



NOTICE OF INTENTION TO DESIGNATE

101 Main Street East

TAKE NOTICE that Grimsby Town Council, on April 27th, 2026, resolved to issue a Notice of Intention to Designate PT LT 4, Township Plan 63, as in RO573036; 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 **101 Main Street East** contributes towards the Town of Grimsby's inclusive heritage.

Statement of Cultural Heritage Value or Interest

101 Main Street East is a significantly intact Craftsman-style building with notable influences from Georgian residential architecture. The structure features a coursed, 18-inch-thick Grimsby sandstone foundation as well as red-brick walls laid in an English bond pattern. The hipped roof retains its original slate shingling. 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. These include coffered ceilings and an original tiled fireplace.

The subject dwelling displays a high degree of craftsmanship. The shaping and installation of slate roofs, the laying of its 18-inch-thick coursed stone foundations, and exterior woodwork such as 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 & 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 in c. 1913. The subject property existed 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. Advertising 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, both becoming President of the 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 & 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 a part of its Immigration & 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 Highschool'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.

While oral history has confirmed that the property was built by Daniel Marsh & Sons, there were no primary resources uncovered as a part of this review that confirmed the oral history.

101 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.

101 Main Street East is physically, functionally, visually and historically linked to its surroundings. As part of the early developments of the 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 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. 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. This type 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, demonstrating the significant impact the Gibson family had on the development of the area in the early 20th century.

HERITAGE ATTRIBUTES TO BE DESIGNATED

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 slate roof
- Historic brick chimney
- Window and door openings
- Wood windows and wood storms
- Wooden portico with classical details and wood coffered ceiling
- Porch on eastern façade
- Concrete front path

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

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: August 1st, 2026