

THE CORPORATION OF THE TOWN OF GRIMSBY

BY-LAW NO. 26-41

A BY-LAW TO DESIGNATE THE PROPERTY LOCATED AT 6 MAPLE AVENUE,
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:

6 Maple Avenue
Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the property at 6 Maple Avenue 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.

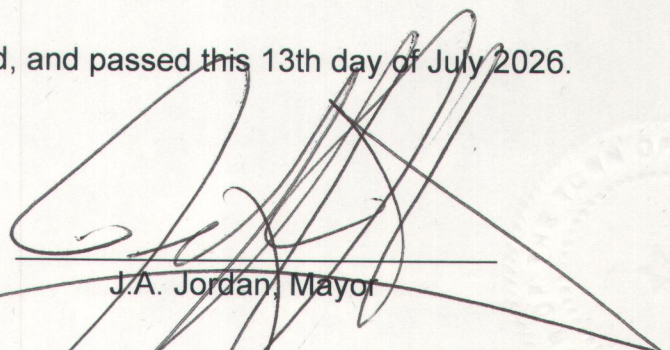
Now therefore the Council of the Corporation of the Town of Grimsby enacts as follows:

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:

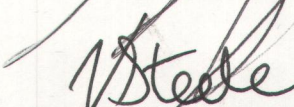
6 Maple Avenue
Town of Grimsby
The Regional Municipality of Niagara

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 26-41

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

LT D, Township Plan 63; GRIMSBY

Schedule 'B' to By-law 26-41

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

6 Maple Avenue is a representative and significantly intact example of the Italianate architectural style. The structure features sandstone foundations, redbrick walls, and a hipped roof with what was once a widow's walk at its peak and scrolled soffit brackets under the eaves. The western façade features the dwelling's primary entrance and two 2-storey bays which sit proud of the main walls, known as a frontispiece. One frontispiece features 4 long segmentally arched windows. The other frontispiece features a decorative double porch structure above the main entrance on the first floor and a balcony at the second floor. This double porch features scroll-sawn soffit brackets. Two circular windows, known as a bullseye window, sit beneath the gable on both frontispieces. These windows are surrounded by a circular masonry opening with stone keystone.

The dwelling at 6 Maple Avenue displays a high degree of craftsmanship. The hand-carved soffit brackets under its eaves and its 2-storey front portico were made by highly skilled wood workers and has remained largely intact. The subject property also yields information about the career and craftsmanship of Henry James Plain, the contractor who built 6 Maple Avenue, 19 Elm Street and numerous houses along Main Street East.

6 Maple Avenue has direct associations with Grimsby's long and important history with fruit farming. Parceled off from the historic Nelles farm at Lots 7 & 8, Concession 1, by fruit farmer and Grimsby Cannery owner Beverly Robinson Nelles, the property was occupied by active or retired fruit farmers and horticulturalists such as John White, George McMurray Ross, Charles McKane, William Hardman, and George Ghent from at least 1903 until the 1960s. The house was built within an area of continued fruit farming along Main Street East and Maple Avenue for over a century. 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 contributor to Grimsby's prosperity and development.

The subject structure was constructed by Henry James Plain, a bricklayer and contractor who lived and worked in Grimsby from the 1870s until 1904. Plain was responsible for building many fine brick homes in Grimsby, including numerous houses on Main Street East. He was the principal contractor and supervisor of brickwork for the construction of the 1880s Woolverton Baptist Church located at 19 Elm Street, later becoming a church Trustee. Plain built the home for John White, a retired fruit farmer, and his wife Annette Davis, granddaughter of Loyalist William Bridgman.

6 Maple Avenue is also closely associated with Rev. George McMurray Ross, a Scottish-born presbyterian minister who operated a bakery at 4 Main Street West between 1911-1913. He also filled in as a pastor at numerous churches in Grimsby before relocating to Lynedoch, Ontario, in 1914. After the family's move, Rev. Ross continued to participate in the Grimsby Horticultural Society, being a Member of the Board in 1923, and is known to have cultivated fruit trees at the subject property.

Russel Ross, son of Rev. Ross, worked as a bookkeeper after moving to Grimsby in 1910. In 1911, he enlisted in the 2nd Dragoons, a Niagara-based mounted infantry unit within the Active Militia, serving there until 1914. On August 15th, 1914, Russel was one of the first Grimsbyites to depart for military service during the First World War and became a musketry instructor at Shorncliffe, the Canadian Expeditionary force's primary training ground in England. On June 3rd, 1916, he was killed by German artillery during the Battle of Mount Sorrell.

Charles McKane was a machinist, plumber, and contractor who moved to Grimsby by 1919 after several years working near the silver mines of Cobalt, Ontario, and purchased 6 Maple Avenue in 1920. The McKane family also took up farming, and Charles was a member of the Board of Directors for the Grimsby Horticultural Society by 1923. His wife, Minnie Bell Spencer, died at the subject property in 1926. From 1926 onward, the McKane family's residency marks the first time the subject property was operated as a duplex, under the ownership of Hamilton florist Frank Sones.

6 Maple Avenue provides information about the development of Maple Avenue, the area's agricultural and residential evolution, and changing housing forms during the 20th century. As one of the oldest houses on Maple Avenue, the subject dwelling is a defining element within the Main Street East and Maple Avenue area and remains a surviving example of one of Main Street East's earliest subdivisions, being a part of B.R. Nelles Plan 63.

The subject dwelling is physically, functionally, visually, and historically linked to its surroundings as an original, purpose-built element within the area's early subdivision pattern. B.R. Nelles Plan 63 reduced larger farm parcels to allow for additional residential development while retaining a relationship with the surrounding agricultural landscape. As such, 6 Maple Avenue serves as an early example of residential development within Grimsby's agricultural corridor.

This pattern of development reflects the prosperity and increasing density that followed Grimsby's 19th-century tender fruit farming boom, which supported the gradual transition of farmland near the Downtown Village into residential lots.

The Heritage Attributes to be designated at 6 Maple Avenue include:

- Exterior brick walls with lime mortars
- Brick voussoirs with stone keystones
- Brick water banding table detail
- Hipped roof with flat top
- Scrolled soffit bracketed eaves
- Frontispieces
- North-facing gables and wooden fascia
- Ocular windows under west-facing gables with brick and stone surrounds
- Double porch truncated roof and structure with scroll-sawn soffit brackets, columns attached to the façade
- Door and window openings
- Stone sills
- Stone foundation
- Setback from Maple Avenue

The Heritage Attributes not to be designated at 6 Maple Avenue include:

- The modern materials that were integrated into the double porch, including the lattice, front columns, railings
- Concrete landing and step