

# **183 MAIN STREET EAST**

**Request for removal from heritage register**

# Ontario Heritage Act

## REGISTER AND MUNICIPAL HERITAGE COMMITTEE

### Register

27 (1) The clerk of a municipality **shall** keep a register of property situated in the municipality that is of cultural heritage value or interest.

### Contents of register

(1.1) The register kept by the clerk shall list all property situated in the municipality that has been designated by the municipality or by the Minister under this Part and shall contain, with respect to each property,

- (a) a legal description of the property;
- (b) the name and address of the owner; and
- (c) a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property.

### Same

(1.2) In addition to the property listed in the register under subsection (1.1), the register may include property that has not been designated under this Part but that the council of the municipality believes to be of cultural heritage value or interest and shall contain, with respect to such property, a description of the property that is sufficient to readily ascertain the property.

### Consultation

(1.3) Where the council of a municipality has appointed a municipal heritage committee, the council shall, before including a property that has not been designated under this Part in the register under subsection (1.2) or removing the reference to such a property from the register, consult with its municipal heritage committee.

# Ontario Heritage Act

- Register (aka inventory) a primary function of KMHAC
- No requirement to obtain owners' consent to include a property on the register
- No requirement to inform owners that a property is being included in the register (We did anyway when register established)

# Kingsville's Register

- 346 properties (constant state of revision)
- 37 of those 346 designated under the Ontario Heritage Act  
35 buildings (two publicly owned), 1 cemetery, 1 public park (Lakeside Park)
- All designated properties must be on the register, but not all buildings on the register are designated

Being on register does not automatically lead to designation

# 183 Main Street East



## Research

# The Bon Jasperson House 171 Main Street East

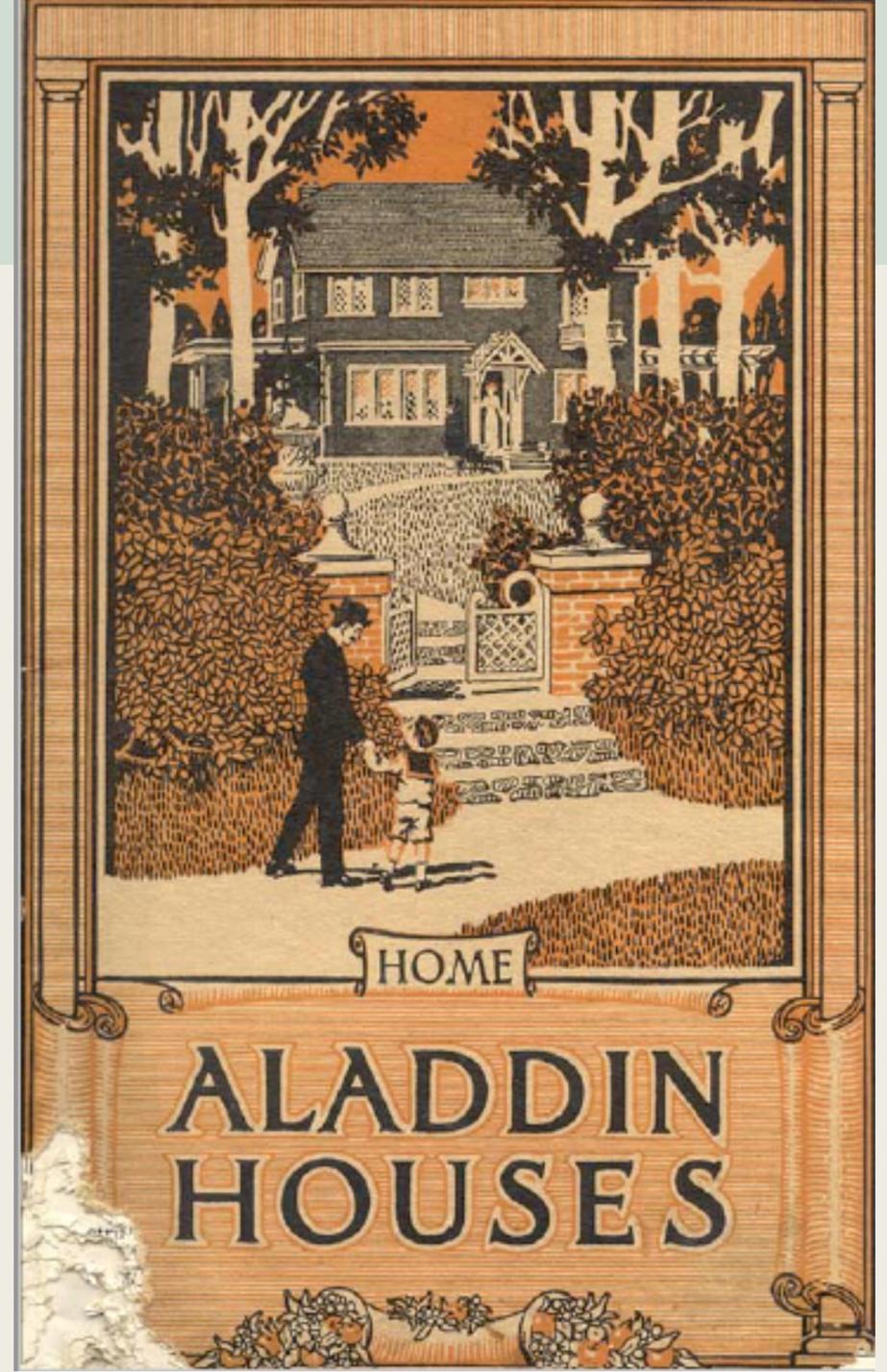


- Bonzano Jasperson built his house in 1903.
- A prominent citizen and landowner whose business endeavours included lumber, grain, banking, canning, cigar making, property development, farming, electrical power and oil and gas.
- Wife Gertrude was the Church of the Epiphany's choir leader.
- Son Lt.-Col. Frederick Kent Jasperson was the commander of the Essex Scottish Regiment during the ill-fated raid on Dieppe in WWII. A lawyer, he later became a local magistrate.
- As a wedding gift to his daughter, Esther, Bon Jasperson had the house at 183 Main Street East built. He transferred ownership to her in 1926 and it remained in her name until her death in 1973.
- Esther's husband was Dr. T.D. Campbell, dentist.
- Designated 2012.

Research

# Aladdin Houses

The North American Construction Company of Bay City, Mich., sold kit homes under the name *Aladdin* beginning in 1906. The 1913 Aladdin catalogue features the design of 183 Main Street East on the cover.



# The Brentwood



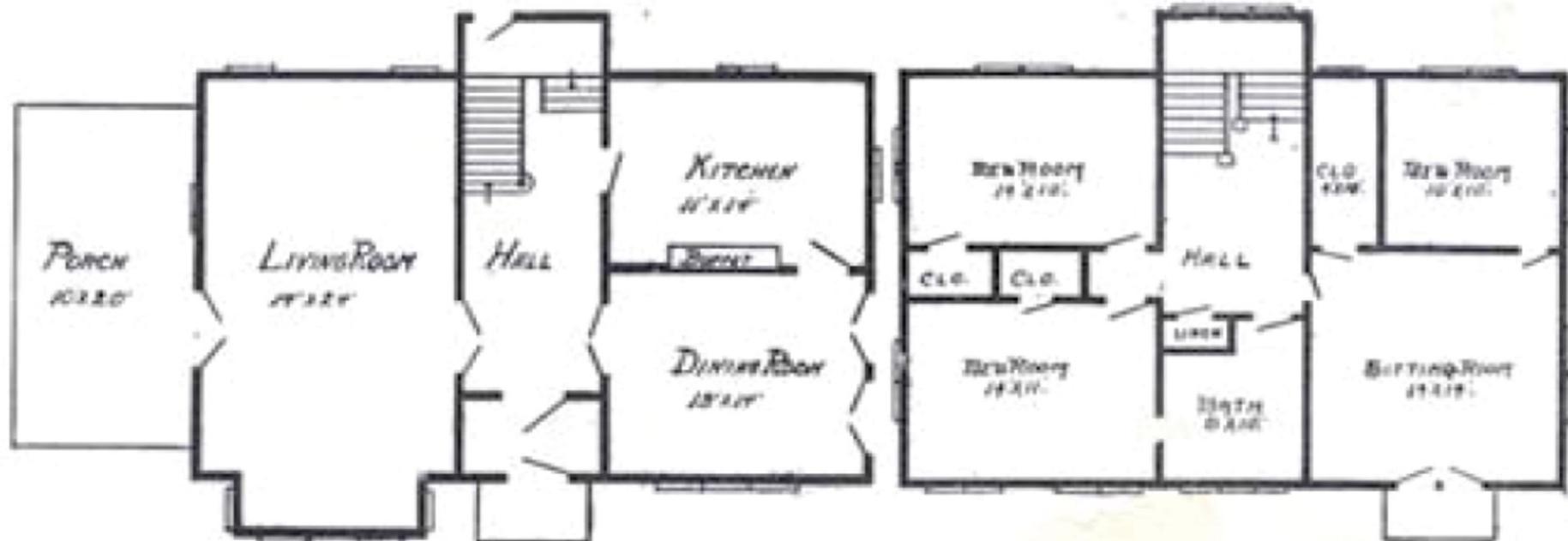
**ALADDIN DWELLING  
THE BRENTWOOD**

# The Brentwood

## SPECIFICATIONS

Size, 36 x 24 ft. (exclusive of porches). Price, \$2,100. Cash Discount, 5%.  
Net Price, \$1,995. See Terms.

Height of ceilings, 9 ft. first floor; 8 ft. second floor. All lumber selected Yellow Pine and Huron Pine. Sill, 6 x 8 in. Studding, 2 x 4 in. Rafters, 2 x 6 in. Joists, first and second floor, 2 x 10 in.; attic, 2 x 6 in. Joist and studding on 16-inch centers. Flooring, 1-inch matched, 3 inches wide. Roof, 1-inch lumber, overlaid with shingles. Patent plaster board or lath and plaster. Doors, 2 ft. 8 in. x 6 ft. 8 in.; front door, 3 ft. x 7 ft. Windows, casement in front of house, others sliding sash. Walls siding, pergola columns, 1 1/2 in. Base board, stairs, and all interior trim and finish clear Yellow Pine. Hardware, locks, hinges, knobs, etc., brushed brass. Nails, flashing, paints, and varnishes for two coats inside and outside.



First Floor Plan, Style Brentwood

Second Floor Plan, Style Brentwood

# Research

## 183 Main Street East

- 10 Aug 1922 Kingsville Reporter (KR) p.5

Dr. Campbell of this town has purchased the W.J. Swallow house on Mill St. east and will occupy it as a home for himself, his mother and sister, in the near future. [57 Mill St E]

- 31 Aug 1922 KR p.5

Mrs. Campbell and Miss Jean Campbell of Dutton, mother and sister of Dr. Campbell of this town, will move into their new home on Mill St east next Tuesday.

- 16 Oct 1924 KR p.5

Mr and Mrs B. Jasperson of Kingsville, announce the engagement of their daughter, Esther Gertrude to Dr. Thomas Donald Campbell, son of the late John A. Campbell and Mrs. Campbell and Mrs. Campbell of Dutton. Marriage to take place Wednesday, Oct. 22 .

- 16 Oct 1924 KR p.5

During the past few weeks a number of social functions have been given in honor of Miss Esther Jasperson, whose marriage will take place Wednesday evening at the Church of the Epiphany, among them being bridge teas given by the following: Miss Isabel Campbell, Mrs. George Hoover, Mrs. Robert Conklin, Mrs. Albert Eastman and Mrs. Norman Lockwood. Saturday last Mrs. Leo. King was hostess at a bridge luncheon at her home, California Ave., Sandwich.

# Research

## 183 Main Street East

■ 23 Oct 1924 KR p.4

Campbell – Jasperson

The Church of the Epiphany was on Wednesday evening of this week, the scene of a very pretty wedding, when the Rev. S.P. Irwin officiating. Esther Gertrude, only daughter of Mr and Mrs Bonzano Jasperson became the bride of Dr Thomas Donald Campbell, son of the late John A. Campbell. The bride, who was given away by her father, looked lovely in a gown of ivory cut velvet, trimmed with ostrich, long court train and bridal veil of tulle aught to the head with a coronet of orange blossoms. Her shoes were of silver and her bouquet of lilies of the valley, butterfly roses and heather. The bridal attendants Miss Dorothy Holliday of Toronto, as maid of honor, Miss Jean Campbell of Detroit, Miss Elsie Jasperson of Philadelphia and Miss Jean Maclaren of Brockville as bridesmaids wore dainty gowns of georgette in the pastel shades, picture hats of black velvet with silver and silver shoes. Their bouquets were of King of Autumn and Cactus Dahlias, blending with their dresses. Little Misses Joan Green and Mary Hoover in ruffly frocks of white organdy and lace and quaint poke hats to match were attractive little flower girls, carrying baskets of pink and white snap dragons. Mr. F.K. Jasperson acted as best man to Dr. Campbell and Messrs. Thos. Todd and Arthur Armitage and Drs. Daniel McCallum and Malcolm Campbell as ushers. During the signing of the register Miss Isabel Campbell, sister of the groom sang "Until" very sweetly. After the ceremony there followed a reception at the residence of the bride's parents, Mrs. Jasperson receiving in a beautiful gown of grey cut velvet with graceful drapes of grey chiffon. Her hat was of mauve velvet and she carried a bouquet of ophelia roses. Mrs. Campbell was in black chantilly lace, black velvet hat and carried a bouquet of American beauty roses. Dr and Mrs. Campbell left for Quebec, the bride travelling in a smart costume of navy blue broadcloth with hat to match and stone martin furs.

# Research

## 183 Main Street East

- 22 Jan 1925 KR p.4

### Post-Nuptial Reception

Mrs. (Dr.) T.D. Campbell received for the first time since her marriage, at the home of her parents, Mr and Mrs B. Jasperson, on Thursday last. Mrs. Jasperson and Mrs. Campbell received with her. Mrs. Ernest Wigle, Mrs. Leo. King, of Walkerville presided at the table and were assisted by Mrs. Lockwood and the Misses Isabel Campbell and Edna Wigle and Mrs. Manley Miner.

- 18 Jun 1925 KR p.5

Dr and Mrs Cameron, London spent over yesterday at the home of Mrs J.A. Campbell and at Dr. Campbell's Main St. East.

- 1 Oct 1925 KR p.5

A very pleasant party was given at the home of Dr and Mrs. Campbell Main St. East on Saturday evening last, honoring Mr. Fred Jasperson, on the eve of his becoming a member of the great army of benedicts. Mr. Jasperson will leave for the east in a few days and when he returns, rumor says he will be accompanied by Mrs. Fred Jasperson.

# Research

## 183 Main Street East

- 23 Mar 1926 Deed Instrument #3589 from Bonzano Jasperson to Esther Campbell Jasperson
- 21 Oct 1926 KR p.5

Dr. Campbell is at his old home in Dutton, recuperating from his nervous breakdown.

- 10 Feb 1927 KR p.5

Dr. Campbell, who had been laid off from business for several months owing to nervous breakdown, is back again at his dental office.

1927 tax rolls – Property at 183 Main Street East assessed \$4,800 (\$800 property, \$4,000 house)

- 26 May 1927 KR p.5

Dr. Campbell has moved his dental office from the Conklin building corner of Division and Main Sts., to a flat in the new Jasperson building, opposite the post office.

- 12 Apr 1928 KR p.5

Miss Halliday of Toronto is a guest this week at Dr. T.D. Campbell's.

# Research

## 183 Main Street East

- 18 Apr 1929 KR p.1 [ADVERTISEMENT]

Dr. T.D. Campbell New Jasperson Building, opposite Post Office Phone 43, Kingsville

- 20 Dec 1973 KR p.3

Mrs. T.D. Campbell Succumbs at 76

Mrs. Esther Campbell of Main St. East, Kingsville, passed away on Friday, Dec. 14 at Leamington District Memorial Hospital at the age of 76 years. Mrs. Campbell (nee Jasperson) was a lifelong resident of Kingsville. She was a member of the Church of the Epiphany, Kingsville. Mrs. Campbell was the first president of the Evening Guild and a past member of the church choir and a very active member of Nora Hoover Chapter I.O.D.E. during the two world wars. Surviving are her husband, Dr. Thomas D. Campbell; two daughters, Mrs. Peter (Ann) Shaw of Oakville and Mrs. Torrance (Jane) Lynd of Thornhill; one brother, Fred K. Jasperson of Kingsville and five grandchildren. Funeral services were held on Sunday afternoon, Dec. 16 from the Ferguson-Sykes Funeral Home, Kingsville, with Rev. R.W.B. Coupland officiating and interment in Greenhill Cemetery, Kingsville. The pallbearers were Donald Shaw, Ian Shaw, John Graham, Bon Jasperson, John Jasperson and Gordon Campbell.

# Research

## 183 Main Street East

- 15 Nov 1974 Deed Instrument #619037 from Thomas Donald Campbell, executor of Esther Jasperson Campbell, to Thomas Donald Campbell & Jane Esther Lynd in consideration of \$1 plus life lease to Thomas Donald Campbell
- 18 Feb 1987 KR p.3 T.D. Campbell Passes a [sic] 90

Dr. Thomas D. Campbell, age 90 years, passed away Saturday, February 14, 1987 at Leamington District Memorial Hospital. Late of Main Street East, Kingsville. Beloved husband of the late Esther (Jasperson) (1973), Dear father of Ann (Mrs. Peter Shaw) Oakville and Jane (Mrs. Terrance Lynd) Thornhill. Dear brother of Mrs. Isobel Graham, Kingsville and the late Jean Campbell Lea. Dear grandfather of Ian and Mary Shaw, Donald Shaw, Janet and Julian Kornacki, Tom and Laura Lynd and Laurie Lynd and great-grandfather of Terry Lynd. Funeral service was held Monday, February 16 from the C. Stuart Sykes Funeral Home, Kingsville, Rev. Peter Joyce officiating. Interment in Greenhill Cemetery, Kingsville.

November 18, 2019

Re: The Campbell House

To Whom It May Concern,

I am writing in dismay at the proposed rezoning of the Campbell House so that it can be torn down and replaced with condos and townhouses.

First of all it is a perfectly good and beautiful house and there is no reason to demolish it other than it is perceived to be in the way. Things today, even though they are usable, beautiful, meaningful, and cherished, are wrongly viewed as disposable if they are in the way of making money. Whether it is green space, a historic property, or a town plan laying out the philosophy and values and parameters of development in a small town, anything is in danger of falling under the axe when it comes to the "How can I make a buck out of this" philosophy.

Second, I feel that this house is an important part of the history of Kingsville. It was built around 1924 and given as a wedding present to Dr. T. D. Campbell and his new bride Esther, by Esther's father, Bon Jasperson, one of the most prominent men in Kingsville at the time. My mother, Jane, who is 90 years old now, grew up in the house with her sister Anne: it is the scene of so many happy memories for them, my cousins and for my brother Tom and myself. Countless lives were helped by my grandfather, for a time the sole dentist in town – patients would often drop by with something they could offer Dr. Campbell in lieu of payments they could not afford, i.e. fish or produce or baked goods, since my grandfather would never turn a patient away, even if they couldn't afford to pay for his services. And so this house is not only a part of my own family history but of Kingsville itself.

Old buildings are a living, visible, touchable part of a small town's history. Yes, that history can be found in pictures, in library books, in documents. But it is a different thing to live amongst some of the things built and left behind by those who came before us. Those buildings remind us who we are, what the town used to look like, they give a small-town and personal feel to a place that big box stores and condos do not. They carry the stories of our shared history, right there in front of us, and spark our imaginations and memories. Beautiful, elegantly crafted old buildings like the Campbell house give a small town a unique identity. Without them, one town looks like any other. These homes are more than wood beams and stone foundations and woodwork and stained glass windows -- they provide us with a sense of stability and continuity: we live here now, and over there is the home of people who lived here 100 years ago. We are part of that long line reaching back to them, a line that we value and respect. A community that has existed across time.

Some of our physical history is protected in museums and public collections or with heritage designations. But some of our history is right there beyond the sidewalk that we casually walk and drive past every day. Much of our history is in private hands. Being in

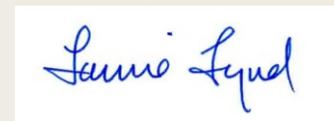
private hands does not mean the owner can do whatever they want with a piece of history: those who own a part of our shared inheritance have a responsibility to it and to us, whether it is a 500 year old painting or a 95 year old house. Just because you own it does not mean you have the right to throw a Rembrandt on the fire. Just because you own it ~ heritage designation or not ~ does not mean you have the moral right to hand a historic house over to be destroyed for profit. In some ways this is not just *your* house, to do with as you please. When we own a piece of history we are its caretakers: ownership comes with a responsibility to the larger community.

Change is sometimes good, sometimes necessary. But change without context is disconnected and inconsistent. And change that wipes out the heirlooms of our history is a grievous and irreversible mistake, a loss to everyone, and a gain only to those who profit from it.

In closing I would ask what is the point of having a town plan if it is thrown out the window when someone comes in with bags of money shouting "Progress!?" Shouldn't any town plan be only diverted from in extreme and emergency situations?

The decision that you make in situations such as this must represent and reflect the values of the people of Kingsville. I hope that they – and you – have enough respect and affection for your own history to make the right choice and to preserve this beautiful home.

Sincerely,



Laurie Campbell Lynd

[REDACTED] .com

# Heritage Resources Evaluation

## History

### ■ Local Development:

The building illustrates a significant phase in the development of the community or the building illustrates a major change or turning point in the community's history.

### ■ Association with Person/Group/Event:

The building is associated with the life of a person who made a significant contribution to the community.

### ■ Age of structure

## Architecture

- Overall Composition
- Details
- Architectural Influences
- Construction Materials
- State of Preservation
- Structural Condition

## Context

### ■ Relationship with Streetscape:

Compatible with character of surrounding buildings or landscape/ a key ingredient in forming the character of said landscape

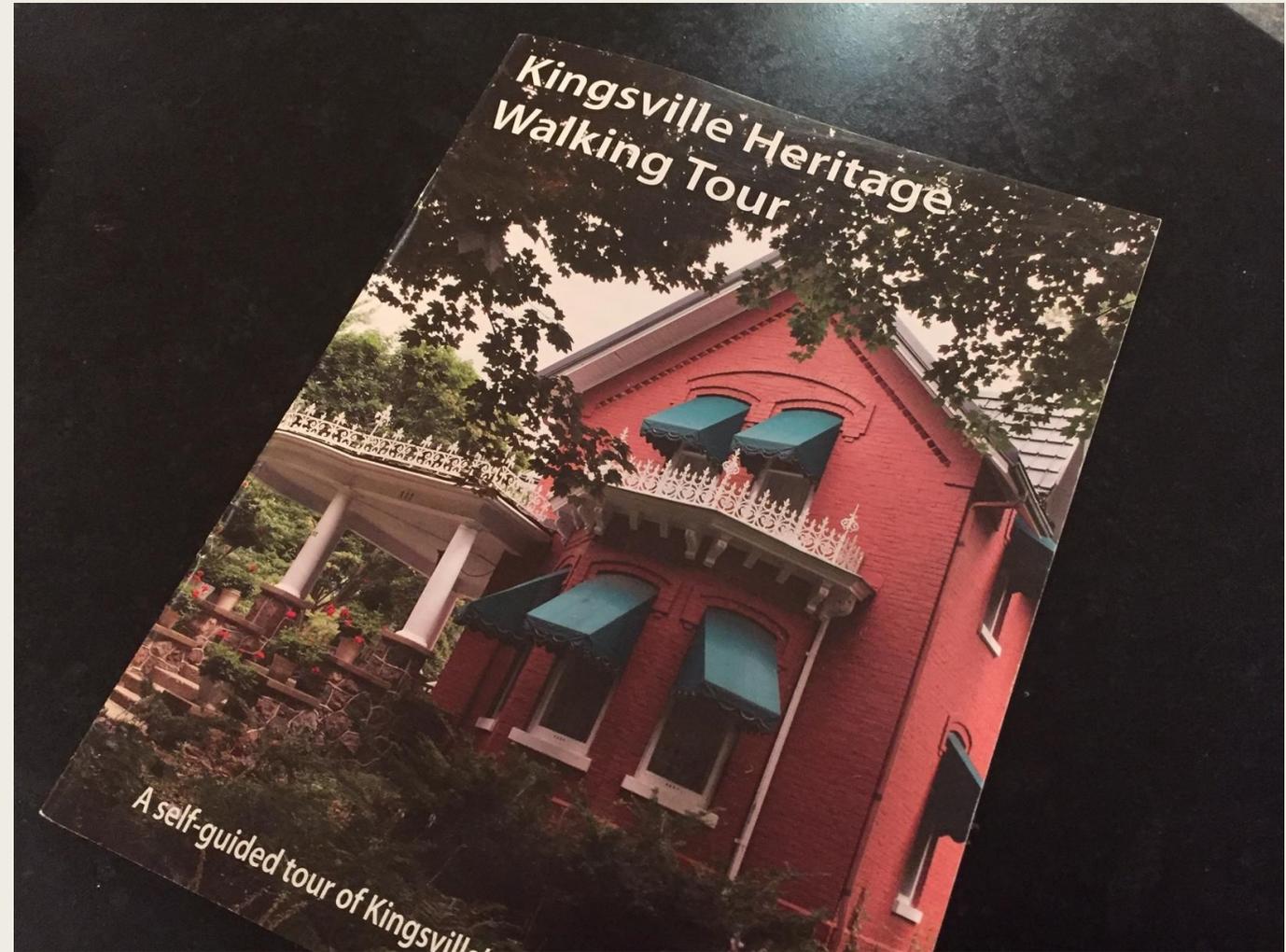
### ■ Integrity of Site:

Occupies original site, general character of site remains unchanged

### ■ Landmark Status:

Functions an important visual object that has acquired for the community a special or sentimental value; Usefulness for teaching cultural history and/or tourist promotion

# Heritage Resources Evaluation



# KMHAC Comments

- The register does not automatically lead to designation.
- Regardless of whether a property is on the register, Council can grant building permits, demolition permits, rezoning, etc. But if Council removes a property from the register, Council loses its right to consult KMHAC on applications.
- The register is a list of properties of cultural heritage value.
- The heritage value of 183 Main Street East is clearly evident.
- It is the committee's recommendation that the property at 183 Main Street East remain on the register.