelling.

Statement of Cultural Heritage Value or Interest

The front (north facing) part of the Cline House demonstrates physical value as it is an excellent example of a Loyalist Georgian stone house from the early 1800s that was expanded and altered by the first Canadian generation of the family in the 1830s. The alterations of the 1830s provide the Georgian dwelling with a level of uniqueness and a mix of architectural styles with the addition of Greek Revival elements. The front (north facing) façade of the dwelling's proportions are indicative of the Georgian style of architecture with its five bay front façade and the symmetrical chimneys on the gable ends. The portico exhibits elements of both the Georgian and Greek Revival styles of architecture. The wooden architrave is supported by Doric fluted columns which are indicative of the Greek Revival style of architecture while the entry displays Georgian attributes with a single simple wooden door surrounded by pilasters, sidelights and a shallow transom. The dormer windows on the front façade are made of stone which is an unusual treatment, giving the dwelling a level of uniqueness.

The front (north facing) façade part of the Cline House has associational value as it was built circa 1803 by Adam Cline, who came as a loyalist from the United States in 1799 and served in Captain Samuel Andersons Light Company Kings Royal Regiment of New York, 1783. This Regiment was one of the first Loyalist Regiments raised (June 19, 1776) in Canada during the American Revolutionary War. The property and dwelling also have associative value for the direct connection with fruit farming which is an activity that defined early industry in Grimsby.

The front (north facing) façade part of the Cline House has contextual value as it supports the rural residential character of Grimsby. The dwelling demonstrates historical land use patterns and residential development near the base of the Niagara Escarpment on a lot used for fruit farming and is one of the earliest examples of the fruit farming industry in Grimsby. To the west of the house, traces remain of the original Cline Mountain Road which provided access to the escarpment and the quarry above the property.

The house has been changed or altered three times in its history.

Heritage Attributes

The following architectural attributes have been determined to contribute to the heritage value of the front (north facing) façade of the dwelling and constitute part of the *Statement of Cultural Heritage Value or Interest* for the front (north facing) façade of 95 Cline Mountain Road:

- Georgian five-bay front façade;
- Window openings on the front elevation;
- Five dormer windows on the front elevation;
- Stone masonry on the front exterior elevation;

- Georgian entryway with pilasters, wooden door and multi-paned sidelights and transom;
- Symmetrical stone chimneys;
- Basement windows; and
- Greek Revival portico elements with wood architrave and fluted Doric columns

Extent to which the designation applies

The designation under Section 29, Part IV of the Ontario Heritage Act applies to the real property known as 95 Cline Mountain Road. The extent to which the designation applies is only the front (north facing) façade of the Cline House to the thickness of the stone on the front façade part of the dwelling. .

A heritage permit will only be required by the Town of Grimsby where alterations impact the Heritage Attributes of the front (north facing) façade part of the Cline House at 95 Cline Mountain Road.

No heritage permit will required under the Ontario Heritage Act for any works resulting in demolition, alteration or expansion of the building at 95 Cline Mountain Road, unless there is an impact on the Heritage Attributes of the front (north facing) façade part of the Cline House or if any demolition works to the rear part of the property beyond the thickness of the stone on the front (north facing) façade may impact the structural integrity of the front (north facing façade) part of the dwelling and the Heritage Attributes.