

Appendix D-1

Veronica Brown--Preliminary Research Report

RE: 183 Main St. East (presented to the Kingsville Municipal Heritage Advisory Committee at its meeting held on Monday, November 4, 2019)

Built in about 1924 for Dr. Thomas Campbell Campbell (1896-1987) and his wife Esther (Jasperson) Campbell (1896-1973).

The home was built next door to Esther's parents, Bon & Gertrude Jasperson and a large lot owned by the Jaspersons.

Dr. Campbell was a dentist who served in the Canadian Army Dental Corps during WWI and was a Captain when he was discharged. He moved to Kingsville from Dutton in the early 1920s and bought a house at 57 Mill St E in 1922 and lived there with his sister and widowed Mother.

Esther Jasperson was the first president of the Evening Guild and a past member of the Church of the Epiphany choir and a very active member of Nora Hoover Chapter I.O.D.E. during the two world wars. She owned quite a bit of property in Kingsville including the lot on the north side of Main St E that was later sold to build the Kingsville District High School.

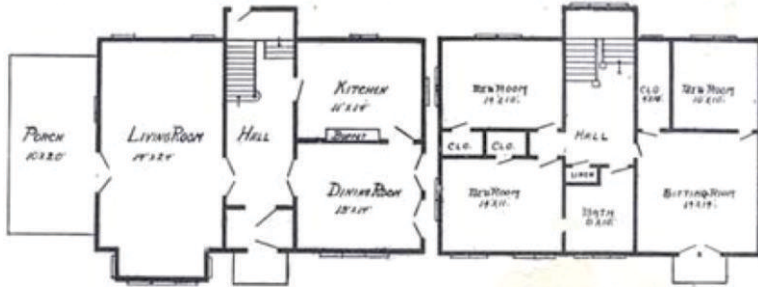
The house design looks to be modelled after a plan offered by the Aladdin Company of Bay City starting in 1913.



SPECIFICATIONS

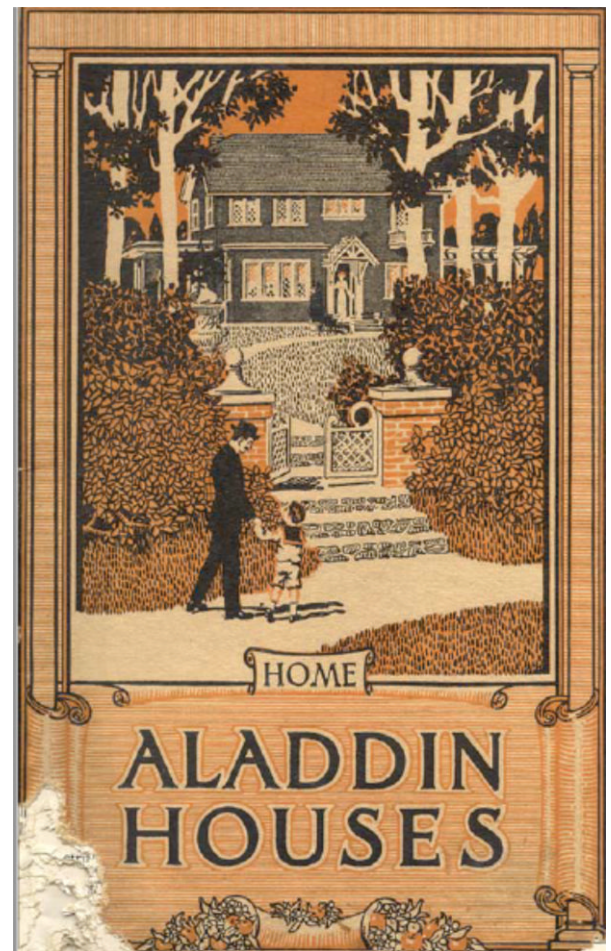
Size, 36 x 24 ft. (exclusive of porches). Price, \$2,100. Cash Discount, 5%.
Net Price, \$1,995. See Terms.

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



**ALADDIN DWELLING
THE BRENTWOOD**

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 171 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.