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April 27<sup>th</sup>, 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 23-37

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Please find the Notice of Passing – Heritage Designation By-law 23-37 enclosed for the property at 99 Main Street West.

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](mailto:gfrance-wyllie@grimsby.ca)

**RECEIVED**  
2023/05/01  
(YYYY/MM/DD)  
Ontario Heritage Trust



## **NOTICE OF PASSING - HERITAGE DESIGNATION BYLAW 23-37**

**99 Main Street West, Grimsby, ON**

**TAKE NOTICE** that Grimsby Town Council passed Designation By-law 23-37 on April 17<sup>th</sup>, 2023 which designates the building known municipally as 99 Main Street West., 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.

### **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 27<sup>th</sup>, 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](mailto:bverrecchia@grimsby.ca)

**Last date to file Notice of Objection: May 27<sup>th</sup>, 2023**

The Corporation of the Town of Grimsby

By-law No. 23-37

A by-law designate the Property  
located at 99 Main Street West, 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:

99 Main Street West  
Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the property at **99 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;

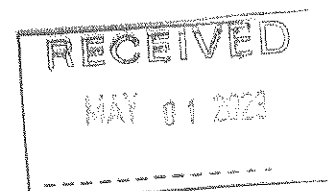
**AND WHEREAS** the reasons for designation and extent to which the designation applies are set out in schedule "B" attached hereto and form part of the By-law.

**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:

99 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 this 17th day of April, 2023.

READ A SECOND AND THIRD TIME AND FINALLY PASSED this 17th day of April, 2023.

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J.A. Jordan, Mayor

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B. Dunk, Town Clerk

Schedule 'A' to  
By-law 23-37

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

PT LT 157, Corporation Plan 4, as in RO660154; SUBJECT TO AN EASEMENT  
OVER PT 3, 30R-10384; GRIMSBY

Schedule 'B' to  
By-law 23-37  
Statement of Significance  
And Description of extent of the features  
To which the designation applies

**Statement of Cultural Heritage Value or Interest**

The Seamstress Cottage is an excellent example of a Loyalist stone structure built of the local Grimsby sandstone. The masonry work that can be found at Nelles Manor and St. Andrew's Church has many similarities to the masonry of 99 Main Street West. There are also strong Neo-classical and Classical Revival elements contained within the structure. The house was built in the "Loyalist" style, the term came from the array of architectural styles that the first settlers to arrive at the Forty brought with them from their native countries. The low pitched roofs, stone construction and "fortified" stone walls were common practices in European countries, and are elements we see on 99 Main Street West. Other character defining elements of the structure are; the Grimsby sandstone construction, wooden gable returns and cornice, wooden double hung windows, front bay window and portico, decorative fretwork, and wooden storm door. The building also features a wooden frame addition that has been in situ since the 1940's, the addition was built by the notable "Shafer Brothers" contractors of Grimsby, the Brothers are known for constructing high quality housing within the Town of Grimsby.

The house features a high degree of craftsmanship. The masonry would have been built by a skilled mason, and matches the quality of stonework found on St. Andrews Church and Nelles Manor, the house was built with thought and care, which can be represented by the unique situation the house has on the property, with a basement walkout facing Forty mile creek, while the house fronts onto Main Street West.

The house at 99 Main Street has direct associations with the development the Village of Grimsby during the 18<sup>th</sup> and 19<sup>th</sup> centuries. The house has been called home by the families of prominent citizens and settlers of Grimsby – originally called "The Forty" after the Forty-Mile Creek. Originally, the lot was owned by a John Green, one of the 410 settlers in the group that arrived in 1787. Some of these settlers included: John Green, Hendrick (Henry) William Nelles, Robert Nelles, Allen Nixon, Andrew Pettit, Charles Pettit, John Smith, Silas Smith, and Benjamin Willcox. These original settlers shared their land with family and sold or traded parcels of land to other settlers. Robert Nelles purchased the Lot 10, Concession I plot from John Green, and his will deeded the larger plot to be sold, and eventually it was purchased by Dennis Woolverton. The Nelles family was important to the development of the Town and some early Nelles homes with heritage designations are still standing in Grimsby. Robert Nelles had Geo. Ball survey the property in 1840, and had the dwelling at 99 Main Street West built for his Daughter Mary Anne Nelles, who was a widow returning to the Forty after living in Brantford. Mary returned to the Forty after the death of her husband and moved into the newly constructed cottage, to be the full time Seamstress. After Mary's death, the home was given to another local seamstress.

The cottage at 99 Main Street West yields, and has the potential to yield information that contributes to an understanding of the life of the first settlers to the area of The Forty and Grimsby Village, the architecture and living conditions of the 1800s, and also offer insight on the life of the Nelles family. The cottage is also important to understanding the development of the Town of Grimsby.

The building at 99 Main Street West has contextual value as it supports the late eighteenth century and nineteenth century village character of Grimsby. The building is well known and has a certain prominence on that particular section on Main Street West. The stone work is a beautiful example of local resources and the familial connections are also important to the community of the Town of Grimsby. The building at 99 Main Street West supports the character of Main Street and other historic aspects of Grimsby as it shares attributes of the Nelles Manor and St. Andrew's Church. St. Andrew's is one of the oldest churches in the region, and is a fine example of the architecture and craftsmanship of the time.

The stone from which The Dressmakers' Cottage is quarried is also local Grimsby sandstone, and the original quarry was owned by Robert Lillie Gibson, who had come to Grimsby from Scotland in search of good stone. Rock was carried from the quarry to waiting ships by means of a little railway that ran from the base of the escarpment to the foot of Maple Avenue where a pier was built for this purpose.

The building at 99 Main Street West has a strong historical and physical connection to its surroundings. The dwelling is a landmark building on the East side of Main Street West, and has been known as the "Seamstress Cottage" to local residents for some time. The house is compatible with the surrounding structures, many of the houses on this section of Main Street West were built to take advantage of the sloping grade towards Forty Mile Creek. The house reinforces the character of the Village and the historical value of this Town.

#### **HERITAGE ATTRIBUTES TO BE DESIGNATED**

The Heritage Attributes to be designated at 99 Main Street West include:

- Structural Grimsby Sand Stone Construction
- Low Pitched Roof
- Wooden Fascia Boards, Frieze Band, And Gable Returns With Crown Molding
- One And A Half Storeys
- Wooden Bay Window Addition With Diamond Leaded Sash Windows
- Wooden Front Door With Wooden Glazed Storm Door
- Hipped Roof Portico Addition Over Front Door With Turned Wooden Pilasters
- Decorative Fretwork Below The Eaves On The Front Bay Window And Portico
- Double Hung Wooden Sash Windows In The Stone Portion Of The House
- (Gordon) Shafer Brother Wooden Frame Addition To The Rear Of The Property With A Flat Roof
- Flat Arches Made With Stone Vossours Above The Doors And Windows
- Setback from Main Street West

