



## NOTICE OF INTENTION TO DESIGNATE

### 91 Main Street East

**TAKE NOTICE** that Grimsby Town Council, on May 25<sup>th</sup>, 2026, resolved to issue a Notice of Intention to Designate PT LT 2, Township Plan 63; PT 3, 30R-10300; 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 **91 Main Street East** contributes towards the Town of Grimsby's inclusive heritage.

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

91 Main Street East is an orange-brick farmhouse representative of the Italianate style. This architectural style was popular in Grimsby in the late nineteenth century and was commonly associated with the residences of wealthy fruit farmers along the Main Street East corridor.

The Italianate features of the subject property include 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 either side of the structure. Decorative detailing includes a carved stone keystone with orange brick voussoirs above the main entrance door, as well as stone eyebrow lintels with central carvings above the long, narrow window openings. The windows also feature stone sills.

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

The front of the house features a prominent storey-high frontispiece with stone quoins and a broken pediment above the main entrance. Stone quoins are also present at the corners of the building. Quoins of this nature, 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.

This Italianate residence exhibits a high level of craftsmanship. The stone quoins at the frontispiece and building corners, along with the delicately carved stone eyebrow lintels, demonstrate the work of skilled craftsmen. The use of a cut stone foundation, rather than rubble stone, further reflects the quality of 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 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, a Survey Plan of Subdivision was approved as Plan 63, an example of a large historic farming estate being subdivided into small farms.

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.

The house was photographed in 1901 with a fruit barn positioned beside the main building. The agricultural buildings and aerial photos show the continued use of the land as fruit farming.

Albert Edward Cole was a long-time resident of Grimsby and a prominent figure in its floricultural and business life. Born in Brampton in 1866, he permanently settled in Grimsby in 1886. Cole founded Cole's Florists Limited in 1890, beginning with a small greenhouse that gradually expanded to become the largest florist operation between Toronto and Niagara Falls. In 1900, Albert married Annie Spiers and the couple later purchased a brick house and wooden buildings along Main Street East. They also purchased 91 Main Street East as a rental property, which was divided into five apartments and sold to Albert's daughter Mildred and her husband (Wray Brand).

91 Main Street East has the potential to yield information that contributes to the understanding of the Nelles, Walker, and Cole families, the early urban development of the Town, development of the greenhouse business in the area, the Town's agricultural history, and tender fruit farming both on Main Street East and in Grimsby more broadly. The later division of the structure into five apartments yields information regarding the increasing requirement for housing in Grimsby as the town began to expand and land use started to intensify.

91 Main Street East is important in 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.

The property at 91 Main Street East is historically linked to its surroundings. The Nelles and Walker farm directly contributed to the prosperous tender fruit industry that was influential in Grimsby's development during the late 19th and early 20th centuries. There is evidence of mature fruit trees on the property until at least 1965. The subject lands were a part of surrounding subdivision lands connected to the early development of subdivisions in Grimsby. The Italianate dwelling built before 1901 functionally served as the farmhouse for the Walker family. It visually illustrates the historic use of the streetscape as a farming corridor.

## **HERITAGE ATTRIBUTES TO BE DESIGNATED**

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

- 2 ½ storey brick structure in Italianate architectural style
- Symmetrical facade
- Orange brick structure with soft lime mortar
- Gently sloped truncated roof
- Symmetrical window and door placement
- Arched window and door openings
- Twin stacked brick chimneys
- Stone quoins on the frontispiece and the corners of the building
- Wide cornice, with decorative soffit brackets
- Decorative carved key stone with orange brick voussoirs above the main entrance door
- Stone eyebrow lintels with central carvings above windows
- Long, narrow windows
- Stone sills
- Decorative carving on the key stones of the lintels
- Cornice brackets
- Storey frontispiece
- Broken pediment above the door
- Leaded glass windows
- Cut stone foundation
- Setback from Main Street East (including front lawn)

## **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 Victoria Steele, 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: July 4<sup>th</sup>, 2026**