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January 4th, 2024

10 Adelaide Street

Toronto, Ontario

M5C 1J3

Attention: Ontario Heritage Trust

To whom it may concern,

RE: Notice of Intention to Designate 7 Kerman Avenue under Part IV of the *Ontario Heritage Act*

Please find the Notice of Intention to Designate enclosed for the property at 7 Kerman Avenue, Grimsby, Ontario, Canada.

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

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NOTICE OF INTENTION TO DESIGNATE

7 Kerman Avenue

TAKE NOTICE that Grimsby Town Council, on December 4th, 2023 resolved to issue a Notice of Intention to Designate PT LT 13 CON 2, North Grimsby (FMLY PCL 7), as in RO437527; 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 **7 Kerman Avenue** contributes towards the Town of Grimsby's inclusive heritage.

Statement of Cultural Heritage Value or Interest

The structure at 7 Kerman Avenue is a rare, and unique example of a style. The house at 7 Kerman Avenue was built in 1893 by John Kerman. The house is two and a half storeys tall, built in the Shingle-Queen Anne architectural style. The Shingle Style is one of the variations to come out of the Victorian era, with a completely asymmetrical plan similar to that of the Queen Anne Style. The exterior detailing typically completed in wood shingles. 7 Kerman Avenue includes notable Shingle Queen Anne style details such as: the multiple roof lines, the bay window under the protruding gable and the wide porch with double columns. The arch openings into the porch and front entrance are quite unique. Round shapes often seen in arches, or windows are very prevalent within the Queen Anne architectural style.

The signature of the Shingle Style is having the exterior of the structure completely covered in wooden shingles, as well as wide wrap around porches that are set into the building's façade. The residence at 7 Kerman Avenue has both of these signature features. Other contributing shingle style elements include the large footprint and large windows.

The structure at 7 Kerman Avenue has direct associations with John Kerman and Rev. Dr. Neil Leckie. John Kerman was the second son of Dymoke Kerman. He was born in Winthrop England in 1860 and came to Grimsby from Vienna in 1880. John Kerman was a well-known and much respected Grimsby resident, he started the first Greenhouses within Grimsby with a specialty in roses. John and his wife Celia (Adolphus Nelles only daughter) were very active within the community, John has been connected with the educational, social, and municipal affairs within Grimsby for many years. He was a member of the board of Old Mechanics Institute, a member of the board of the Public Library and also held the positions of clerk and treasurer for the Township of North Grimsby. John made a "Hot House" (Green House) on his property on Kerman Avenue and became very well known for his tomatoes that were grown there. While his name is on title for 7 Kerman, we know that his home was eventually at 11 Kerman and was often referred to as the "Grimsby Rose Garden".

The Rev. Dr. Neil Leckie and his wife Adelaide lived at 7 Kerman, and held many social events throughout their time, including the annual gathering of the United Empire Loyalist Association

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of St. Catherine's, tea, and events for the IODE (Daughters of the Empire), and many others. Rev. Dr. Neil Leckie preached at various churches in town as well, such as the Baptist Church on Mountain Street, Trinity United, and St. John's. Neil's father William Robert originally lived at 7 Kerman Avenue; he was the city Treasurer for Hamilton. When William passed, Neil acquired the home.

The property at 7 Kerman Avenue reflects the work of the architect Henry Hobson Richardson, and the adaptations created by his former students Charles McKim and Stanford White. Richardson is known for the style "Richardson Romanesque". Richardson created the Shingle Style as a completely wooden adaptation of his Romanesque stone buildings. The use of large floorplans, large arches, and porches that are inset into the structure can be seen on both variations of this style and can also be seen on the Shingle style residence at 7 Kerman Avenue.

Built in 1893, the structure at 7 Kerman Avenue contributes to the streetscape and shows the growing wealth of John Kerman who contributed to Grimsby's horticulture success. The structure is a unique house along Kerman Avenue and provides an understanding to how the street evolved over time.

HERITAGE ATTRIBUTES TO BE DESIGNATED

The Heritage Attributes to be designated at 7 Kerman Avenue include:

- Shingle-Queen Anne architectural style
- Red brick chimneys
- Gable front roofline
- Decorative banding, the use of cut shingles to create banding
- Wide eaves
- Oriel bay window on the third-floor front facade
- Wide porch inset into the façade with groupings of square tapered wooden columns
- Window and door openings
- Wooden shingle exterior
- Arched entry way on south side clad in wood shingles
- Rounded arched window under the south gable
- Wooden sash windows
- Leaded casement windows
- Stone Foundation
- Setback from Kerman Avenue

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: February 3rd, 2024