

THE CORPORATION OF THE TOWN OF GRIMSBY

BY-LAW NO. 24-02

A BY-LAW TO DESIGNATE THE PROPERTY LOCATED AT 127 MAIN STREET WEST, 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 municipal council of the Corporation of the Town of Grimsby has cause to be served on the owners of the lands and premises at:

127 Main Street West
Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the property at 127 Main Street West 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.

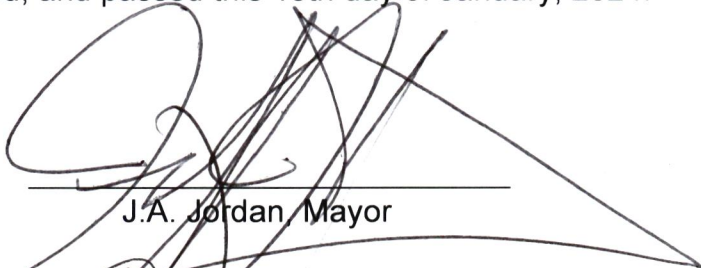
Now therefore the Council of the Corporation of the Town of Grimsby enacts as follows:

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:

127 Main Street West
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, considered, and passed this 15th day of January, 2024.



J.A. Jordan, Mayor



B. Nistico-Dunk, Acting Town Clerk

Schedule 'A' to By-law 24-02

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

LT 69 & PT LT 70, Corporation Plan 4; PT 1, 30R-2538; GRIMSBY

Schedule 'B' to By-law 24-02
Statement of Significance and Description of Extent of the Features to which the
Designation Applies

127 Main Street West is a representative example of the early Loyalist Georgian architectural style. The style accumulated the British architectural fashions during the reign of King George I, King George II and King George III (1750 - 1820) and was a modification of the Renaissance Style. The structure at 127 Main Street West was constructed in the Loyalist Georgian Style around the year 1800, to be used as the Nelles family Merchant Shop. The construction of the building is said to have been completed using rejected ship beams, evidence of these beams can be seen within the structure today. Key identifying features of 127 Main Street West include the gable front façade, the gable returns, symmetrical window openings, centrally located front door with side light, front door, and shallow pitched roof. Georgian Gable front buildings that were built at this time were often used as commercial buildings.

127 Main Street West is heavily associated with the Nelles family, the Fitch family, and for being known as the first merchant shop and the first post office located within the "The Forty". The structure 127 Main Street West is one of the few remaining structures initially built by the Nelles family at the turn of the 19th century.

The merchant shop was built by the notable Nelles Family. The Nelles family constructed many of the foundational buildings within this portion of Main Street during the height of the United Empire Loyalist settlement. The Nelles family were one of the most significant families to have settled within Grimsby and contributed directly to success of the Town. The Nelles family owned significant property between Grimsby and the Grand River.

Robert Nelles built the Merchant Shop around 1800. At the time of its operation, this was the only Merchant shop within the town, offering goods and services including selling grain and meat. The shop also operated as the Post Office starting in 1829 when Henry Nelles (Robert's Son) became postmaster. Henry served as postmaster for 13 years, after which his son Robert F. Nelles took over in 1842 and operated out of the Merchant Shop until 1855. Although the Post Office moved from the shop in 1855, the Nelles family continued to run the service with Adolphus Nelles in 1855 to 1867, H.E. Nelles from 1867 to 1892, and H.E. Nelles' wife Mrs. Nelles from 1892 until her death. Ultimately amounting to around 60 years of Nelles ownership.

Dr. William Fitch and his family arrived in Grimsby in 1849. They lived in a house at the corner of Main and Maple, eventually moving to 125 Main Street West. After buying it from Robert Fanning Nelles, William Sr. also acquired the adjacent property with the merchant store. Dr. Fitch was well respected within the Village and was active in St. Andrews Church, Dr. Fitch passed in 1869 and his wife in 1898. William's son, William Jr. was known around town as "Doc", and lived at 125/127 Main Street West. He operated a general store in the Malakoff building on Main Street, where he sold groceries and dispensed medicine to the community. "Doc" also operated the first Telegraph office within the Town, and was agent for the Great Western Telegraph Company.

Doc Fitch sold the merchant shop property to Jeremiah Zimmerman Jr. in Aug. 1884. The Zimmerman's were left without a home after their father died in 1881. Jeremiah Jr. was a single farm laborer, his brother James a railway worker and their sister Elizabeth, a seamstress. Together the Zimmerman siblings converted the former merchant shop / post office to become their residence. By 1894 only Jeremiah and Elizabeth resided here. Jeremiah Zimmerman died here in 1907; his family executors conveyed the property to Elizabeth. She continued her

dressmaking business and supported herself. Elizabeth died here at age 82 in 1926, having never married.

Wm. E. & Elsie Cullingford initially rented 127 Main Street West from the Zimmerman estate and established William's insurance businesses in 1927. They formally purchased the structure from the Zimmerman's in 1935. William Cullingford had arrived in Grimsby from England in 1910. He was active in the community as the choir leader and music director in the Presbyterian and Trinity United churches for twenty-seven years and taught vocals and musical instruments to many students. His other great interest was gardening. He organized numerous annual events for the Grimsby Horticultural Society in the era of Blossom Time and Tulip festivals which drew tens of thousands of tourists to Grimsby each spring. He was the Secretary Treasurer of the Society for eighteen years.

Elsie Cullingford also ran a gift store, where she sold Mossfield pure wool blankets and brass products made under the name "Brass Jug" from the historic structure through the 1940s and '50s, continuing to live there after William's death in 1952. In 1964, the Cullingford estate sold the property to John and Laura Taylor. The Taylors remained only briefly, selling in 1966 to Gray Willson who resided in Canterbury Cottage next door. Willson used 127 Main Street as a rental property and rented the home back to the Taylors. Several tenants passed through the property during Willson's ownership, including Barry and Linda Coutts, who rented in 1971 while waiting to move into Nelles Manor which they had recently purchased.

The historic structure at 127 Main Street West provides a greater understanding of the establishment of "the Forty" and the early development of the corridor. This structure was an integral part of "the Forty" being the first merchant shop within the area. This structure and its use as a commercial building contributed directly to commercial industry present at the height of the area's development.

The historic structure 127 Main Street West maintains and supports the character of the historic Main Street West corridor, a character heavily influenced by the Loyalist families.

This Structure is historically linked to the early settlement village established by the founding families of "The Forty." This structure was used as the first merchant shop and the first post office within the village and was integral to the surrounding industry, and community.

Historically, the structure at 127 Main Street West would have been considered a landmark structure within this portion of the early Loyalist settlement. This was the only merchant shop and post office within "the Forty" at the time of construction. Many community members would have interacted with this site during their common, daily life. The merchant shop also contained the Town's post office, which would have been the central location of the community's early regional communication.

Heritage Attributes to be Designated:

- Loyalist Georgian architectural style
- Gable front façade
- Symmetrical facade
- Shallow pitched roof
- Gable returns
- Centrally located front door with decorative surround and pilasters
- Wooden front door
- One Georgian wooden window on the east façade