



NOTICE OF INTENTION TO DESIGNATE

115 Gibson Street

TAKE NOTICE that Grimsby Town Council, on January 10th, 2023 resolved to issue a Notice of Intention to Designate LT 130, Corporation Plan 4 EXCEPT PT 1, 30R-9697; PT 1, 30R-13632 ; 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 **115 Gibson Street** contributes towards the Town of Grimsby's inclusive heritage.

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 and Gibson Families. 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 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.

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 this property. The minimal set-back is typical of a commercial structure and the proximity to the Grist Mill shows significance. While walking down Gibson it is evident the evolution of the street, from a busy commercial and industrial corridor to a now only 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 include:

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

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 Bonnie Nistico-Dunk, 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: March 17th, 2023