

# The Corporation of the Town of Grimsby

## By-law No. 15-76

**A By-law to designate the Edwardian Style dwelling, 268 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 Council of the Corporation of the Town of Grimsby has cause to be served on the owners of the lands and premises at:

268 Main Street West  
Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the **Edwardian Style dwelling** at **268 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 the Grimsby Lincoln News, being a newspaper of 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 this By-law.

**Now therefore** the Council of the Corporation of the Town of Grimsby enacts as follows:

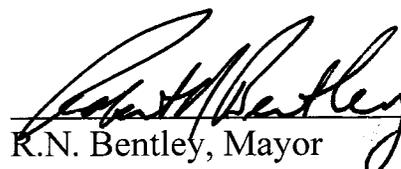
1. That the following real property, more particularly described in Schedule A attached hereto and forming part of this By-law is hereby designated as being of cultural heritage value or interest:

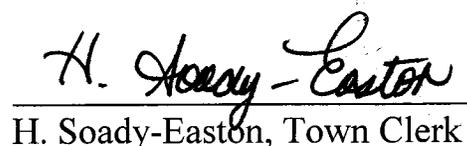
Edwardian Style Dwelling  
268 Main Street West  
Town of Grimsby  
The Regional Municipality of Niagara

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 5<sup>th</sup> day of October 2015.

Read a second and third time and finally passed this 5<sup>th</sup> day of October 2015.

  
R.N. Bentley, Mayor

  
H. Soady-Easton, Town Clerk

**Schedule A to By-law 15-76**

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

Edwardian Style dwelling,  
PART LOT 13 CON 2 NORTH GRIMSBY; DESIGNATED AS PART  
2 ON REFERENCE PLAN 30R-14310; TOWN OF GRIMSBY,  
municipally known as  
268 Main Street West,  
Town of Grimsby,  
Regional Municipality of Niagara

**Schedule B to By-law 15-76****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 north side of Main Street West and has a frame building that was relocated from its original location to be closer to the street.

Statement of Cultural Heritage Value or Interest

The dwelling at 268 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 268 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 268 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 268 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

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 268 Main Street West:

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