

BACKGROUND

The subject property is on the municipal register of properties of cultural heritage value or interest. Agent for the owners of the property on Feb. 12, 2020, gave notice to Council of their intent to demolish the home. Under the *Ontario Heritage Act*, Council has 60 days to allow the demolition or to prevent demolition by issuing a Notice of Intent to Designate. Council on Feb. 24 referred the matter to its Municipal Heritage Advisory Committee.

The KMHAC met Feb. 27 to review its research and to score the property.

The property scored 81/100, which categorizes it as a Class 1 building that exceeds the threshold for designation.

RECOMMENDATION

The Kingsville Municipal Heritage Advisory Committee recommends Council issue a Notice of Intent to Designate the property at 183 Main Street East, to be known as the Esther Jasperson Campbell House.

RELEVANT LEGISLATION

Under S. 34 (1) of the *Ontario Heritage Act*, the owners of designated properties are prohibited from demolishing a building without first receiving consent in writing from Council. Council can consent by repealing the designation bylaw.

Sections 31 and 32 of the Act allow for Council to repeal designation bylaws on its own initiative or by application by the property owner.

Kingsville's Official Plan states, "Land use patterns that may cause heritage preservation concerns should be avoided." Designation under S. 29 of the *Ontario Heritage Act* protects Council's ability to control land use patterns.

The Provincial Policy Statement says, "Significant built heritage resources and significant cultural heritage landscapes **shall** be conserved." Shall under the law means there is no discretion. Significant built heritage resources must be conserved.

Section 3 of the *Planning Act* states that land use planning decisions by municipalities and approval authorities "**shall** be consistent with the Provincial Policy Statement."

LEGAL PRECEDENTS

There are hundreds of examples of municipalities across the province designating properties after receiving notice of intent to demolish. The KMHAC undertook a review of cases that went before the Conservation Review Board and in almost all cases, the board recommended that the municipalities proceed with designation.

Appeals of Council decisions can be brought before the Conservation Review Board by the owner seeking demolition or other citizens seeking to prevent demolition.

The *Ontario Heritage Act* does not require a municipal council to seek or receive the consent of a property owner before designating a property. In fact, in November 2003, an Ontario Divisional Court decision in the case of *Tremblay v. Lakeshore (Town)* ruled the municipality had erred in adopting the policy that it would only designate properties at the request of property owners and that it would not designate properties over the objections of property owners.

In *Tremblay v. Lakeshore*, the court found:

[15] The purpose of the Act is to provide for the conservation, protection and preservation of the heritage of Ontario. In order to protect the heritage of Ontario, municipalities have been given the power to designate the properties of their choice and thus suspend certain private property rights. Those provisions of the Act must be applied in such a way as to ensure the attainment of the legislature's objectives.

[23, 26] Requiring the consent of the owner is not consistent with an overall reading of the Act.

[24] The object of the Act is the conservation and protection of the heritage of Ontario. This may interfere with individual property rights. Accordingly, in requiring the consent of the owner as pre-condition to designation, the Town placed an unreasonable obstacle on its own discretionary powers thereby fettering its discretion and aborting the process intended by the Act.

[26] The Town imposed a condition contrary to the intent of the legislation. By imposing a condition on the application that was not provided for at law, the Town aborted the decision-making process.

[27] Moreover, the very purpose of the Act must be to balance the interests of the public, community and the owner.

It is common for Ontario municipalities to designate heritage over the objections of property owners. Below is a small sampling of cases involving residential properties.

Niagara-on-the-Lake in September 2019 voted to designate three homes on Prideaux Street over the wishes of the owners. The owner of one of the homes had given notice of intention to demolish. Council instead voted to designate the property, as well as two abutting properties, saying the three homes constitute an important part of the streetscape. None of the owners had requested designation.

The City of London has given notice of intention to designate a farmhouse and a barn at 3303 Westdel Bourne. The owner of the property has brought his objections to the Conservation Review Board. The hearing is this month.

In **Toronto** in 2017, the owner of a five-storey apartment building at the corner of Church and Wellesley streets submitted applications for an official plan amendment and zoning change. The municipality denied the application and last year issued a notice of intention to designate. The owner has filed a revised redevelopment submission that is going before the Local Planning Appeal Tribunal. The owner filed an appeal with the Conservation Review Board. The CRB ruled the municipality had handled the designation properly.

In 2018, **The City of Hamilton** designated a stone house and garage at 1021 Garner Road East in the Township of Ancaster after the owner filed a notice of intent to demolish. Of note is that the interior of the home had undergone many renovations, so the designation applies only to the four exterior walls.

The Town of Collingwood designated a building known as the Victoria School Annex. The Conservation Review Board dismissed an appeal by the owner. The town also issued a preservation order under its property standards bylaw to prevent the building from being demolished by neglect. It ordered the owner to repair the roof and maintain the building in "watertight condition." This is a case that involves adaptive reuse. There had been plans to turn the site into apartments and condos, with the building being incorporated in the plan.

Chatham-Kent designated a property at 90 Park Street at the owner's request. Years later, the owner changed her mind. Again the municipality acquiesced. It published a notice of intent to repeal the designation and a group of residents filed an appeal with the Conservation Review Board. The CRB has recommended to council that the designation not be repealed.

Brampton in 2015 designated a home at 22 William St. over the objections of the owners. The owners appealed to the Conservation Review Board which ruled the home met the criteria for designation under the *Ontario Heritage Act*.

In Hamilton, the owners of a home at 1 St. James Street had filed a notice of intent to demolish a part of the building to make way for parking. The city denied the demolition permit and issued a notice of intent to designate. Noting that the owners of the property had begun to take down trees on the property, the municipality designated the building and the landscape. The owners objected and took the case to the Conservation Review Board in 2015. The CRB recommended that the city proceed with the designation.

The Esther Jasperson Campbell House 183 Main Street East



Research Report

**Submitted by the Kingsville Municipal Heritage Advisory
Committee, March 2020**

Chain of Ownership

Date / Instrument	Type of Transfer	From	To	Comments
May 17, 1802	Patent - Land Grant	Crown	Leonard Scratch	Concession 1 East Division, Lot 2
April 22, 1853 G 9285	Indenture	Leonard Scratch	Daniel Wigle	117 acres £600
Nov. 17, 1888 GS 157	Probate of Will	Daniel Wigle	Emma Wigle for life - then to sons	
April 25, 1895 KV 1622	Quit Claim Deed	David D. Wigle	Colin Wigle	
June 7 1901 GS 2714	Quit Claim Deed	Colin Wigle	Melvin Wigle	
August 27, 1901 KT 152	Deed	Melvin A. Wigle	Gertrude Jasperson	¾ acre \$100
23 May 1902 KT 138	Surrender of Lease	George Jasperson	Gertrude Jasperson	¾ acres
Feb. 19, 1903 KT 212	Quit Claim Deed	Colin Wigle David D. Wigle	Melvin Wigle	Premises & \$1
Feb. 19, 1903 KT 213	Deed	Melvin A. Wigle	George Jasperson Bon Jasperson	\$4,400
Feb. 24, 1905 KT 375	Deed	George Jasperson Bon Jasperson	Gertrude Jasperson	½ acre
March 23, 1926 KT 3589	Deed	Gertrude and Bon Jasperson	Esther Campbell	Love & \$1
Nov. 15, 1974 KT 619037	Deed	Thomas Donald Campbell, Exe. of Esther Gertrude Campbell	Thomas Donald Campbell and Jane Esther Lynd	\$1 and life tenancy

1927 tax rolls show the property at 183 Main Street East assessed at \$4,800 — \$4,000 for the house and \$800 for the land

Association with Persons



Esther & Frederick Jasperson, Windsor Public Library Archives

Esther Gertrude Jasperson

Esther Gertrude Jasperson (1897 - 1973) was born Sept. 16, 1897, the eldest child of Bonzano and Gertrude Jasperson. Her younger brother was Frederick Kent Jasperson, a lawyer who commanded the Essex Scottish Regiment during the Second World War. Lt.-Col. Jasperson was taken prisoner of war during the ill-fated raid on Dieppe. The home at 321 Lakeview Ave. in Kingsville where Frederick Jasperson first lived after the war was designated under the *Ontario Heritage Act* in 2007 as the Jasperson House.

KINGSVILLE MUNICIPAL HERITAGE ADVISORY COMMITTEE REPORT TO
COUNCIL RE. 183 MAIN STREET EAST

As a young woman, Esther was deeply involved in the Kingsville community. She was a member of the Church of the Epiphany. She sang in the choir where her mother was choirmaster. She was the first president of the Evening Guild and was described as “a very active member” of the Nora Hoover Chapter I.O.D.E. during both world wars.¹ In 1916, when the first group of Girl Guides was formed in Kingsville, Esther was one of the first leaders.²

On Wednesday Oct. 22, 1924, Esther married Dr. Thomas Donald Campbell.³ The wedding was covered in breathless detail by the Kingsville Reporter. Dr. Campbell was a dentist from Dutton, Ontario, who moved to Kingsville in 1922, his mother and sister soon to follow. At times in Kingsville’s history, Dr. Campbell was the town’s only dentist.



Church of the Epiphany, 106 Main Street E., Kingsville



¹ “Mrs. T.D. Campbell Succumbs at 76,” Kingsville Reporter, Dec. 20, 1973, p.3

² Kingsville 1790-2000: A Stroll Through Time, p. 579.

³ “Campbell — Jasperson,” Kingsville Reporter, 23 Oct. 1924, p. 4

Bonzano “Bon” Jasperson (1868-1947)⁴



Esther's father, Bon Jasperson, was one Kingsville's leading citizens. He had the home at 183 Main Street East built and presented it to his daughter as a wedding gift.

Bon Jasperson was a man of many accomplishments – an entrepreneur with "remarkable business instincts"⁵ involved in business endeavours including lumber, grain, banking, canning, cigars, property development, farming and electrical power, as well as oil and gas wells.

Jasperson built and sold many enterprises, each time undertaking another successful business venture. He "was well-loved by all who knew him."⁶

Bon Jasperson was born in Kingsville on May 25, 1869, one of eight children.⁷ Jasperson was the grandson of Hans George Jasperson, a Danish immigrant to the United States and fur trader, who made Detroit his permanent home in 1813 and at one time owned all the property in Windsor stretching from the Walker Road area of the Detroit River shore to Tecumseh Road.⁸

Bon Jasperson's father, Lewis Frederick Jasperson, was a Detroit merchant trader who married Nancy Jane Wigle and moved to Kingsville in 1849, setting up what is believed to be the first general store in town.⁹ On his mother's side, Bon Jasperson was grandson to John Weigele (Wigle), a German pacifist and one of the area's "first settlers" who arrived from Pennsylvania in the early 1800s.¹⁰ Bon Jasperson remained at home with his parents as long as they lived.¹¹

⁴ "Kingsville Pioneer Dies: Jasperson Was Business Leader," *The Windsor Star*, (November 5, 1947).

⁵ *Commemorative Biographical Record of the County of Essex Ontario*. (Toronto: J.H. Beers & Co., 1905), p. 511.

⁶ "B. Jasperson Was Town Old-Timer," *The Kingsville Reporter*, November 6, 1947, Vol. LXXI, No. 45, p. 1.

⁷ Historical Section of the Kingsville Centennial Committee, *Kingsville Through The Years, 1753-1952*. (Lakeshore Publishers Limited, 1952), p. 62.

⁸ "Kingsville Pioneer Dies: Jasperson Was Business Leader," *The Windsor Star*, (November 5, 1947).

⁹ *Kingsville Through The Years, 1753-1952*, p. 62.

¹⁰ Kingsville-Gosfield Historical Society, *Kingsville 1790 - 2000, A Stroll Through Time*. (Kingsville-Gosfield Historical Society, 2003), pp. 6-7.

¹¹ *Commemorative Biographical Record of the County of Essex Ontario*, p. 511.

Lewis Frederick Jasperson, along with his sons George, Bon and Fred, carried on lumbering operations clearing most of the virgin timber from Pelee Island in the 1880s and also a considerable quantity of timber in Romney, Ontario, where he maintained saw mills.¹² George and Bon continued in the lumber business.¹³

In 1894, Bon Jasperson secured control of the grain warehouse from Frank Green and entered the grain business, becoming a grain and seed dealer until he sold his business in 1895.¹⁴

In 1896, Bon Jasperson became one of the first private bankers in Kingsville when he and S.L. McKay opened a bank in the Wigle block.¹⁵ Jasperson was manager, McKay was secretary-treasurer and Miss Ada Brown was bookkeeper.¹⁶ The bank acted as agents for the Merchant's Bank of Canada.¹⁷



*A young Bon Jasperson. left, with his brother, Fred.
Windsor Public Library Archives*

¹² *Kingsville Through The Years, 1753-1952*, p. 63.

¹³ *Commemorative Biographical Record of the County of Essex Ontario*, p. 511.

¹⁴ *Ibid.*; *The Kingsville Reporter*, June 1, 1894, p. 4.

¹⁵ *Kingsville 1790 – 2000: A Stroll Through Time*, p. 188.

¹⁶ *Ibid.*

¹⁷ *Ibid.*



Photo from Kingsville 1790 - 2000, A Stroll Through Time

In 1898, the partnership with McKay was dissolved, but Jasperson continued the banking business under his own name.¹⁸ When his other business interests required most of his time, he sold the business to Molson's Bank in 1907.¹⁹

Subsequently, Bon and his older brother George were involved in other business pursuits, including:

- a canning business – Bon was instrumental in bringing a canning factory (which became Canadian Cannery)²⁰ to town and was a major stockholder,²¹ and
- a processing plant for leaf tobacco, the Essex Tobacco Company, which later became the Hodge Tobacco Company.

¹⁸ *Ibid.*

¹⁹ *The Kingsville Reporter*, March 7, 1907, p. 8.

²⁰ *Kingsville Through The Years, 1753-1952*, p. 63.

²¹ *Commemorative Biographical Record of the County of Essex Ontario*, p. 511.

KINGSVILLE MUNICIPAL HERITAGE ADVISORY COMMITTEE REPORT TO
COUNCIL RE. 183 MAIN STREET EAST

In addition to partnering with his brother George, Bon was involved in other business pursuits. For example, in 1899, Bon Jasperson and David Conklin purchased the Electric Light Plant, James E. Brown having retired from the company,²² and later sold it to the Detroit Edison Company.²³ In 1913, Bon and George, along with other Kingsville business leaders, founded the Eco Thermal Stove Company of Canada, Ltd.²⁴ ²⁵ In 1915, Jasperson purchased the lot at 14 Division Street S., on which stood a harness shop, and constructed an office block which was completed before the year was out.²⁶

Bon Jasperson was also engaged in extensive farming operations around Kingsville and a brick and tile business at Coatsworth, in Kent County.²⁷



Through both their individual business efforts and their general interest in working together to make Kingsville an attractive and desirable place to work or visit, these 1895 businessmen contributed to the community's success.

Bon Jasperson is seated in the middle

Kingsville 1790 - 2000, A Stroll Through Time

²² *The Kingsville Reporter*, July 20, 1899, p. 5.

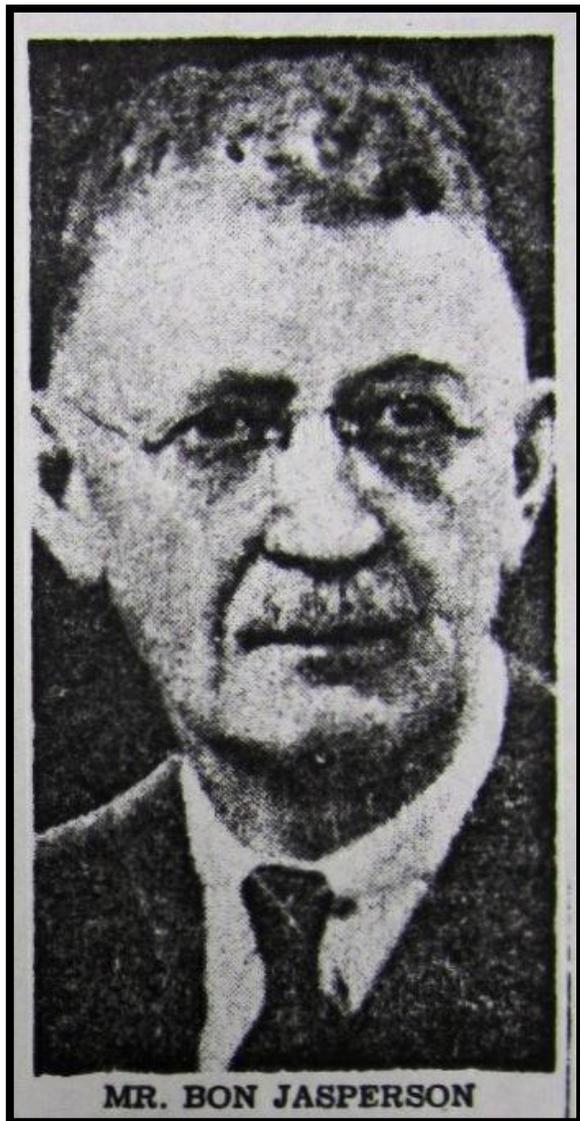
²³ *Kingsville Through The Years, 1753-1952*, p. 63; "B. Jasperson Was Town Old-Timer," *The Kingsville Reporter*, November 6, 1947, Vol. LXXI, No. 45, p. 1.

²⁴ *The Kingsville Reporter*, August 21, 1913.

²⁵ Although the stove's inventor gave presentations, the company was incorporated, the Town passed a By-Law to purchase land and debentures were issued, it appears the factory was never built and the land reverted to the Town.

²⁶ *The Kingsville Reporter*, February 18, 1915, p. 5 and October 21, 1915, p. 5.

²⁷ *Kingsville Through The Years, 1753-1952*, p. 63.



Of all his business interests, Bon Jasperson was most widely known for his work in the oil and gas business. Ontario's natural gas industry began in Kingsville in 1889 when a gusher was struck. The discovery attracted large oil and gas companies which leased almost all available land and exported their product to American markets. Disturbed by this situation, Kingsville businessmen rallied to form the Kingsville Natural Gas and Oil Company, with Bon Jasperson as manager. He operated this business until his death in 1947.²⁸

Jasperson partnered again with S.L. McKay, developing the rich Kent County gas fields and retailing gas to consumers as far east as Ridgetown.²⁹ Their plant was purchased by the Union Gas Company in 1914.³⁰ Jasperson was the founder of an oil business on Pelee Island (Pelee Gas & Oil Company) and was the organizing director, attending to the first leases.³¹

Bon Jasperson was active in the Independent Order of Odd Fellows (IOOF),³² St. George's Lodge No. 41, A.F. & A.M., G.R.C.(Masons) Kingsville, Scottish Rite (Masons) in Windsor³³ and the Church of the Epiphany. In 1947, Bon Jasperson died at the age of 78, at his Kingsville home after a long illness.³⁴

²⁸ *Ibid.*

²⁹ *Ibid.*

³⁰ *Ibid.*

³¹ *Commemorative Biographical Record of the County of Essex Ontario*, p. 511.

³² "B. Jasperson Was Town Old-Timer," *The Kingsville Reporter*, November 6, 1947, Vol. LXXI, No. 45, p. 1.

³³ Newspaper Obituary, *The Windsor Star*, November 5, 1947.

³⁴ "B. Jasperson Was Town Old-Timer," *The Kingsville Reporter*, November 6, 1947, Vol. LXXI, No. 45, p. 1.

Gertrude Kent Jasperson

In 1895, Bon Jasperson travelled to Truro, Nova Scotia to marry Gertrude Kent, whose parents were both of early Nova Scotia pioneer English and Scottish stock.³⁵

After their wedding, Bon and Gertrude settled in Kingsville. Gertrude Jasperson became involved with the Anglican Church of the Epiphany. Her volunteer service included many church organizations, particularly the choir of which she was leader for many years.³⁶ She was also a charter member of the Nora Hoover Chapter IODE and had a great interest in the welfare of young people.³⁷ Funeral services were held from her home when Gertrude died in 1963 at the age of 93.³⁸



Bon and Gertrude Jasperson, Windsor Public Library Archives



³⁵ "Funeral Services for Mrs. Bon Jasperson Being Held Today," *The Kingsville Reporter*, December 5, 1963.

³⁶ Church of the Epiphany: Commemorating Centenary of the Parish, 1852-1952.

³⁷ *The Kingsville Reporter*, December 5, 1963.

³⁸ *Ibid.*

The Bon Jasperson House

In 1902, Bon Jasperson hired local hardware merchant and area builder D.H. McKay to erect a home on the site of the old flour mill, opposite George Jasperson's house.³⁹ Bon and Gertrude Jasperson and their two young children moved into the house at 171 Main Street East in January 1903.⁴⁰ The Bon Jasperson House was designated under the *Ontario Heritage Act* in 2012. Esther Jasperson lived in the stately home together with her parents until her 1924 marriage to Dr. Thomas Donald Campbell.



171 Main St. E. under construction



Photo by Anna Lamarche

Esther and Dr. Campbell

Esther and her bridegroom lived beside Bon and Gertrude Jasperson in the house the Jaspersons presented to the couple as a wedding gift.⁴¹ The couple went on to have two children, daughters Ann and Jane.

Jane's son, Laurie Campbell Lynd, is a noted director and screenwriter who has won Gemini and Genie Awards for his work in film and television.⁴² He directed the fifth season of *Schitt's Creek*, the *Murdoch Mysteries*, the *Good Witch*, *Queer as Folk*, *DeGrassi: The Next Generation*, *Breakfast with Scot*, *Killing Patient Zero*, and others.⁴³

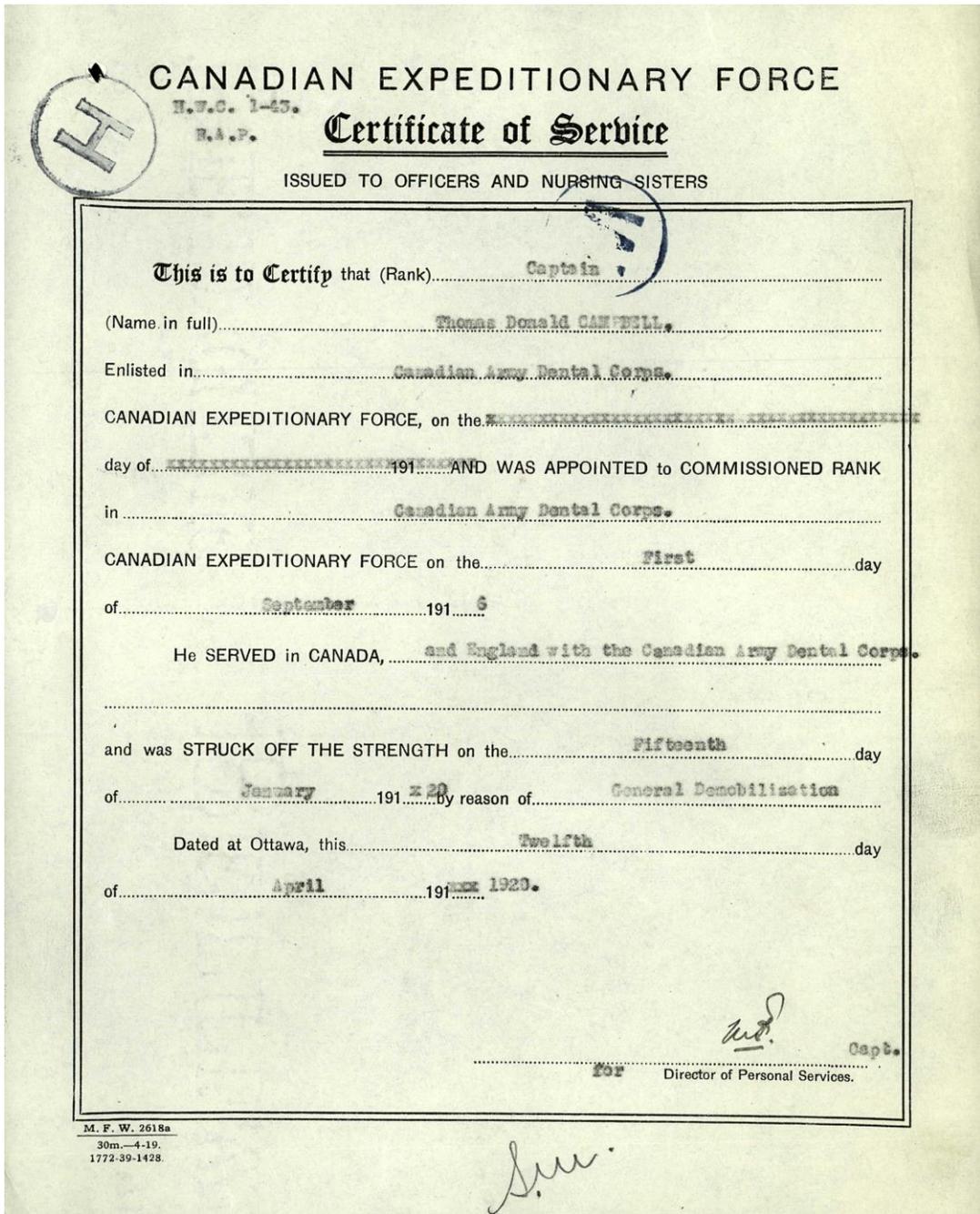
³⁹ *The Kingsville Reporter*, April 18, 1902.

⁴⁰ *The Amherstburg Echo*, January 9, 1903.

⁴¹ Oral history as told by Anne Marie Lemire to Elvira Cacciavillani, March 2012, and in Nov. 18, 2019 letter from Laurie Campbell Lynd, grandson of Esther Jasperson Campbell.

⁴² Laurie Lynd, IMBd, www.imbd.com

⁴³ *Ibid*



Dr. Campbell served in the Canadian Army Dental Corps in the First World War. According to his Certificate of Service, he served in Canada and England beginning Sept. 1, 1916.⁴⁴ He was not discharged until Jan. 15, 1920, long after Armistice.⁴⁵

Complementing his wife’s work with the Girl Guides, Dr. Campbell in 1925 became the Scoutmaster of the 2nd Kingsville Troop.

⁴⁴ Canadian Expeditionary Force Certificate of Service for Thomas Donald Campbell.

⁴⁵ *Ibid.*

The Kingsville Reporter covered the life of the Campbells in intimate detail. By the time of their marriage, Esther and Dr. Campbell had become prominent Kingsville residents in their own rights.



Kingsville Reporter, Aug. 10, 1922.

**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.”

The Engagement of Esther and Dr. Campbell

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.”

The Wedding of Esther and Dr. Campbell

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.”

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.”

10 Dec 1925 KR p.1

Scout News

“Well, folks, here we are again, the 2nd Kingsville Troop. Lately we have been taking things easy and not doing much worth noting. This was partially due to the lack of a Scoutmaster, as our former one, Mr Elliott, has now moved to Harrow. Now we have another energetic one to head our affairs. Only last week Dr. Campbell, a well known dentist of this town, agree to take that position. With our new Scoutmaster, we also secured a new Scout, Keith Crummer of Blenheim, a former Patrol Leader of the Scouts there.”

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.”

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.”

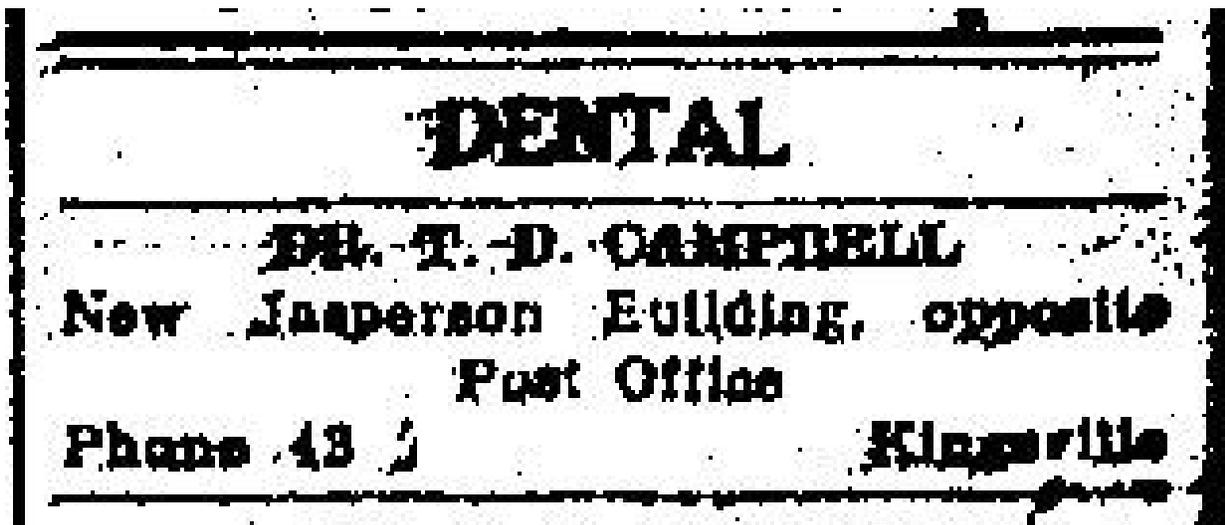
12 Apr 1928 KR p.5

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



SCOUT NEWS

Well, folks, here we are again, the 2nd Kingsville Troop. Lately we have been taking things easy and not doing much worth noting. This was partially due to the lack of a Scoutmaster, as our former one, Mr Elliott, has now moved to Harrow. Now we have another energetic one to head our affairs. Only last week Dr. Campbell, a well known dentist of this town, agreed to take that position. With our new Scoutmaster, we also secured a new Scout, Keith Crummer of Blenheim, a former Patrol Leader of the Scouts there.



18 Apr 1929 KR p. 1 [ADVERTISEMENT]

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

Obituary of Esther Jasperson Campbell

20 Dec 1973 KR p.3

Mrs. T.D. Campbell Succumbs at 76

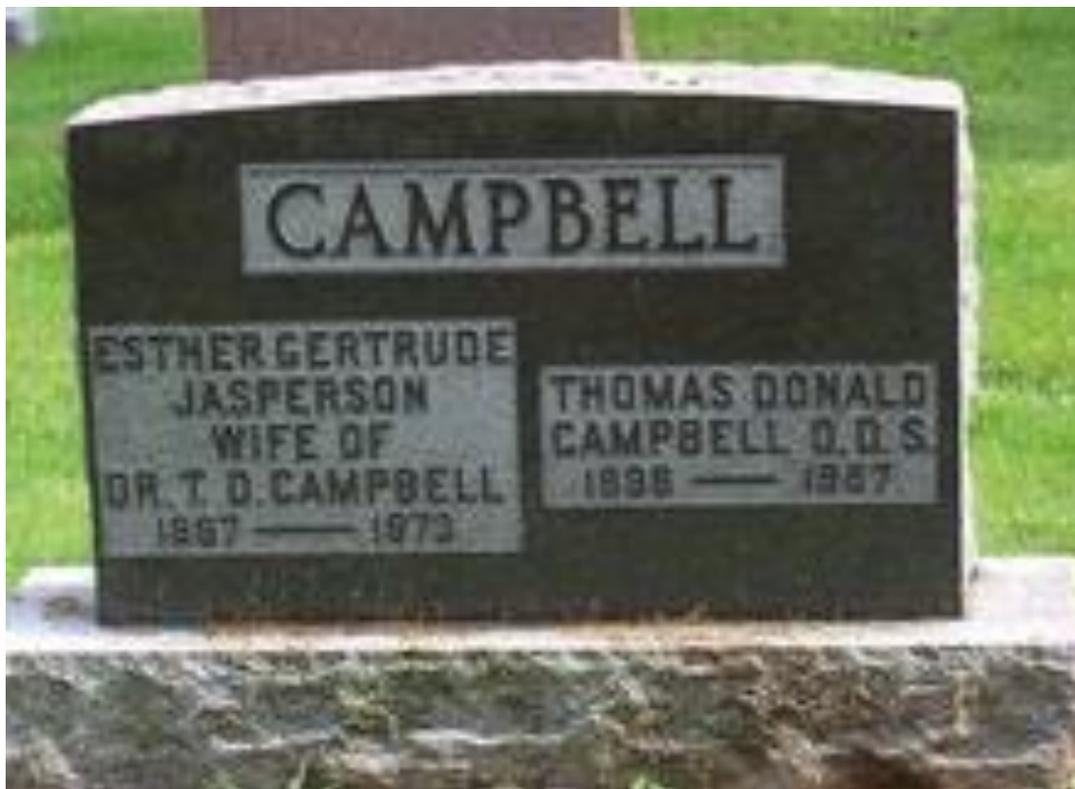
“Mrs. Esther Campbell of Main St. East, Kingsville, passed away on Friday, Dec. 14 at Leamington District Memorial Hospital at the age of 76 years. Mrs. Campbell (nee Jasperson) was a lifelong resident of Kingsville. She was a member of the Church of the Epiphany, Kingsville. Mrs. Campbell was the first 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.”

Obituary of Dr. 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.”



Esther and Dr. Campbell are buried at Greenhill Cemetery in Kingsville.

The Bon and Gertrude Jasperson Memorial Windows

Esther left a lasting legacy in Kingsville beyond the home at 183 Main Street East. In honour of Bon and Gertrude Jasperson’s lifelong commitment to the Church of the Epiphany, Esther and her brother Frederick had a pair of stained glass windows installed in the Anglican church in memory of their parents. They are known as the Bon and Gertrude Memorial Windows.



Photos by Elvira Cacciavillani

Architecture

The Esther Jasperson Campbell House is a 2½ storey brick home built circa 1925 in the Neo-Georgian (also known as Colonial Revival) style. Neo-Georgian is a revival of the architectural styles that arrived with the United Empire Loyalists.⁴⁶ It features a half-hipped roof, an uncut fieldstone foundation and French doors leading to a balcony on the second floor. With a centred door and two enclosed verandas on each end of the home, the building has good proportions, balance and symmetry.



**ALADDIN DWELLING
THE BRENTWOOD**

The residence at 183 Main Street East appears to be an Aladdin Home, Aladdin homes were kit houses that came in many architectural styles with all the lumber pre-cut and numbered. The company boasted that you could build its houses without a saw.⁴⁷ The company did not provide brick nor masonry, suggesting the red brick on the home came from a local brickyard.⁴⁸

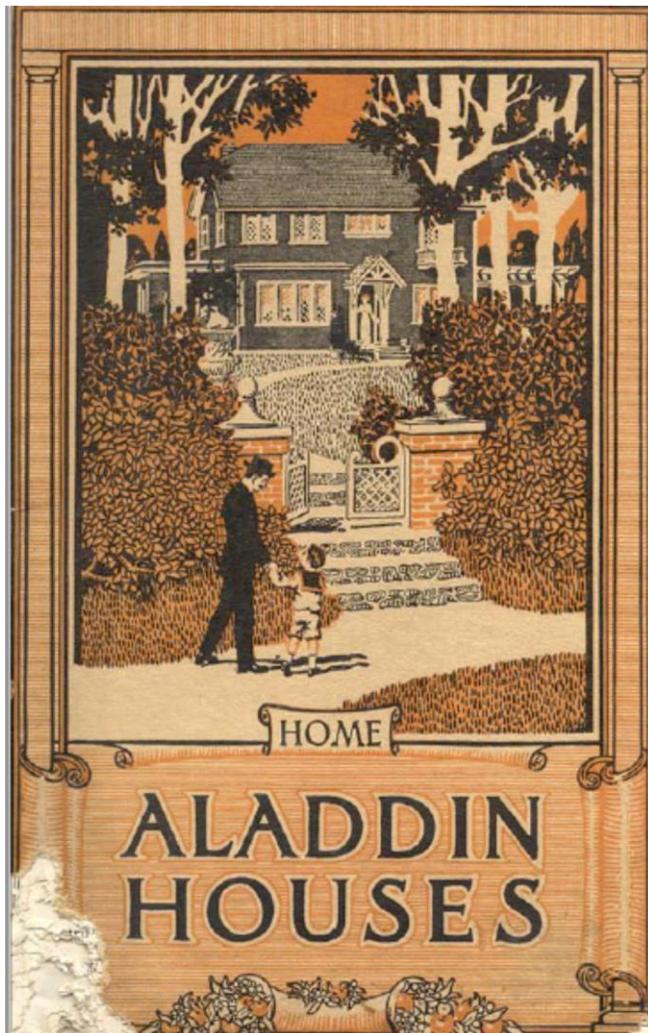
⁴⁶ www.ontarioarchitecture.com

⁴⁷ *Annual Sales Catalogues*, Central Michigan University, Clarke Historical Library, www.cmich.edu/library/clarke/ResearchResources/Michigan_Material_Local/Bay_City_Aladdin_Co/Catalogs

⁴⁸ *Ibid.*

The North American Construction Company owned Aladdin Homes. The company was headquartered in Bay City, Michigan. The company sold kits to the Canadian market and had branch offices in Toronto, St. John, Winnipeg and Vancouver. The North American Construction Company started marketing Aladdin homes in 1906, beating other kit-home companies like Sears to the market.⁴⁹

The North American Construction Company shipped 252 kits to England during the First World War to house workers who built tanks, planes and munitions.⁵⁰ The company ceased manufacturing in 1982, but new ownership in 2014 re-registered the company trademark.⁵¹



1913 Annual Catalogue

The company advertised the kit used for 183 Main Street East as “The Brentwood” in the United States, and “The Lockwood” in Canada. The plan was featured on the cover of the 1913 Aladdin Houses catalogue.

The fact the Esther Jasperson Campbell House is a kit home does not diminish its value, but rather adds to its caché. The company called it, “an exclusive design that will not be sold to more than one customer in any community without the previous consent of the first owner.”⁵² In Kingsville, the Esther Jasperson Campbell House is the only one of its design on the register of properties of cultural heritage value or interest.

The company’s description of the ideal setting for the home in the 1920 annual catalogue of the Canadian Aladdin Company matches that of the Esther Jasperson Campbell House. “Generous grounds and site well back from the road with an environment of trees are essential to having this design in proper perspective, and ‘The Lockwood’ will be a showplace in any city or country of beautiful homes.”⁵³

⁴⁹ *Ibid.*

⁵⁰ *Ibid.*

⁵¹ *Ibid.*

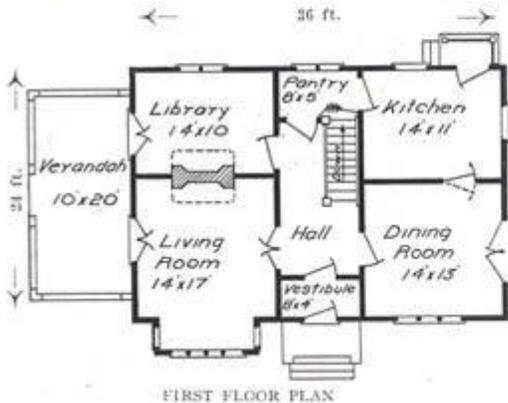
⁵² *Canadian Aladdin Co. 1920 Annual Sales Catalogue*, p. 29.

⁵³ *Ibid.*

ALADDIN HOMES



THE LOCKWOOD X.



FIRST FLOOR PLAN



An exclusive design that will not be sold to more than one customer in any community without the previous consent of the first owner. If you want something a little nicer and better looking than anything in your vicinity, the "Lockwood" will score an instant hit.

Generous grounds and site well back from the road with an environment of trees are essential to having this design in proper perspective, and the "Lockwood" will be a show-place in any city or country of beautiful homes. If you are fortunate enough to be its owner your latch key will give you access to a large vestibule opening into an 8-foot

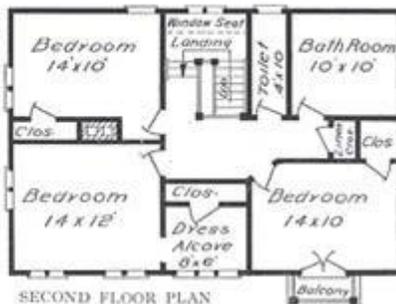
hall. From the hall rises the main stair in two flights with a landing midway. As you enter the hall, French doors on the left open into the living room, 14 ft. x 17 ft., with big mullioned bay window in the front and fireplace in the rear. From this room you may pass by another pair of French doors to the verandah, with its three exposures.

Hammocks, porch chairs and grass rugs will make this the most coveted spot in the house on pleasant days and evenings in the summer.

The dining room, well lighted by the front windows and the French doors opening to the port cochere and a large kitchen of adequate size for the needs of such a home, lead you to expect something more than ordinary in the second floor plan, and you will not be disappointed.

Three good bedrooms with closets of ample size, lighted by mullioned windows and French doors opening on to the balcony, will welcome you when you are seeking quiet and rest. A large bathroom and separate toilet and those idols of a woman's heart, closets, and then more closets.

Third floor finished with two bedrooms, each with a closet, at an added cost.



SECOND FLOOR PLAN



Twenty-nine

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, 2 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

From the 1913 Aladdin Houses Annual Sales Catalogue

Interior Finishes

The interior trim, doors, floors and staircase in the Esther Jasperson Campbell House are a testament to its craftsmanship and refinement.



KINGSVILLE MUNICIPAL HERITAGE ADVISORY COMMITTEE REPORT TO COUNCIL RE. 183 MAIN STREET EAST





Context

The Esther Jasperson Campbell House occupies its original site of approximately one acre on the south side of Main Street East. The general character of the site has remained largely unchanged over the past century. It is located next to the Bon Jasperson House (designated under the *Ontario Heritage Act* in 2012), the history of the two properties being inextricably intertwined. The Esther Jasperson Campbell House is a key ingredient in forming the character of the streetscape on Main Street East. It is an important landmark and has acquired for the community a special and sentimental value. The Esther Jasperson Campbell House is useful for teaching cultural history and for tourist promotion.