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November 16th, 2023

10 Adelaide Street

Toronto, Ontario

M5C 1J3

Received

NOV 17 2023

Ontario Heritage Trust

Attention: Ontario Heritage Trust

To whom it may concern,

RE: Notice of Intention to Designate 25 Kerman Avenue under Part IV of the *Ontario Heritage Act*

Please find the Notice of Intention to Designate enclosed for the property at 25 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

gfrance-wyllie@grimsby.ca



NOTICE OF INTENTION TO DESIGNATE

25 Kerman Avenue

TAKE NOTICE that Grimsby Town Council, on November 6th, 2023 resolved to issue a Notice of Intention to Designate PT LT 13 CON 1, North Grimsby; PT 1, 30R-6618 ; 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 **25 Kerman Avenue** contributes towards the Town of Grimsby's inclusive heritage.

Statement of Cultural Heritage Value or Interest

25 Kerman Avenue is representative of the Queen Anne architectural style. Queen Anne style dwellings are typically 2 plus storey's tall, made from smooth red brick, and occasionally stone with asymmetrical facades and intricate woodwork. 25 Kerman Avenue shows prominent Queen Anne style features such as, the gambrel roof line with protruding turret and gable, the flared roof line of the turret, fish scale shingles, cornice brackets supporting the right side dormer roofline, "stepped" window on the front façade, small porch with turned columns, two storey bay window on the north facade, location of the porch window and front entrance, historic Grimsby sandstone foundation, window and door openings.

25 Kerman has direct associations with the Kerman and Smith families. In circa 1892 William Kerman built the Queen Anne style dwelling at 25 Kerman Avenue. Herbert Kerman is the son of Dymoke and Jane Kerman. The couple immigrated to Canada from England in 1873 with their children (4 boys, 3 girls), they lived in Grantham Township and later in Grimsby. Herbert's Brother William ended up living in Toronto and worked as a custom broker. Herbert Kerman built 25 Kerman Avenue around circa 1892, this was after living in Grimsby sometime, and marrying Margaret Maud Muir in 1885. Herbert sold his property on Kerman Avenue in 1899, and by 1901 was living in British Columbia. Herbert died in 1930 in Grand Forks, British Columbia.

Sardis Smith was born in 1834, he was the youngest son of Ezekiel and Mary Smith. Since there was no house on this part of the farm, Sardis lived at the house at 25 Kerman Avenue built by Herbert Kerman in circa 1892, Sardis used to commute from Kerman Avenue to the farm by walking. Sardis grew apples, and sold them not only at the Hamilton Market but packed and shipped them overseas, he was in competition with his cousin E.D. Smith who operated out of Winona.

The property at 25 Kerman Avenue is representative of the tender fruit farms that contributed to the success of Grimsby. At the turn of the century the property and surrounding lands would have been used for agricultural purposes. The wealth of Grimsby's economy is represented by the highly decorated farming estates that were constructed, including the Queen Anne residence at 25 Kerman Avenue.

The property is visually and historically linked to its surroundings. Due to the property's proximity to Main Street West the notable Smith family used this dwelling a primary residence while farming their two century Smith farm at 400 Main Street West. 25 Kerman Avenue was

known as “Melrose Gardens” and was used for many garden parties and celebrations during the time Jean Powell lived in the home. Jean was instrumental in preservation of Grimsby’s history, traditions and stories.

HERITAGE ATTRIBUTES TO BE DESIGNATED

The Heritage Attributes to be designated at 25 Kerman Avenue include:

- Shingle exterior siding
- Stepped staircase windows
- Turned porch columns on wooden pedestals with raised panels
- Gambrel roof with intersecting dormers
- Ogee shaped turret roof
- Leaded glass windows
- 1 over 1 sash windows
- Clapboard siding
- Fish scale shingle siding
- Turned wooden porch railings
- Stone foundation with a soft lime mortar
- Setback from Kerman Avenue
- Wooden front door
- Wooden storm windows
- Brick Chimney

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: December 16th, 2023