

THE CORPORATION OF THE TOWN OF GRIMSBY

BY-LAW NO. 24-20

A BY-LAW TO DESIGNATE THE PROPERTY LOCATED AT 7 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:

7 Kerman Avenue
Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the property at 7 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:

7 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 2nd day of April, 2024.



J.A. Jordan, Mayor



V. Steele, Town Clerk

Schedule 'A' to By-law 24-20

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

PT LT 13 CON 2, North Grimsby (FMLY PCL 7), as in RO437527; GRIMSBY

Schedule 'B' to By-law 24-20
Statement of Significance and Description of Extent of the Features to which the
Designation Applies

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.

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 in the dwelling's porch and front entrance are unique. Round shapes often seen in arches, or windows are very prevalent within the Queen Anne architectural style.

A Shingle Style structure is always identified by two defining elements, they must have an exterior façade covered in wooden shingles and 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 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 dwelling at 7 Kerman Avenue.

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 commercial greenhouses within Grimsby, having specialized in roses. John and his wife Celia (Adolphus Nelles' only daughter) were very active within the community, John was connected with the educational, social, and municipal affairs within Grimsby for many years. He was a member of the board of The 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. The structure at 7 Kerman illustrates the growing wealth of John Kerman who contributed to Grimsby's horticulture success.

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 of St. Catharine's, tea and events for the IODE (Daughters of the Empire), and many others. Rev. Dr. Neil Leckie preached at various churches in town, such as; the Baptist Church on Mountain Street, Trinity United, and St. John's.

The structure at 7 Kerman Avenue was built in 1893 and contributes to the character of Kerman Avenue. The structure is a unique house along Kerman Avenue and provides an understanding of how the corridor evolved over time.

HERITAGE ATTRIBUTES TO BE DESIGNATED

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

- Three Storey Shingle-Queen Anne Style Dwelling
- 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