

THE CORPORATION OF THE TOWN OF GRIMSBY

BY-LAW NO. 26-43

A BY-LAW TO DESIGNATE THE PROPERTY LOCATED AT 91 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:

91 Main Street East
Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the property at 91 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.

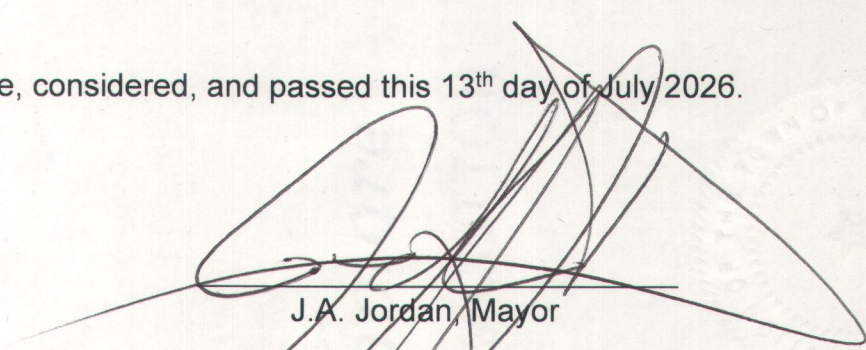
Now therefore the Council of the Corporation of the Town of Grimsby enacts as follows:

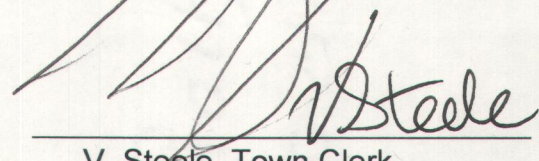
1. That the following real property, more particularly described in schedule "A" attached hereto and forming part of this By-law is hereby designated as being of cultural heritage value or interest:

91 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 13th day of July 2026.


J.A. Jordan, Mayor


V. Steele, Town Clerk

Schedule 'A' to By-law 26-43

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

PT LT 2, Township Plan 63; PT 3, 30R-10300; GRIMSBY

Schedule 'B' to By-law 26-43

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

The property at 91 Main Street East contains a brick farmhouse that is representative of the Italianate style. This architectural style was popular in Grimsby during the late nineteenth century and was commonly associated with the residences of prosperous fruit farmers along the Main Street East corridor.

The dwelling displays several Italianate features, including a symmetrical façade with balanced window and door openings, a gently sloped truncated roof, and arched window and door openings. Twin stacked brick chimneys flank the structure. Decorative detailing includes a carved stone keystone with brick voussoirs above the principal entrance, as well as stone eyebrow lintels with central carvings above the long, narrow window openings. The windows are further defined by stone sills.

On the southern, eastern, and western façades, the windows are additionally articulated by curved stone lintels. Below the roofline, a wide cornice with decorative curved soffit brackets provides a defining characteristic of the Italianate style.

The front elevation features a prominent frontispiece with stone quoins and a broken pediment above the main entrance. Stone quoins are also present at the building corners. These details, particularly when executed in stone, were used to convey wealth and prominence at the time the dwelling was constructed and can be observed on other notable family homes throughout the Town.

Together, these features demonstrate a high level of craftsmanship. The stone quoins on the frontispiece and building corners, the delicately carved stone eyebrow lintels, and the cut stone foundation reflect skilled workmanship and quality construction. The broken pediment framing the principal entrance is also a noteworthy architectural feature.

The house at 91 Main Street East is closely associated with several prominent families in Grimsby, including the Nelles, Walker, and Cole families.

Abraham Nelles was an early Loyalist settler, prominent farmer, militia officer, and provincial land surveyor who became one of Upper Canada's largest landowners. He played a significant role in Grimsby's early agricultural, military, and political history, serving on the Legislative Council and contributing to the region's development in the late 18th and early 19th centuries.

Beverly Robinson Nelles (B.R. Nelles) was born on October 21, 1838, in Grimsby, the second son of Lieutenant Colonel William Henry Nelles and Ann Eliza Nelles. He spent his life in Grimsby, where he was a prominent member of the Anglican church and worked as a farmer and soldier. He later established the Grimsby Canning Factory. This was one of the first canning factories in the town of Grimsby and featured the first evaporator in the town. Beverly also served as the Chief Magistrate (1884-1885). On April 18, 1885, the B.R Nelles' Survey Plan of Subdivision known as Plan 63 was approved. The property at 91 Main Street East serves as a tangible link to this important Plan, representing an early example of a larger historic farming parcel being subdivided into smaller farm lots within the prosperous Main Street East corridor.

The subject structure was built for Wellington Walker by 1901. A farmer, butcher, and wagonmaker, Wellington Walker was a descendent of loyalist William Walker and lived at and farmed the subject property until his death in 1933. By 1901, the property featured a fruit barn situated beside the dwelling. The agricultural outbuilding, along with historic aerial photographs, provide evidence of the property's continued use for fruit farming.

Albert Edward Cole, a long-time Grimsby resident and prominent figure in the local floriculture industry who founded Cole's Florists Limited in 1890, purchased 91 Main Street East as a rental property. The dwelling was subsequently divided into five apartments and later sold to his daughter, Mildred Cole, and her husband, Wray Brand.

91 Main Street East has the potential to yield information that contributes to an understanding of the Nelles, Walker, and Cole families, the early development of Grimsby, and the Town's agricultural history, particularly its tender fruit industry. The later conversion of the dwelling into five apartments also reflects increasing housing demand and intensification associated with Grimsby's growth.

The property is important in illustrating the historic development of the Main Street East corridor and contributes to the scale, massing, and character of this historic streetscape. Historically and functionally linked to the surrounding agricultural landscape, the Nelles and Walker farm formed part of the prosperous tender fruit industry that shaped Grimsby's development in the late nineteenth and early twentieth centuries. Evidence of mature fruit trees remained on the property until at least 1965. The Italianate dwelling, constructed before 1901 as the Walker family farmhouse, visually reflects the corridor's historic agricultural character, while the subject lands also form part of the area's early subdivision history.

The Heritage Attributes to be designated at 91 Main Street East include:

- 2 ½ storey brick structure with Italianate architectural style features
- Symmetrical façade
- 2 storey bay
- Brick structure with soft lime mortar
- Gently sloped truncated roof
- Symmetrical window and door placement
- Segmentally and roman arched wooden windows and openings
- Paired arched wooden windows and openings
- Door openings
- Twin stacked brick chimneys with stone details
- Stone quoins on the frontispiece and the corners of the building
- Wide cornice
- Cornice brackets and wooden eaves
- Decorative carved keystone with brick voussoirs above the main entrance door
- Stone eyebrow lintels with central carvings above door and windows
- Stone roman arch lintel
- Decorative carving on the keystones
- Long, narrow wooden windows
- Stone sills
- Frontispiece
- Broken pediment above the door
- Leaded glass windows
- Brick water banding table detail
- Historic additions
- Cut stone foundation
- Setback from Main Street East