

THE CORPORATION OF THE TOWN OF GRIMSBY

BY-LAW NO. 22-74

A BY-LAW DESIGNATE THE PROPERTY LOCATED AT 147 MAIN STREET EAST, 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;

And 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:

147 Main Street East
Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the property at 147 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 the By-law.

NOW THEREFORE the Council of the Corporation of the Town of Grimsby hereby 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:

147 Main Street East
Town of Grimsby
The Regional Municipality of Niagara

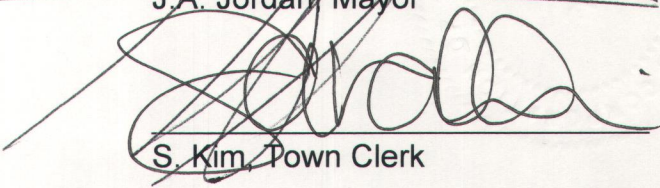
2. That the Town solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" attached hereto at the Land Registry Office.

Read a first time this 19th day of September, 2022.

Read a second and third time and finally passed this 19th day of September, 2022.



J.A. Jordan, Mayor



S. Kim, Town Clerk

Schedule 'A' to
By-law 22-74

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

PT LT 6 CON 1, North Grimsby (FMLY PCLS 18 & 19, PT PCL 17), as in
RO635982 & RO693171; PT 1 30R-8135 ; GRIMSBY
147 Main Street East,
Town of Grimsby,
Regional Municipality of Niagara

Schedule 'B' to
By-law 22-74
Statement of Significance
And Description of extent of the features
To which the designation applies

Statement of Cultural Heritage Value or Interest

The property located at 147 Main Street East is a representation of the Italianate architectural style that was prevalent throughout Grimsby. With the substantial demolition of many historic structures and the development of plazas, 147 Main Street East acts as one of the few remaining buildings of this scale, mass, and form along this streetscape. The timber frame structure located at 147 Main Street East stands two storeys high, and has a flat deck hipped roof, which is traced with ornate bracketed eaves featuring spoon carvings. The hipped roof is intersected by a single red brick chimney on the west elevation. Bay windows can be found on both the East and South elevations. The window openings found throughout the structure are flat-topped, and currently have double hung sash windows with one-over-one pane division.

The home at 147 Main Street East was built circa 1907 on the property originally owned by J.A Nelles. The building is significant for its association with many prominent historical individuals found throughout Grimsby's history. This includes the Nelles, Beamer, Biggar, Book, Pettit and Cole families.

J.A. Nelles originally owned the land on which the dwelling is situated. The Nelles Family was a prominent family in Grimsby Township and was among the first to come to the Forty. J.E. Beamer is identified as the owner of the northwest corner of Lot 6, Concession 2 as well as owner of the home at 147 Main Street East, identified in the 1876 County Atlas Map. J.E Beamer is a descendent of the Beamer family that came to Grimsby in 1790.

Jane Pettit's name appears on the title search of the property in 1918 and 1944. The Pettit Family was just as significant as the Nelles Family in Grimsby Township; they too were United Empire Loyalists. Andrew and John Pettit came to Canada in 1787, and then eventually settled at the Forty. Jane Pettit then sold the historic home to Harriet Anna Mabel Pettit Biggar in 1918, making Harriet the second Pettit Family member to live in the dwelling at 147 Main Street East. Harriet married James David Biggar in 1904, James David Biggar was a descendant of the Biggar Family. The Biggar Family were early settlers to the Forty in the late 18th century.

In 1918, the dwelling was mortgaged by Jonathon Ambrose Book, who is a direct descendant of Conrad Book. Conrad Book and his family came to Upper Canada in 1797, and upon arriving, he and his family had stayed with the Pettit Family.

Brigadier General Vernon "Uncle Bill" Hodson (1884-1945), and his wife Jeanne Neel Hodson, purchased 147 Main Street East upon his retirement from the Canadian Military. Late in the fall of 1943, the Hodson's came to Grimsby seeking their forever retirement home. They moved into the Village Inn as the base of operations for their house search. Acquired January 6, 1944, 147 Main Street East was given over to the Shafer Brothers for extensive renovations. When the renovations were completed in April, the Hodson's relocated from the Village Inn to their new home, which they christened as Wadley's. A career soldier, Vernon Hodson served as Commanding Officer of the Royal Canadian Regiment (RCR) and the 1st Canadian Brigade. He served with the RCR for 33 years and in two World Wars. Hodson held the rank of Lieutenant with the Canadian Expeditionary Force (CEF) when he went overseas in WWI. Recuperating in England away from the action for a time, he decided to transfer for service with the Royal Air Force (RAF) and went for Air Ministry training. However, with WWI winding down, his service with the RAF was short and came to an end in April 1919. He had been promoted to a Major before the end of WWI. When WWII began, as the Commanding Officer of the RCR, he was promoted to Lieutenant-Colonel and took

the unit overseas in December 1939. The RCR proceeded to France in June, just before Dunkirk. This made Hodson the only officer of the Regiment to land in England and France on regimental service in both WWI and WWII.

During the 1940s, the Shafer brothers did extensive renovations on the historic home at 147 Main Street East. The Shafer Family first came to Grimsby at the turn of the century in 1900. Conrad Shafer worked with Daniel Marsh at the local planning mill. Conrad and his wife, Emma, had six children, two of which went on to start a construction business known as Shafer Bros General Contractors in 1922. Shafer Bros General Contractors became very popular and well-known in the Township. They went on to build several custom homes, commercial buildings, and numerous renovation projects throughout the Town of Grimsby. The brothers had a unique way of incorporating craftsmen's style with traditional building styles. Today, many of these custom Shafer Bros General Contractors homes are admired and celebrated by the Grimsby community.

Norman Edward Cole purchased the dwelling in 1971. Norman was the son of Albert Edward Cole, founder of Cole's Florist. Norman bought the company from his father in the early 20th century. In 1986, "Cole's Florist" moved from its original location from across the street into the historic dwelling at 147 Main Street East. At one point, Cole's Florist was the largest floral operation between Toronto and Niagara Falls, often supplying the Grimsby Beach hotels and market with flowers. Norman's great grandfather was war veteran, Trumpeter Blakely. Trumpeter served during the War of 1812, under General Brock at the battle of Queenston Heights, and the Spanish War.

147 Main Street East is important in supporting the character of the historic Main Street corridor. With the removal of many wood frame structures, 147 Main Street East is one of the few remaining structures that is representative of the vernacular architectural style that was historically found along this streetscape, and is an important component of the Potential Cultural Heritage Landscape endorsed by Council.

Heritage Attributes

- Main hipped roof and flat roof widows walk
- Deep bracketed eaves with spoon carvings
- Flat top window openings and original wood windows
- Two storeys
- Bay windows
- Symmetrical façade (East bay window has been removed)
- Wood clapboard siding (under the current blue vinyl siding which was discovered during a site visit)
- Smooth red brick chimney
- The resource's setback from Main Street East