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ONTARIO HERITAGE TRUST

MAR 07 2013

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**TOWN OF GRIMSBY**

**Notice of Passing of By-law to Designate**

**TAKE NOTICE THAT** on December 3, 2012 Council of the Corporation of the Town of Grimsby passed By-law No. 12-79 to designate **THE JAMES WILLISON GROUT NELLES HOUSE, 133 MAIN STREET EAST**, as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act.

Janice Hogg Planner I  
Town of Grimsby,  
160 Livingston Avenue  
Grimsby, ON  
L3M 4G3

# The Corporation of the Town of Grimsby

## By-law No. 12-79

### A By-law to designate the James Willison Grout Nelles House 133 Main Street East 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 Council of the Corporation of the Town of Grimsby has cause to be served on the owners of the lands and premises at:

133 Main Street East  
Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the **James Willison Grout Nelles House at 133 Main Street East** and a statement of the reasons for the proposed designation and further, has caused said notice of intention to be published in the Grimsby Lincoln News, being a newspaper of general circulation in the municipality;

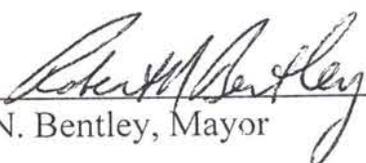
**And whereas** the reasons for designation and extent to which the designation applies are set out in Schedule "B" attached hereto and form part of this By-law;

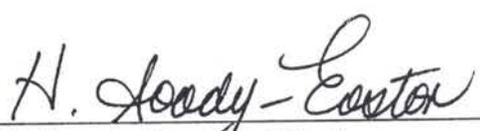
**Now therefore** the Council of the Corporation of the Town of Grimsby enacts as follows:

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:  
James Willison Grout Nelles House  
133 Main Street East  
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.
3. That By-law 12-49 and By-law 12-67 are hereby repealed.

Read a first time this 3<sup>rd</sup> day of December 2012.

Read a second and third time and finally passed this 3<sup>rd</sup> day of December 2012.

  
R. N. Bentley, Mayor

  
H. Soady-Easton, Clerk

**Schedule 'A' to By-law 12-79**

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

James Willison Grout Nelles House,  
Part Lot 6, Concession 1, being Parts 1 and 6, Plan 30R1380  
municipally known as  
133 Main Street East,  
Town of Grimsby,  
Regional Municipality of Niagara

**Schedule 'B' to By-law 12-79  
Statement of Significance  
and description of extent of the features  
to which the designation applies**

Description of Property

The subject property is located on the northeast corner of Main Street East and Nelles Road North. The property includes a brick dwelling, brick fruit barn, brick coach house and equipment storage shed. The brick dwelling is the subject of this designation.

Statement of Cultural Heritage Value or Interest

The James Willison Grout Nelles House is a good example of the Queen Anne style of architecture. The dwellings proportions and decorative elements demonstrate the influence of the Queen Anne style of architecture.

The dwelling has a direct correlation with the Nelles family who were prominent in Grimsby. The Nelles family has a long history in Grimsby dating back to the settlement of this West Niagara town.

The James Willison Grout Nelles House is of contextual value for supporting the character of Main Street East. The dwelling and landscape contribute to the wooded built character along the Main Street. The setback of the dwelling provides evidence of the development patterns along Main Street that typically had large farm houses with large front yard setbacks from the street.

The house is one of a series of larger nineteenth and early twentieth century homes running along Main Street in Grimsby which were associated with the fruit farming industry. The size and quality of architectural detail of many of these houses is a testament to the prosperity brought to the area by fruit farming.

The trees around the property contribute to the wooded character of Main Street East and the largest mature tree at the southwest corner of the property demonstrates the age of the settlement.

Heritage Attributes

The following architectural attributes have been determined to contribute to the heritage value of the dwelling and constitute part of the *Statement of Cultural Heritage Value or Interest* for 133 Main Street East:

- The envelope of the original dwelling;
- Brickwork including tuck pointing, textural elements and corbels
- Stone masonry including decorative corbels;
- Bay windows;
- Eave brackets;
- Gingerbreading bargeboard;
- Drop finials;
- Stick style half timbers on the front gables;
- Windows with transoms;
- Two leafed front door with glazing;
- Side door with stained glass and stained glass transom; and
- The largest mature tree located at the south west corner of the property.