



## NOTICE OF INTENTION TO DESIGNATE

### 390 Main Street West

**TAKE NOTICE** that Grimsby Town Council, on May 1<sup>st</sup>, 2023 resolved to issue a Notice of Intention to Designate PT LT 17 CON 2, North Grimsby; PTS 1 & 2, 30R-2238 ; GRIMSBY as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act.

**The Reason** for the Notice of Intention to Designate is to recognize the physical, associative and contextual value that **390 Main Street West** contributes towards the Town of Grimsby's inclusive heritage.

#### **Statement of Cultural Heritage Value or Interest**

The historic dwelling at 390 Main Street West is a direct representation of the Italianate architectural style that was prevalent along historic streetscapes during the mid to late 19th century. Italianate architecture in Ontario gained popularity from the 1850s-1900's. The style followed the same principals of classical architecture, which was utilized in early Canada to bring order, stability, and authority to areas with developing governments. Public buildings such as courthouses, libraries, and schools were designed using classical attributes, as these buildings provided a visualization of order and uniformity.

The Italianate structure at 390 Main Street West is a two and a half storey structural stone building. Key Italianate identifying features are the arched windows, stone quoining, wide and deep frieze band with raised panels and corbels below the eaves, floor to ceiling windows, patterned slate roof, and a symmetrical façade. The property also features a carriage house. The carriage house is located to the east of the dwelling, on a circular driveway. The wooden frame building has clapboard siding, and is two storey with a hipped roof. Each façade face of the building has a gabled dormer with a pair of second floor loading doors.

The historic dwelling displays a high degree of craftsmanship and artistic merit. The Italianate style dwelling is uniquely crafted with quarry faced random ashlar masonry, flat headed arches, segmented arches, carved wood bargeboards patterned polychromatic slate roof, elaborate bracketed cornice, rusticated quoins, and a projecting frontispiece. The historic home at 390 Main Street East is a strong example of the high-end craftsmanship and wealth of the 19th & 20th century fruit farms located along Main Street in Grimsby.

The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. The property at 390 Main Street West is part of the land that was owned by one of Grimsby's earliest settlers. John Smith who arrived in Canada in 1787, and was awarded crown lands on Lot 17, Concession 1 and 2 in the Grimsby Township. John Smith was educated and highly respected within the community. He wrote letters and legal papers for settlers within the township. Smith served on the town council from 1792 until 1820, holding titles such as Pound-keeper, assessor, collector and town warden. His family kept an account book of John Smith, and it shows his accomplishments and endeavors from 1796 to 1805, the book was presented to the Grimsby Historical Society. The property was then inherited by John's son, John Wilcox Smith who was born in Grimsby November 6th 1800. Wilcox inherited part of the family farm from his father and lived there with his wife Euphemia, they had nine children - six boys and three girls.

One of the sons, John Henry Smith was born on the 28th of January. John Henry Smith was better known as “California Smith” because of the fortune that he amassed during the California gold rush in 1849, a second gold mine was found by John in Colorado during this time as well. John Henry was also responsible for building the grey stone house at 390 Main Street West in the 1850s.

John Henry Smith married Rose Prudhomme from Beamsville, they had no children during their time together and lived alone in the house.

The property does demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community. The building would have been custom designed by an architect at the time of construction. The building does not have any comparables within Grimsby, and is the only product of its kind in the surrounding surviving fruit farms.

The historic dwelling at 390 Main St West is representative of the age and architectural style that historically was found along the historic Main Street corridor. It is an illustration of the wealth and prosperity that came along with the farming and tender fruit industry found in the Town of Grimsby. The structure still retains a large amount of farmland which encourages the properties long term retention of its historic use as a tender fruit farm.

The dwelling at 390 Main Street West is physically, functionally, visually and historically linked to its surroundings. Built in the 1850s by John Henry Smith the Italianate dwelling has been a fixture on this portion of tender fruit farmland for the last 160 years. The location of the property on Main Street West is key as this was the main thoroughfare in the Niagara Region originally called the Queenston Stone Rd. At the time of construction, Main Street West would have been the road leading from Queenston, to Dundas, and to Toronto.

The building is a landmark. The notable structure continues to be a center piece of Main Street. The stone structure stands proud behind some tree canopy, this is a value that has been maintained and documented through historic photographs. The building is custom designed, does not have any comparables within Grimsby, and is the only product of its kind in the surrounding area.

### **HERITAGE ATTRIBUTES TO BE DESIGNATED**

The Heritage Attributes to be designated at 390 Main Street West include:

The Smith-Geddes House:

- Italianate architectural style features
- Quarry faced stone masonry, quoining, arches, lintels, sills, banding
- Five bay façade with projecting gabled frontispiece
- Hipped Roof with a widows walk
- Flat headed arches on the ground floor windows
- Segmented arches of the second story windows
- Transom window with coloured and etched glass
- Two projecting gables with carved-wood bargeboards
- Large bay window on the east façade
- Patterned polychromatic slate roof

- Elaborate bracketed cornice supporting a broad overhanging eave
- Four chimneys made of quarry faced stone with pediment details on the carved stone caps
- Rusticated quoins
- Rural setting
- Located within a peach orchard, with cherry trees
- Proximity to other fruit producing farms on the edge of the Town of Grimsby
- Substantially set back from the road

The Smith-Geddes Carriage House:

- Clapboard siding
- Two storeys
- Hipped roof with four gabled dormers. One dormer, centered per façade face
- Base of the former cupola, at the center of the hipped roof
- Multiple carriage/garage doors
- Second floor loading doors
- Corbels below the soffit

### **OBJECTIONS**

Any objection to this designation must be filed no later than 30 days after the date of publication of the notice of intention in a newspaper. Objections should be directed to Bonnie Nistico-Dunk, Town Clerk, Town Clerk, 160 Livingston Avenue, Grimsby ON, L3M 0J53.

### **MORE INFORMATION**

Any inquiries may be directed to Bianca Verrecchia, Heritage Planner at 905-945-9634 ext. 2122 or by email [bverrecchia@grimsby.ca](mailto:bverrecchia@grimsby.ca)

**Last date to file Notice of Objection: June 10<sup>th</sup>, 2023**