



COMMITTEE MINUTES

KINGSVILLE MUNICIPAL HERITAGE ADVISORY COMMITTEE

WEDNESDAY, DECEMBER 11, 2019 AT 7:00 P.M.
Counc71 Chambers, 2021 Division Rd N, Kingsville

A. CALL TO ORDER

Chair S. Sacheli called the Meeting to order at 7:03 p.m. with the following Members in attendance:

MEMBERS OF MUNICIPAL HERITAGE ADVISORY COMMITTEE:

Elvira Cacciavillani
Sarah Sacheli
Matthew Biggley
Kimberly DeYong
Bruce Durward
Margie Luffman

MEMBERS OF ADMINISTRATION:

Sandra Kitchen, Deputy Clerk-
Council Services

Absent: Shannon Olson, Anna Lamarche and Mary Baruth

B. DISCLOSURE OF PECUNIARY INTEREST

Chair S. Sacheli reminded the Committee members in attendance that any declaration is to be made prior to each item being discussed and to identify the nature of the conflict, if any, as the agenda items come forward.

C. REPORTS AND ACCOUNTS

1. Researcher V. Brown – Ms. Sacheli presented the report of Ms. Veronica Brown.

MHC71-2019 Moved by M. Luffman seconded E. Cacciavillani to receive the Research Report submitted by Veronica Brown (attached to and forming part of these minutes).

CARRIED

2. KMHAC 2019 Operating Budget actuals to end of November 2019

MHC72-2019 Moved by B. Durward, seconded K. DeYong to receive the 2019 Operating Budget actuals to end of November 2019 for information.

CARRIED



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D. MINUTES OF THE PREVIOUS MEETING

1. Kingsville Municipal Heritage Advisory Committee Meeting Minutes — November 4, 2019

MHC73-2019 Moved by B. Durward, seconded by M. Luffman to adopt the Minutes of the Kingsville Municipal Heritage Advisory Committee Meeting dated November 4, 2019.

CARRIED

E. BUSINESS CORRESPONDENCE – INFORMATIONAL

1. Correspondence from Mr. Laurie Lynd, dated November 18, 2019 and email from V. Brown, dated November 18, 2019 (re: 183 Main St. East)

Ms. Sacheli informed that the letter from Mr. Lynd was read into the record at the Planning Advisory Committee meeting held approximately three weeks ago. The Planning Advisory Committee did not make a recommendation in regard to the Developer's Application.

MHC74-2019 Moved by K. DeYong, seconded by Bruce Durward that the comments of the Committee as provided to Planner Brown be received by the Committee respecting 183 Main St. East and such comments to be attached to these Committee minutes for reference.

CARRIED

In addition to the above, members concurred that The Bon Jasperson house (171 Main St. East) is designated, is worthy of protection by virtue of its designation, and the Committee is concerned that the protection is eroded with the proposal of new development on 183 Main St. East.

MHC75-2019 Moved by E. Cacciavillani, seconded by M. Biggley that the Committee receive the correspondence from Mr. Laurie Lynd dated November 18, 2019 (attached to and forming part of these Minutes).

CARRIED



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2. Community Heritage Ontario (CHO) 2020 Membership Renewal Application Form

MHC76-2019

Moved by B. Durward, seconded by M. Luffman to renew membership in CHO for 2020.

CARRIED

3. V. Brown—Approved Invoice for Research Services - October 2019

MHC77-2019

Moved by K. DeYong, seconded by B. Durward that the Committee receive the approved invoice for research services for October 2019.

CARRIED

F. NEW AND UNFINISHED BUSINESS

1. Plaquing update

1423 Road 3

Ms. Cacciavillani updated that she spoke to the property owners and they would like the plaque to be presented in June. Richard Colasanti would like to have his wife and his daughter, Carly Colasanti, included in the photograph.

1417 Road 3

The report is in progress and will be finalized in the New Year.

Ms. Sacheli asked for the status of the requested listing of outstanding items that the Committee is to finalize. Ms. Kitchen advised that she is working on the list.

Resignation of Ms. Mary Baruth

Ms. Sacheli announced that Ms. Baruth has formally resigned from the Committee because she has accepted an employment position in New Brunswick and will be moving. She read aloud the resignation letter.



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Moved by K. DeYong, seconded by E. Cacciavillani that the Committee accept the resignation received from Ms. Baruth.

CARRIED

It was noted that the resignation has resulted in a vacancy that the Committee would like to see filled and Council will be so informed.

G. NEXT MEETING DATE

Tuesday, January 21, 2020 at 6:30 p.m.

ADJOURNMENT

MHC79-2019

Moved by B. Durward, seconded by M. Biggley that the meeting adjourn at 8:00 p.m.

CARRIED

CHAIR, Sarah Sacheli

**DEPUTY CLERK-COUNCIL SERVICES,
Sandra Kitchen**

December 2019 Research Report for the Kingsville Municipal Heritage Advisory Committee

Follow-up from November's meeting regarding 183 Main St E:

The building plan for this type of house was first advertised in the 1913 catalogue of Aladdin Houses. The last year this plan was advertised by Aladdin Houses was 1922 with upgrades and called The Brentwood No. 2.



The Brentwood No. 2

See prices on inside of front cover.

THIS most charming dwelling has a host of admirers. Though slightly larger than the average home the general attractiveness of the Brentwood No. 2 has called for a volume production and it is always in demand. Of a quaint English type of architecture it is a home where nothing has been spared to make its beauty and convenience complete. The Brentwood No. 2 represents the best in home-building. Cowl roof, second story balcony, hooded front entrance, semi-enclosed porch, pergola porte-cochere with French doors leading to dining room, casement windows in front and full attic, form a delightfully attractive whole. The house will be furnished with either siding, shingles, or stucco exterior. The bay window projects three feet and is ten feet wide. The porte-cochere at the side is furnished with tin roof, giving protection against snow and rain. A most unusual and distinctive idea is the little balcony with double French doors from an upper bedroom.

The floor plans reveal the masterly knowledge with which the interior has been designed. Observe the spacious 24x24 living room. There is a superb comfort and warmth about this portion of the house which makes it truly a living room in the happiest sense of the word. The arrangement of the kitchen, pantry and dining room is ideal. They are ample in size and complete in every detail and appointment, which is part of a splendid home.

Notice particularly the splendid sleeping porch alcoves on the left. Each has six large windows providing an abundance of good wholesome sun light and pure air. It is an ideal place to sleep during all seasons of the year. These sleeping porch alcoves open out from two large bedrooms. The front bedroom opening on the balcony is unusually large and airy. The 14x11 sleeping porch in the rear of the house is another most desirable feature. Two bathrooms are provided, one between owner's bedroom and sleeping porch, other at front of main hall.

The extreme width of the Brentwood No. 2 is 60'.

The following construction details are taken from the specifications of this home. The eaves are boxed in type with a 1'6" projection. Sill size is 6x8", first floor joists are 2x10" on 16" centers, second floor joists are 2x10" on 16" centers. Ceiling joists are 2x6" on 16" centers.

A sub-floor of inch boards is laid tightly over the joists. Sub-flooring is covered with building paper and the finished floor. The studding are of 2x4's on 16" centers, which are covered with sheathing of 1x6" boards laid tightly and building paper.

The outside walls are covered with wood lath for stucco but no stucco materials are furnished. The roof of the Brentwood No. 2 is of the cowl type with a three-eighths pitch.

If you are interested in a smaller size home in this same design, write us for plans of the Brentwood No. 1, which will be sent to you free upon request.

A combination kitchen cabinet and broom closet is furnished for the kitchen. For illustration and description see page 114.

Write for detailed specifications and estimate sheets of this home. See prices on inside of front cover.



First Floor Plan
The Brentwood,
No. 2



Second Floor Plan
The Brentwood,
No. 2



Properties requesting Designation



1952 Talbot Road (property actually 1948 Talbot Road)

Built by the Neville family, but there is some confusion as to date of construction.

From the 1905 Commemorative Biographical Record:

“James Neville was born Feb. 25, 1825, at Cottam, where he was reared, coming to the Township of Gosfield South at the time of his marriage, Oct. 30, 1848. At this time he came into possession of the farm on Lot 12, Con. 2, originally settled by the Wigles, and consisting of fifty acres of land which had been little improved. He completed the erection of a log

house which had been started, and which he occupied until 1867, when he built his present brick house, in which he lived until his death, which occurred April 13, 1869. [...] Colin J. Nevilel [sic] was born on the farm where he now resides. [...] He remodeled the brick residence in 1899, and has not neglected other improvements.”

Confusion occurs when researching Assessment Rolls. 1866 Gosfield assessment for James Neville was \$400 and 1869 assessment for Mrs. James Neville was \$400.

There are small increases in assessment values until 1880 (\$750) and then a large increase in 1882 to \$2,400.

Perhaps the year of construction may be confirmed after a site visit.



1961 Seacliff Drive

This property provides a challenge because it spans two lots (Lot 11 and Lot 12) and each lot is 200 acres in size.

The process of narrowing down this smaller property is ongoing.

MPAC lists this house as being built in 1923.

But, hopefully this house was built before 1920 because Gosfield South assessment records after 1920 are not locally available. They are held at the Archives of Ontario.

The full Research File for 208 County Road 34 East is nearly completed and will be submitted at January's meeting.

Research Report submitted by Veronica Brown on 9 December 2019.

Stephanie Olewski

Subject: FW: 183 main

From: Sarah Sacheli <sachelisarah@gmail.com>

Date: November 8, 2019 at 1:09:03 PM EST

To: Sandy Kitchen <SKitchen@kingsville.ca>

Subject: Re: 183 main

Hi Sandy,

1. The committee has concerns related to the designated property known as the Bon Jasperson House at 171 Main Street East, adjacent to the subject property. When we score a property for designation, we look at its context and relationship to the streetscape. The proposed rezoning of 183 Main Street East, would certainly change the character of the streetscape. The two properties were once the same parcel of land, the home at 183 Main Street East being built in 1924 for Jasperson's daughter when she married. The site has remained largely unchanged throughout Kingsville's history. Beyond the issue with the rezoning itself, our committee discussed the drawings provided by the proponent for the proposed redevelopment of 183 Main Street East. The density proposed for the site -- the number of units proposed, with the related parking and lack of green space -- would adversely affect the designated property at 171 Main Street East.

2. The property (183 Main Street East) is steeped in local history. In fact, the owners of the property once wrote a letter to the committee seeking heritage designation. My recollection is these were the owners who turned the residence into a bed and breakfast.

3. Our committee would ask that a copy of our research report on 183 Main Street East, presented by Veronica Brown at our last meeting, be forwarded to the Planning Advisory Committee and to Council to inform their discussions.

Best,
Sarah

On Fri, Nov 8, 2019 at 11:01 AM Sandy Kitchen <SKitchen@kingsville.ca> wrote:

Hi Sara:

Robert is wondering what comment the committee has for him, as Manager of Planning Services, in regard to 183 Main (re: the proposal for the condo), prior to the PAC meeting.

<image001.jpg>

Sandra Kitchen, Deputy Clerk-Council Services
Corporate Services Department
The Corporation of the Town of Kingsville
2021 Division Road North
Kingsville, Ontario N9Y 2Y9
Phone: (519) 733-2305

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 Jaspersen, 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

MR. LAURIE LYND.

e: [REDACTED] w: [REDACTED]