

REPORT TO: Alderman N. DiFlavio, Chair and Members of the
Planning & Development Committee

RE: **Designation under Part IV of the Ontario Heritage Act, 95
Cline Mountain Road**

DATE: May 15, 2012

1.0 RECOMMENDATION

That Report P.A. 12-20, regarding the recommendation that the dwelling located at 95 Cline Mountain Road be designated under Part IV of the *Ontario Heritage Act*, be received:

And that the notice of intention to designate be issued under Part IV, Section 29 of the *Ontario Heritage Act* for the property at 95 Cline Mountain Road.

2.0 BACKGROUND

The subject property at 95 Cline Mountain Road is known as the Cline House and has been reviewed by the Grimsby Heritage Advisory Committee to determine its merit for designation under Part IV Section 29 of the *Ontario Heritage Act*. The subject property is currently listed on the Grimsby Register of Properties of Cultural Heritage Value or Interest as a non-designated property.

The Grimsby Heritage Advisory Committee had identified the dwelling at 95 Cline Mountain Road as a building worthy of potential designation. Committee members and Town Staff have met with the owners to discuss the potential designation of the property. The owners have indicated their support for the designation.

At its meeting of April 17, 2012, the Heritage Advisory Committee received a report from Town staff with respect to the proposed designation of 95 Cline Mountain Road and made the following recommendation:

#GH 12-06 Moved: N. DiFlavio Seconded: D. Turcotte
"RESOLVED, That the Cline House at 95 Cline Mountain Road, Grimsby Ontario, be designated under Part IV Section 29 of the Ontario Heritage Act."

CARRIED

Town Staff have assessed the property against the criteria under Ontario Regulation 9/06 for determining cultural heritage value or interest. The report attached as Appendix B

3.0 COMMENTS

As part of its mandate as Council's advisory committee on matters concerning the Ontario Heritage Act, the Heritage Advisory Committee identifies properties for potential designation under the *Ontario Heritage Act*. The purpose of this is to recognize the buildings features and landscapes in the community that are significant to the communities heritage and which help define its character and to help ensure the long-term preservation of these heritage resources. The Grimsby Heritage Advisory Committee had identified the dwelling at 95 Cline Mountain Road as a building worthy of potential designation. It was determined by the Committee that a research report be prepared to initiate the evaluation of the building for designation under Part IV Section 29 of the *Ontario Heritage Act*. At its meeting of April 17, 2012 the following resolution was passed by the Committee with respect to designation of the Cline House:

#GH 12-06 Moved: N. DiFlavio Seconded: D. Turcotte
"RESOLVED, That the Cline House at 95 Cline Mountain Road, Grimsby Ontario, be designated under Part IV Section 29 of the Ontario Heritage Act."

CARRIED

Town Staff and the Heritage Committee undertook site visits to assess the building against the criteria for determining cultural heritage value or interest as set out in Ontario Regulation 9/06. This Heritage Research Report can be seen as Appendix B to this report.

The Heritage Research Report concluded the Cline House at 95 Cline Mountain Road meets three of the criteria set out in the *Ontario Heritage Act* for designations under Part IV Section 29. It therefore is recommended by Town Staff and the Grimsby Heritage Advisory Committee that the subject property be designated under Part IV of the *Act* for the significant value determined in section 2 of the Research Report. The statement of heritage value or interest contained in section 3 of the Research Report includes the heritage attributes identified in section 3.5. These attributes have been determined to merit designation as they contribute to the significance of the dwelling and as such should be outlined in the designation by-law as significant elements.

If an intention to designate is passed, notice will be served on the property owner and the Ontario Heritage Trust. A notice of Intention to designate must also be posted in the local newspaper. There is a 30 day notice period, from the time of publication of the notice in the newspaper during which time objections may be submitted. After this period has passed, if no objection is made, a staff report along with a designation by-law will be brought forward to Council for approval.

If an objection is received, the matter will be forwarded to the Conservation Review Board, a provincial body appointed by the Province of Ontario to hear matters associated with designation under the *Ontario Heritage Act*.

Appendix A



**HERITAGE
RESEARCH
REPORT**

Cline House
95 Cline Mountain Road
Grimsby, Ontario

April 2012

1.1 **INTRODUCTION**

This report was prepared to assess the dwelling at 95 Cline Mountain Road against the criteria in the *Ontario Heritage Act* for designation under Part IV of the *Act*. Research was undertaken by consulting primary and secondary sources and site visits were undertaken to evaluate the dwelling and take photographs. Supplementary information and images have been included in the Appendix of the report to provide background information.

2.0 **ASSESSMENT OF CULTURAL HERITAGE VALUE OR INTEREST**

A property may be designated under Section 29 of the *Ontario Heritage Act* if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
 - i. **Is a rare, unique, representative or early example of a style, type, expression, material or construction method,**

The Cline House 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 provided the Georgian dwelling with a level of uniqueness and a mix of architectural styles with the addition of Greek Revival elements.

The house is built of stone quarried from the nearby Niagara Escarpment. It is 1 ½ storeys in height with a five bay façade. The doorway and portico are believed to date from the 1830s period, built by Adam'sson John Cline.

The front façade of the house is of cut stone with stone sills and lintels. The stone exhibits variegated use of local red stone in the largely grey stone façade which is typical of the Grimsby area.

The windows on the main floor and in the dormers are wood sash windows with a 6/6 pane division. The fenestration is generally symmetrical.

The dormers on the front façade are made of stone which is an unusual treatment. Dormers are most often seen in this context made of wood. The use of stone in the dormers may speak to the value of the house in the eyes of its owners and they contribute a uniqueness to the dwelling.

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. The entry displays Georgian attributes with a single simple wooden door surrounded by pilasters,

The Cline house has a strong historical and physical connection to its surroundings as it serves as a reminder of the historic agricultural cultural heritage landscape at the base of the Niagara Escarpment. The Fruit farming history of the occupants of the house indicates this building and surrounding landscape was 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.

- iii. Is a landmark.

3.0 CULTURAL HERITAGE VALUE OR INTEREST

"The statement of cultural heritage value or interest, including a description of the heritage attributes along with all other components of the Heritage Designation Brief constitute the "Reasons for the Designation" required under the Ontario Heritage Act. The Heritage Designation Brief is available for viewing in the Town Planning Department during regular business hours."

3.1 DESIGN VALUE OR PHYSICAL VALUE

The Cline House 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.

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The front façade of the house is of cut stone with stone sills and lintels. The stone exhibits variegated use of local red stone in the largely grey stone façade which is typical of the Grimsby area.

The windows on the main floor and in the dormers are wood sash windows with a 6/5 pane division. The fenestration is generally symmetrical.

The dormers on the front façade are made of stone which is an unusual treatment. Dormers are most often seen in this context made of wood. The use of stone in the dormers may speak to the value of the house in the eyes of its owners and they contribute a uniqueness to the dwelling.

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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 facade are made of stone which is an unusual treatment, giving the dwelling a level of uniqueness.

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 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.

3.5 HERITAGE ATTRIBUTES TO BE DESIGNATED

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

- Georgian five-bay front facade;
- 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.

4.0 SUMMARY

The Cline House at 95 Cline Mountain Road meets three of the criteria set out in the *Ontario Heritage Act* for designations under Part IV Section 29. It therefore is recommended by Town Staff and the Grimsby Heritage Advisory Committee that the subject property be designated under Part IV of the *Act* for the significant value determined in section 2 of this report. The statement of heritage value or

APPENDIX- BACKGROUND INFORMATION AND IMAGES

The subject site is located at 95 Cline Mountain Road which can be seen in Figure 1 below. The property is situated at the base of the Niagara Escarpment and the dwelling is constructed within close proximity to the toe of the slope. Historically, Cline Mountain Road extended up the Escarpment past the west elevation of the house to connect with the quarry above.



Figure 1. The subject site at 95 Cline Mountain Road, Grimsby, Ontario as indicated by the yellow outline. (Source: Mitown 1.4, April 2012).

HISTORY: SITE DEVELOPMENT

On June 16, 1803, Adam Cline purchased 200 acres, Lots #21 and 22, Concession III, from William Neil. Almost at once, he began to build his stone house up against the escarpment. It is believed that he quarried the stone himself from the escarpment above. This was an amazing feat in itself, as Adam was 41 years old when the work began. The house, built with stone walls three feet thick, was originally one storey. The pillared porch and the main door are in the Greek Revival style of architecture while the form of the house is indicative of the Georgian style of architecture. The outstanding entryway elements of the house have been preserved and restored so the house looks just as it did in 1830. Figure 2 below depicts the dwelling before the alterations of the 1830s.



Figure 4. The above image depicts the front elevation of the dwelling at 95 Cline Mountain Road. The Georgian proportions of the dwelling can be seen by the five bay facade with a central entry and the symmetrical chimneys. The entrance is also indicative of the Georgian style with pilasters, sidelights and a shallow transom. The walkway and stairs leading to the entrance strongly define the main entryway. The portico displays Greek revival influences with the fluted Doric columns which contribute to the dwelling's distinctive character. Originally a single storey dwelling, the five dormer windows would have been added during the 1830 additions. The addition on the west side of the dwelling is not part of the proposed designation. (Source: Town of Grimsby, April 2012).

The King's Royal Regiment of New York was one of the first Loyalist Regiments raised (June 19, 1776) in Canada during the American Revolutionary War.² Raised by exile Loyalist leader Sir John Johnson from American refugees fleeing rebel persecution, the regiment served with distinction throughout the war, launching raids and relief missions into the Mohawk Valley of New York.

Adam Cline, who settled in Grimsby in 1792 bought 200 acres of land Lots 21-22 Cone. III from William Neil and Lots 21 and 22, 2nd Cone. From Levis Lewis. The deed signed in the presence of Allan Nixon, Alexander Jackson, and William Kitchen was dated 16 Jun, 1803.³

Adam Cline was married to Susannah Herb (1770-1812) in Bethel Township, Berks County, Pennsylvania. They had seven children:⁴

- Henry (1790-1864)
- Catherine (1793-1820)
- Elizabeth (1794-1866)
- Polly (1795-1840)
- Peter (1800-1864)
- John (1801-1861)
- Sarah (Sally) (1804-1865)

After Susannah's death Adam married Christine Pottruff.⁵

In 1830, Adam's son John enlarged the home with a second storey and added the Greek Revival entrance and portico.⁶

John Cline was born on May 31, 1801 in Grimsby, Lincoln, Co. He inherited the Adam Cline Homestead from his father. John Cline's occupation was known to be a Fruit Farmer/Yeoman. John was married to Sarah (Sally) (1803-1837); together they had five children, James (1827-1828), Cyrus (1832-?), Adam (1833-1852), Samuel (1835-1856) and Mary. After Sarah's passing John Cline was also married to Elizabeth Neff and after her passing to Catherine Muir, who was born in West Calder, Midlothian, Scotland).⁷

² Loyalist Institute, *Kings Royal Regiment of New York, History*
<http://www.royalprovincial.com/military/rhist/krrny/krrlist.htm>

³ Roots Web, *Adam Henry Cline* <https://wc.rootsweb.ancestry.com/cgi-bin/igm.cgi?op=GET&db=graham-smith1&id=12816>

⁴ Roots Web, *Adam Henry Cline* <https://wc.rootsweb.ancestry.com/cgi-bin/igm.cgi?op=GET&db=graham-smith1&id=12816>

⁵ Roots Web, *Adam Henry* <https://wc.rootsweb.ancestry.com/cgi-bin/igm.cgi?op=GET&db=graham-smith1&id=12816>

⁶ Grimsby Historical Society, *Historical House Tour Brochure*, 2012

⁷ Roots Web, *Adam Henry Cline* <https://wc.rootsweb.ancestry.com/cgi-bin/igm.cgi?op=GET&db=graham-smith1&id=12816>

