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April 13th, 2023

10 Adelaide Street

Toronto, Ontario

M5C 1J3

Attention: Ontario Heritage Trust

To whom it may concern,

RE: Notice of Passing – Heritage Designation By-law 23-26

Please find the Notice of Passing – Heritage Designation By-law 23-26 enclosed for the property at 115 Gibson Street.

Please do not hesitate to contact me if you have any questions.

Take care,



Garrett France-Wyllie
Heritage Planner
Planning Department
Town of Grimsby | 905-945-9634 X.2103
gfrance-wyllie@grimsby.ca





NOTICE OF PASSING - HERITAGE DESIGNATION BYLAW 23-26

115 Gibson Street, Grimsby, ON

TAKE NOTICE that Grimsby Town Council passed Designation By-law 23-26 on April 3rd, 2023 which designates the building known municipally as 115 Gibson Street., under Part IV, Section 29 of the *Ontario Heritage Act, R.S.O. 1990, c.O.18*, as amended, as a property of cultural heritage value or interest.

The Town Clerk received no objection to the Notice of Intention to Designate the Property and Town Council passed the bylaw designating the property.

IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL (OLT):

An appeal of the Designation Bylaw for the Property may be made by filing a notice of appeal with the Town Clerk, Objections should be directed to Bonnie Nistico-Dunk, Town Clerk, P.O. Box 159, 160 Livingston Avenue, Grimsby ON, L3M 4G3. Within thirty days of April 13, 2023.

Appeals to Tribunal shall include:

1. A notice of appeal setting out the objection to the by-law.
2. The reasons in support of the objection.
3. Accompanied by the fee charged by the Tribunal.

If you wish to appeal to the OLT, forms are available from the Ontario Land Tribunal website at <https://olt.gov.on.ca/file-an-appeal/>

WHO CAN FILE AN APPEAL?

Any person who objects to the by-law may appeal to the Tribunal by giving notice to the Tribunal and the clerk of the municipality, within 30 days after the date of publication a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal.

GETTING MORE INFORMATION:

A copy of the bylaw and background information about the application is available for public inspection by directing inquiries to Bianca Verrecchia, Heritage Planner at 905-945-9634 ext. 2122 or by email bverrecchia@grimsby.ca

Last date to file Notice of Objection: May 13th, 2023

The Corporation of the Town of Grimsby

By-law No. 23-26

A by-law designate the Property located at
115 Gibson Street, as a feature or 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;

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:

115 Gibson Street
Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the property at **115 Gibson Street** 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.

COUCIL 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:

115 Gibson Street
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 this 3rd day of April, 2023.

READ A SECOND AND THIRD TIME AND FINALLY PASSED this 3rd day of April, 2023.

J.A. Jordan, Mayor

B. Dunk, Town Clerk

Schedule 'A' to
By-law 23-26

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

LT 130, Corporation Plan 4 EXCEPT PT 1, 30R-9697; PT 1, 30R-13632 ; GRIMSBY

Schedule 'B' to
By-law 23-26
Statement of Significance
And Description of extent of the features
To which the designation applies

Statement of Cultural Heritage Value or Interest

115 Gibson is a one and a half storey, gable front, stone foundation structure with a wooden frame. Physical attributes include the eaves returns, the minimal set-back, original door and window openings, a low pitched gable roof, and early architectural style and proportions. The house is one of the earliest buildings remaining on Gibson Street, with ties to the Nelles family. The one and a half storey gable front structure is located very close to Gibson Street (formerly Gibson Avenue, formerly Mill Road) with the forty mile creek at the rear of the property. The non-existent setback of the structure displays characteristics typical of a commercial structure.

The property has definitive association with the notable United Empire Loyalist Nelles Family of Grimsby. Six hundred acres west of The Forty was initially settled by Colonel Robert Nelles in the late 1780s. Robert, his brothers and father Hendrick 'Henry' Nelles acquired extensive property reaching from the escarpment to the lake. The Nelles family built two mills on either side of the upper bridge; a grist mill on the west side of The Forty and a saw mill on the east side. They sold 19 acres west of The Forty to Richard and Elizabeth Allison by 1862.

The Allison family owned the land and operated the grist mill that had been converted to steam power by W.H Gurney who was married to Maria Nelles. Allison, a carriage maker, was also a partner, with his neighbour William Wilson in a store on Main Street. Allison's daughter Emeline 'Emma' Allison who became accomplished at working with steam power became renowned in America for taking care of the women's pavilion steam power at the Philadelphia 1876 world expo.

In 1866 Robert Lillie Gibson bought the adjacent 19 acres from Robert and Elizabeth Allison west of The Forty and another 19 acre parcel from Peter B and Mary Nelles; in 1872 another 14 acres was purchased from William and Margeret Wilson and in 1872 a fourth parcel was bought from the Town of Grimsby making all assembled parcels 56 acres total. Gibson was a stonemason and contractor who emigrated from Peterhead Scotland. He married Frances 'Fanny' Gibson in 1861. Robert Gibson built the adjacent "Gibson House" at 114 Gibson Avenue with Grimsby sandstone in the Gothic style. Later, Gibson started another quarry on a new 100 acre site in the Clinton Township on quarry road at the top of the escarpment. Gibson was able to make his new business a success due to the need for stone for updating local railways and the need for stone to replace wooden bridges. This history gives the street its namesake "Gibson Street" formerly Gibson Avenue, formerly Mill Road.

The dwelling at 115 Gibson Street is significant in supporting the character of Gibson Street. The scale and architectural style of the house show similarities to early built houses within the town. Featuring a similar architectural style to Georgian style with symmetrical openings and a cornice return similar to other structures typical of that era

115 Gibson Street is historically linked to its surroundings. The minimal set-back is typical of a commercial structure and the proximity to the Grist Mill is significant. While walking down Gibson it is evident the evolution of the street, from a busy commercial and industrial corridor to a now a residential corridor. The evolution of different architectural styles and various setbacks provides an insight as to how the historic corridor evolved over time.

HERITAGE ATTRIBUTES TO BE DESIGNATED

The Heritage Attributes to be designated at 115 Gibson Street includes:

- Gable front architectural style
- Eaves returns
- Minimal Setback
- Original door and window openings
- Architectural style proportions
- Stone foundation