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January 25<sup>th</sup>, 2024

10 Adelaide Street

Toronto, Ontario

M5C 1J3

Attention: Ontario Heritage Trust

To whom it may concern,

RE: Notice of Passing – Heritage Designation By-law 24-01

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Please find the Notice of Passing – Heritage Designation By-law 24-01 enclosed for the property at 25 Kerman Avenue.

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)

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Ontario Heritage Trust



## **NOTICE OF PASSING - HERITAGE DESIGNATION BYLAW 24-01**

**25 Kerman Avenue, Grimsby, ON**

**TAKE NOTICE** that Grimsby Town Council passed Designation By-law 24-01 on January 15<sup>th</sup>, 2024 which designates the building known municipally as 25 Kerman Avenue., 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.

The Town Clerk received no objection to the Notice of Intention to Designate the Property and Town Council passed the bylaw designating the property.

### **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 Victoria Steele, Town Clerk, P.O. Box 159, 160 Livingston Avenue, Grimsby ON, L3M 4G3. Within thirty days of February 24<sup>th</sup>, 2024.

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: February 24<sup>th</sup>, 2024**

THE CORPORATION OF THE TOWN OF GRIMSBY

BY-LAW NO. 24-01

A BY-LAW TO DESIGNATE THE PROPERTY LOCATED AT 25 KERMAN  
AVENUE, 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:

25 Kerman Avenue  
Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the property at 25 Kerman Avenue 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:

25 Kerman Avenue  
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.

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J.A. Jordan, Mayor

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V. Steele, Town Clerk

Schedule 'A' to By-law 24-01

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

PT LT 13 CON 1, North Grimsby; PT 1, 30R-6618; GRIMSBY

Schedule 'B' to By-law 24-01  
Statement of Significance and Description of Extent of the Features to which the  
Designation Applies

25 Kerman Avenue is representative of the Queen Anne architectural style. Queen Anne style dwellings are typically two plus storeys tall with asymmetrical facades and intricate woodwork. 25 Kerman Avenue has many prominent Queen Anne style features including the gambrel roof line with protruding turret and gable, the flared roof on the turret, fish scale shingles, cornice brackets supporting the dormer roofline, "stepped" window on the front façade, small porch with turned columns, the two-storey bay window, and the location of the porch window and front entrance.

25 Kerman has direct associations with the Kerman, Smith, McKinnon, Bradt and Jarvis families. In circa 1892, Herbert Kerman built the Queen Anne style dwelling at 25 Kerman Avenue. Herbert Kerman acquired two acres of land from his brother's in-laws, Julia & A.G. Pettit, in December 1895. Herbert went on to build the dwelling at 25 Kerman Avenue in 1896; this was after living in Grimsby for some time and marrying Margaret Maud Muir in 1885. Herbert sold his property on Kerman Avenue in 1899 to Cecilia McKinnon, and by 1901 was working in Grand Forks, British Columbia as the Sherriff.

Cecilia McKinnon was the daughter of Robert H. Walker of Grassie and the great great-grand daughter of William Walker, a Loyalist who received in excess of 1,200 acres in south Grimsby Township for his loyalty to the Crown. Cecilia's great grandfather was Captain Ralph Walker of Grimsby, he was a Captain in the local 4<sup>th</sup> Lincoln Regiment in the War of 1812. Cecilia went to the Pacific coast with members of her family where she met and married Nova Scotian, John McKinnon at Revelstoke in 1899. Cecilia returned to Grimsby that year and purchased 25 Kerman Avenue from Herbert Kerman. In 1906 the McKinnon's returned to Revelstoke, British Columbia after selling the home to Sardis Smith.

Sardis Smith used to commute from Kerman to the family farm by walking. Sardis grew apples and sold them not only at the Hamilton Market but packed and shipped them overseas, in competition with his cousin E.D. Smith who operated out of Winona. During his life in Grimsby, he farmed the land but took interest in Grimsby politics and town affairs, as well as being the fourth postmaster in Grimsby from 1852 to 1858. Sardis lived briefly at the house at 25 Kerman Avenue as he passed 23 January 1907.

Andrew H Bradt and his wife Elizabeth purchased the home from the Sardis Smith estate after his passing. The Bradts had a 20-acre fruit farm east of Park Road, on Part A of the East Gore at the Clinton Townline. In 1909, they gave up farming and sold their property to Professor Tennyson Jarvis, and purchased the residence at 25 Kerman Avenue from Sardis Smith for their retirement years. When health issues became challenging, they sold and lived with their daughter in St. Catharine's, where they passed. The Bradt's relationship with Professor Jarvis and his family set the lineage for the home for the next three decades.

The patriarch of the Jarvis family was Lyman G. Jarvis. One of Canada's most successful poultry breeders, he became head of the poultry department at the Ontario Agricultural College (OAC) in Guelph in 1894. Most of his sons and daughters were educated at OAC, including Tennyson Jarvis, who became Professor of Entomology at OAC & President of the Entomological Society of Ontario. When ill health forced the Bradt's to consider selling 25 Kerman Ave., they again turned to the Jarvis family. By 1913 Lyman Jarvis was sixty-five and looking to retire from mass farming. The family decided to support their parents, having daughter Frankie Jarvis Page and her husband Herbert purchase 25 Kerman and had Lyman and Lila to move in with them. It was during the

Page/Jarvis ownership of the home that the residence was first referenced as "Melrose Gardens".

The Page's lived at 25 Kerman until June 1930 when Herbert Page was appointed CNR's Director of Investigations at Montreal headquarters. 25 Kerman was kept in the family, passing to Frankie's brother Eric W. Jarvis. His OAC training provided a government role as a fruit farm inspector in the early 1910's. He later held an administrative role with the CNR.

Jean Powell and her husband moved to Grimsby in 1946. Jean majored in History at the University of Toronto. When the couple met the local famed historian Ruby Janet Powell (no relation), Jean wanted to ensure that none of Grimsby's history was lost. Ruby admitted that she'd had thoughts about re-establishing the Historical Society which had become dormant through the two World Wars. 25 Kerman came to life with Powell's ownership. Active in several groups, various social teas in the gardens were commonplace and executive meetings of the GHS were held here throughout the early 1950's. In 1955 the GHS hosted an after party for the commemorative War of 1812 Cairn located at the Elizabeth Street Pumphouse at 25 Kerman Ave. The Powells and the GHS executive hosted the Lieut. Governor and two hundred guests for a garden party along with music provided by the Six Nations band. Jean was instrumental in preservation of Grimsby's history, traditions and stories. Jean Powell kept her beloved Melrose Gardens until her death in 1983 after which it passed over to the existing owners.

The property at 25 Kerman Avenue is representative of the scale, mass and form of architecture introduced into Grimsby's landscape during the end of the 19th century. The property at 25 Kerman is one of the first structures to be constructed on Kerman Avenue and provides a greater understanding of how the corridor evolved from a large crown land grant into a residential corridor.

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 as a primary residence while farming their two century Smith farm at 400 Main Street West.

Heritage Attributes to be Designated:

- Gambrel Roof with Intersecting Dormers
- Ogee Shaped Turret Roof
- Exterior Shingle Siding
- Exterior Clapboard Siding
- Exterior Fish Scale Shingle Siding
- Turned Porch Columns on Wooden Pedestals with Raised Panels
- Wooden Front Door
- Wooden Windows
- Stained Glass Windows
- Wooden Storm Windows
- Window and Door Openings
- Turned Wooden Porch Railings
- Stepped Staircase Windows
- Setback from Kerman Avenue
- 250+ Year Old Silver Maple Tree North of the Designated Structure
- Silver Maple Trees that Frame the front façade of the Designated Structure
- Butternut Tree near the West Property Line
- Cherry Birch near the West Property Line

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