



NOTICE OF INTENTION TO DESIGNATE

6 Maple Avenue

TAKE NOTICE that Grimsby Town Council, on April 13th, 2026, resolved to issue a Notice of Intention to Designate LT D, Township Plan 63; 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 **6 Maple Avenue** contributes towards the Town of Grimsby's inclusive heritage.

Statement of Cultural Heritage Value or Interest

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 of the 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 and fretwork. The historic portico features scrolled soffit brackets and trellised wooden arches that complement the soffit brackets under the main roof and the arches over the original window and doorways, creating a distinctive appearance amongst Grimsby's Italianate houses. 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 significantly intact despite long exposure to the elements.

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 existed within an area of continued fruit farming along Mian Street East and Maple Avenue until the 1960s. 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, passed away at the subject property in 1926. The McKane family's residency from 1926 onward marks the first time the subject property was operated as a duplex, then owned by Hamilton florist Frank Sones.

6 Maple Avenue has the potential to yield information about the development of Maple Avenue, the historic agricultural and residential development of the area and the types of housing that were required during the 20th century. The subject structure is one of the oldest houses on Maple Avenue and a surviving example of one of Main Street East's earliest subdivisions, known as B.R. Nelles Plan 63.

The subject property also has the potential to yield information regarding 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 reflects the work of bricklayer and contractor Henry James Plain. Plain was responsible for constructing the Woolverton Baptist Church as well as numerous fine brick homes along Main Street East, and the design of the subject structure includes elements that are unique amongst his known surviving work.

The subject dwelling is a defining element within the Main Street East/Maple Avenue's history. This history includes the agricultural and residential development of the area; the subject structure serves as one of the oldest structures on Maple Avenue.

The subject dwelling is physically, functionally, visually and historically linked to its surroundings as one of the oldest structures along Maple Avenue. The subject dwelling serves as a tangible link as an original purposely designed element within the area's oldest subdivision. The purpose of this subdivision was to successfully reduce large farm parcels to introduce additional residential development with the inclusion of farmland. Further efforts were made to ensure compatibility with the large agricultural parcels on Main Street East. 6 Maple Avenue serves as an early example of a residential development within the agricultural corridor.

Much of this development was directly related to the prosperity and density being introduced into the Downtown Village following the 19th century tender fruit farming boom.

HERITAGE ATTRIBUTES TO BE DESIGNATED

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

- Exterior structural brick walls with lime mortars
- 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, railings, columns and fretwork
- Door & window openings
- Wooden front doors
- Stone sills
- Brick Voussoirs with keystones
- Stone foundation
- Setback from Maple Avenue

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

Last date to file Notice of Objection: July 4th, 2026