

THE CORPORATION OF THE TOWN OF GRIMSBY
BY-LAW NO. 26-48

A BY-LAW TO DESIGNATE THE PROPERTY LOCATED AT 101 MAIN STREET
East, 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 municipal council of the Corporation of the Town of Grimsby has cause to be served on the owners of the lands and premises at:

101 Main Street East
Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the property at 101 Main Street East and a statement of the reasons for the proposed designation, and further, has caused said notice of intention to be published in a newspaper with 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 the By-law.

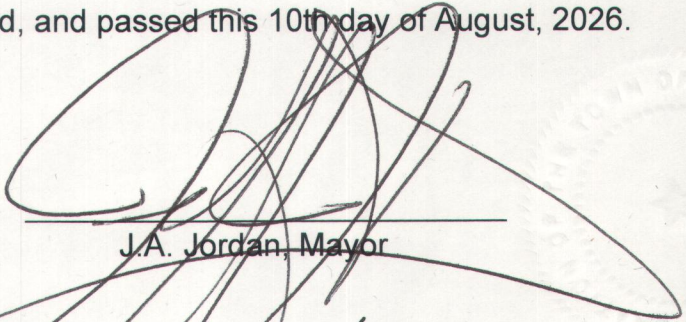
Now therefore the Council of the Corporation of the Town of Grimsby enacts as follows:

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:

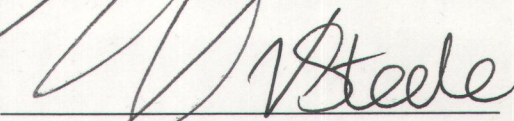
101 Main Street East
Town of Grimsby
The Regional Municipality of Niagara

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, considered, and passed this 10th day of August, 2026.



J.A. Jordan, Mayor



V. Steele, Town Clerk

Schedule 'A' to By-law 26-48

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

PT LT 4, Township Plan 63, as in RO573036; GRIMSBY

Schedule 'B' to By-law 26-48

Statement of Significance and Description of Extent of the Features to which the Designation Applies

101 Main Street East is a significantly intact Craftsman-style building with notable influences from the Georgian residential architectural style. The structure features a coursed, 18-inch-thick Grimsby sandstone foundation as well as red-brick walls laid in an English bond pattern. The front façade of the structure is proportioned in Georgian fashion, being highly symmetrical and featuring a portico with Tuscan columns and entablature, mirrored in the frieze of the enclosed porch on its eastern façade. The subject dwelling also includes numerous well-preserved interior heritage attributes dating to the ownership of John Hunter Gibson, including coffered ceilings and an original tiled fireplace.

The subject dwelling displays a high degree of craftsmanship. The laying of its 18-inch-thick coursed stone foundations and exterior woodwork including the front portico all suggest highly skilled craftspeople were involved in the subject dwelling's construction.

101 Main Street East has direct associations with Grimsby's long and important history with fruit farming. Parceled off from the historic Nelles farm at Lots 7 and 8, Concession 1, by fruit farmer and Grimsby Cannery owner Beverly Robinson Nelles as part of B.R. Nelles Plan No. 63 in 1885, the property was first sold to the family of Delos VanDyke, who continued to use the land for fruit farming until 1910. They then sold the property to Delos' daughter, Ethel Orr Gibson, and her husband, John Hunter Gibson, who continued farming the property until at least the 1940s and built the subject dwelling c.1913. The subject property was within an area of continued fruit farming and was actively farmed from the early 1800s until at least the 1940s, being cultivated for fruit for most of that time. Fruit farming was an instrumental industry for the development of Grimsby in the late 19th and 20th centuries, with tender fruit becoming a key local commodity that expanded over time. The wealth created by fruit farming was a significant factor in Grimsby's development and prosperity.

John Hunter Gibson was a prominent merchant in Grimsby, primarily involved in selling fuel to both private and institutional buyers. He advertised the sale of high-quality Lehigh Valley anthracite coal, considered the best and cleanest coal for heating. In addition to his work within the coal industry, John was also a fruit farmer. As a young man, he was a member of the Grimsby Hockey Club, as well as a baseball player, and was deeply involved in Grimsby athletics until the end of his life, becoming President of Grimsby Arena Inc. and mentoring young athletes through the Grimsby Lion's Club's midget league hockey team. John passed away in the subject dwelling in 1945.

Margaret Olena Gibson was an RCAF veteran and English teacher. A graduate of Western University, she taught at Grimsby High School and Simcoe High School in Brampton from the 1930s to the 1970s. As a community member, she was active with the Lincoln Loyalist Chapter of the Imperial Order Daughters of the Empire (IODE) and was part of its Immigration and Canadianization Committee, which prepared local immigrants for citizenship applications and taught English. She was also a long-time member of the Grimsby Historical Society, volunteering with the Society over decades and writing a book on Grimsby High School's history based on her research. Margaret Gibson was also responsible for preserving significant interior heritage attributes of the Craftsman home during her renovations to the property in the 1960s.

101 Main Street East has the potential to yield information about Grimsby's historic fruit farming practices and B.R. Nelles Plan No. 63. It also has the potential to yield information about John Hunter Gibson and the notable Gibson family.

101 Main Street East is important in visually illustrating the development and evolution of the Main Street East corridor. The dwelling contributes to the scale, mass and form of the dwellings that line the historic Main Street corridor.

101 Main Street East is physically, functionally, visually and historically linked to its surroundings. As part of the early developments of B.R. Nelles Plan No. 63, 101 Main Street East represents the residential/agricultural development that typified Plan 63 and other early subdivisions along the Main Street East corridor. The subject dwelling serves as a tangible link as an original purpose-designed element within the area's oldest subdivision. The purpose of this subdivision was to reduce large farm parcels to introduce additional residential development with the inclusion of farmland. The parcel was used as fruit farming land until at least the 1940s.

The subject dwelling served as a farmhouse to support the property's historic use as a farm. The dwelling was also constructed in the Craftsman style, which became popular for home construction around the time of the First World War. The subject dwelling serves as a physical, functional, visual and historical link to both the historic farming practice and the development of the corridor around the First World War.

The subject dwelling is further historically linked to the Gibson family. As one of several known homes on or along Main Street East that were built by or for members of the Gibson family, it demonstrates the significant impact the Gibson family had on the development of the area in the early 20th century.

The Heritage Attributes to be designated at 101 Main Street East include:

The external Heritage Attributes to be designated at 101 Main Street East include:

- Coursed Grimsby Sandstone foundations
- Red brick walls laid in an English bond pattern
- Lime mortar
- Original roof form
- Historic brick chimney
- Window & door openings
- Original front door and sidelites
- Original Wood windows (the four windows located on main floor of the front façade)
- Original leaded glass windows on the second-floor front façade (including the decorative pane in the centre of the leaded window)
- Wooden portico with classical details and wood coffered ceiling
- Porch on eastern façade
- Concrete front path (restored)

The internal Heritage Attributes to be designated at 101 Main Street East include:

- Internal coffered ceilings with decorative molding
- Tiled fireplace on main floor under the historic brick chimney