

Revised - Heritage Impact Statement

183 Main Street East, Town of Kingsville Ontario

Brotto Investment Inc.



February 19, 2021

TABLE OF CONTENTS

SECTION 1 – INTRODUCTION

SECTION 2 – SITE DETAILS

- 2.1 The Subject Lands
- 2.2 Neighbourhood
- 2.3 Bon Jasperson Property
- 2.4 The Proposed Development

SECTION 3 – POLICY REVIEW

- 3.1 Provincial Policy Statement 2020
- 3.2 Town of Kingsville Official Plan
- 3.3 Ontario Heritage Tool Kit

SECTION 4 – ANALYSIS AND MITIGATION

- 5.1 Provincial Policy Statement 2020
- 5.2 Town of Kingsville Official Plan
- 5.3 Ontario Heritage Tool Kit

SECTION 5 – CONCLUSION

APPENDIX 1&4

AUTHOR'S QUALIFICATIONS

SECTION 1 - INTRODUCTION

On behalf of the Brotto Investment Inc., Zelinka Priamo Ltd. prepared a Heritage Impact Statement in October of 2019 in support of the proposed development at 183 Main Street East, Town of Kingsville Ontario.

At that time, a Heritage Impact Statement was required because the subject lands are adjacent to 171 Main Street East (Bon Jasperson Property), a property designated under Part IV of the Ontario Heritage Act.

The report has been revised to address the latest submission that is proposing to retain the existing single detached dwelling along with the addition of a three-storey apartment building to the south of the existing dwelling.

SECTION 2 – SITE DETAILS

2.1 The Subject Lands

The lands are located along the south side of Main Street E., between Spruce Street South to the west and Wgle Avenue in the east in the Town of Kingsville. The lands are known legally as PT LT 2 CON 1 EASTERN DIVISION GOSFIELD (KINGSVILLE) AS IN R1027697; KINGSVILLE (subject lands). The lands are irregularly shaped, have an area of 0.4269 HA and a frontage along Main Street East of 42.4 m.

The subject lands are currently occupied by a vacant single detached residential dwelling (Figure 1). The lands have a single driveway access to Main Street East and contain ancillary garages and workshops at the rear of the property. Large trees exist along the boundaries of the site and there is a municipal sidewalk along Main Street East.



On April 1, 2020, the Town issued a notice of intent to designate the subject lands as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act (Appendix 1).

The property was considered a culturally significant property for its 2 ½ -storey brick dwelling and its historical link to the abutting property at 171 Main Street East. The original owner of 183 Main Street East, Esther Jasperson Campbell, is the daughter of Bonzano Jasperson, one of Kingsville's leading citizens.

The current owners of the subject lands filed an objection to the intent to designate to the Conservation Review Board on April 28, 2020. The main objection was because the evaluation of the property done by the Kingsville Municipal Heritage Committee was not done using Regulation 9/06 of the Ontario Heritage Act. In addition, the Statement of Cultural Heritage Value or Interest prepared by the Committee had inaccurate and incomplete information that was not relevant to the property.

The Town of Kingsville retained Letourneau Heritage Consulting Inc. to prepare a Cultural Heritage Evaluation Report for the subject lands. The report did an assessment using Regulation 9/06 and concluded the property warranted designation under Part IV of the Ontario Heritage Act. The report also provided a second draft Statement of Cultural Heritage Value or Interest (Appendix 2).

For this report, the draft Statement of Cultural Heritage Value or Interest that was prepared by Letourneau Heritage Consulting Inc. will be used for the accuracy that was used to determine the heritage attributes for the property.

2.2 Neighbourhood

The subject lands are bounded by Kingsville District High School to the north, open fields to the east and south. In terms of the surrounding area, the lands are located approximately 680 m east of the main Kingsville intersection of Main Street and Division Street and approximately 375 m from the eastern boundary of the Kingsville Commercial Core at Spruce Street. Two large developments have recently been approved across the street from the subject lands at 200 & 141 Main Street E., consisting of medium and high-density residential apartments and medical office uses.

Beyond Main Street East, the lands are surrounded by low density residential neighbourhoods to the north, south and east which include schools, parks and institutional uses. Highway Commercial uses are located further east of the subject lands.

2.2 Adjacent Bon Jasperson Property

The subject lands are adjacent to 171 Main Street East, a property designated under Part IV of the Ontario Heritage Act. The Bon Jasperson House is a 2 1/2 -storey c. 1903 brick dwelling in the late Victorian style.

The property is associated with Bonzano Jasperson, one of Kingsville's leading citizens.

Description of Heritage Attributes:

- Tile bricks from Kingsville's Broadwell Brick & Tile Yard;
- A raised cut-fieldstone foundation;
- Formal staircase of stained solid oak from local groves, with paneled sides, crafted mill work and detailing, five box newel posts and a bullnose tread;
- Two solid oak pocket doors opposite the staircase which are stained and finished to match;
- Carved mantle and grate for foyer fireplace;
- Solid oak six-panel doors (six beveled horizontal panels);
- Solid oak ball and crown headers on windows and doors;
- Oak front door with large windowpane and transom;
- Bevelled, poured glass and stained-glass windows, including:
 - Large northwest first floor window and semi-elliptical fanlight with beveled glass
 - First floor northeast tripartite window with a wide sash at its centre (12 lites) and narrower sashes on each side (12 smaller lites);
 - Six first floor double-hung windows – one facing east and five in east sunroom addition;
 - Upstairs bedroom – two large windows and semi-elliptical fanlights with stained glass;
- 10" decorative oak baseboards;
- Cold air returns and heating grates from early heating system;
- Hardwood floors throughout the house, except for the master bedroom floor;
- Built-in kitchen oak cabinet, excepting glass;
- Built-in bookcases and mantle surrounding living room fireplace (added in the early 1900s);
- Built-in linen cupboards in second floor hallway; and,
- Original door knobs.

Refer to Appendix 3 for the full designating By-law.

2.3 The Proposed Development

The third submission for Zoning By-law Amendment application ZBA/18/19 proposes to retain the existing single detached dwelling and construct a three storey apartment building to the south of the existing dwelling. The proposed apartment building would contain a total of 22 units and 30 surface parking spaces. The attached plan (Appendix 4) represents a significant reduction in the intensification of the proposed development, which previously proposed two, four storey apartment building containing an overall total of 40 units and included the demolition of the existing dwelling.

The existing driveway entrance from Main Street East will be codified and shifted slightly to the east to allow for a more efficient access to the apartment building. The modified driveway will form part of the future apartment lands, and an easement will be granted in favour of the existing dwelling for access purpose. Two parking spaces will be constructed to the southeast of the existing dwelling with direct access to the main driveway, to satisfy the minimum parking requirement for the existing dwellings.

The proposed lot configuration for the existing single detached dwelling will ensure that the minimum regulation within the R1.1 Zone are maintained. As such, the portion of the subject lands to be occupied by the existing dwelling will remain under the R1.1 Zone category.

SECTION 3 – POLICY REVIEW

3.1 Provincial Policy Statement 2020 (PPS)

The Provincial Policy Statement (PPS) issued under the authority of Section 3 of the Planning Act “provides policy direction on matters of provincial interest related to land use planning” in order to ensure efficient, cost-efficient development and the protection of resources. All planning applications are required to be consistent with these policies.

“Significant **built heritage resources** and significant cultural heritage landscape shall be conserved”. Section 2.6.1.

“Planning authorities shall not permit development and site alteration on **adjacent lands** to **protected heritage property** except where the proposed development and site alteration has been evaluated and it has been demonstrated that the **heritage attributes** of the **protected heritage property** will be conserved.” Section 2.6.3

6.0 PPS Definitions:

Adjacent lands (d) means those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

Built heritage resources: means a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.

Conserved: means the identification, protection, management and use of building heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

Heritage attributes means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property).

Protected heritage property means property designated under Parts IV, V, or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public

bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Site.

Significant (e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

3.3 Town of Kingsville Official Plan

Section 4.1.1 of the Town of Kingsville Official Plan provides policies regarding the cultural heritage value of properties in Kingsville. The subject lands are a protected heritage property and are adjacent to a protected heritage property and must have regard for the following policies in the Official Plan:

Section 4.1.1 – Cultural and Built Heritage Resources

“Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been assessed and evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved. Mitigating measures and/or alternative development approached may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.”

3.4 Ontario Heritage Tool Kit

The Ontario Ministry of Tourism, Culture and Sport developed the Ontario Heritage Tool Kit as a guide to help understand the heritage conservation process in Ontario.

The tool kit provides guidelines for the preparation of heritage studies, such as Heritage Impact Statements and provides a list of possible negative impacts on a cultural heritage resource. These include, but are not limited to, the following impacts:

1. Destruction of any, part of any, significant heritage attributes or features;
2. Alteration that is not sympathetic, or is incompatible with the historic fabric and appearance;
3. Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
4. Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
5. Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
6. A change in land use where the change in use negates the property's cultural heritage value; and
7. Land disturbances, such as change in grade that alters soils and drainage patterns that adversely affect cultural heritage resources.
- 8.

SECTION 5 – ANALYSIS AND MITIGATION

5.1 Provincial Policy Statement 2020 (PPS)

The proposed development is consistent with the policies of the 2014 Provincial Policy Statement.

The existing single detached dwelling will be retained in its current location and the identified heritage attributes will be conserved. The proposed infill on the subject lands is at the rear of the existing single detached dwelling.

The heritage attributes of the adjacent property designated under Part IV of the Ontario Act will be conserved.

All but two of the heritage attributes that embody the heritage value of the Bon Jasperson House are interior features. Any potential impacts to the adjacent property would be to the exterior heritage attributes.

Both properties are large (approx. 1 acre each) which allows a large setback of approximately 65 feet (20 m) between the proposed apartment building and the Bon Jasperson House. This setback helps eliminate any potential impacts to the exterior tile bricks (from Kingsville's Broadwell Brick & Tile Yard) and the raised cut-fieldstone foundation.



In addition, the existing vegetation on the Bon Jasperson property will continue to screen the house from the adjacent property (Figure 2).

5.3 Town of Kingsville Official Plan

A Cultural Heritage Evaluation Report was prepared and concluded the subject lands warrant designation under Part IV of the Ontario Heritage Act. As a result, the existing single detached dwelling will be retained in its current location and the identified heritage attributes will be conserved.

The heritage attributes of the adjacent protected heritage property will be conserved. The proposed development does not have direct interaction with the heritage attributes of the Bon Jasperson house as all but two are within the interior of the house.

5.4 Ontario Heritage Tool Kit

An impact assessment as outlined in the *Ontario Heritage tool Kit, Info sheet #5 Heritage Impact Assessments and Conservation Plans (2006)* is provided as follows:

- Destruction of any, part of any, significant heritage attributes or features:

- 183 Main Street East:
 - The existing single detached dwelling will be retained.
 - The heritage attributes listed in the draft Statement of Cultural Heritage Value or Interest prepared by Letourneau Heritage Consulting Inc. will be conserved.
- Adjacent Bon Jasperson House :
 - All but two of the heritage attributes that embody the heritage value of the Bon Jasperson House are interior features and will not be impacted by the proposed development.
 - The proposed setback and existing landscaping eliminate any potential destruction to the exterior tile bricks (from Kingsville's Broadwell Brick & Tile Yard) and to the raised cut-fieldstone foundation.
 - The visual impact of the parking areas can be further reduced through additional landscaping.
- Alteration that is not sympathetic, or is incompatible with the historic fabric and appearance:
 - There are no proposed alterations to the existing dwelling on the subject lands. The scale and massing of the dwelling will remain unchanged.
 - The designating By-law for the Bon Jasperson Property mainly focuses on interior attributes and does not identify the landscape features of the property or the architectural features of the exterior of the house.
- Shadows created that alter the appearance of a heritage attribute or change the visibility of an associated natural feature, plantings, such as a garden:
 - The Town did not require a Shadow Study to be completed; however, we anticipate the existing mature vegetation will mitigate any shadows.
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship:
 - The proposed development does not isolate the heritage attributes of the subject lands or the adjacent property to its surrounding environment.
 - The visual relationship of both dwellings to the Main Street Corridor will be conserved.
 - The current visual relationship between the subject lands and the Bon Jasperson Property will not change or be obstructed, except by existing vegetation.
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features:

- No significant views or vistas were identified in the designating By-law for 183 Main Street East or for the Bon Jasperson Property. However, the existing appearance and relationship between both properties will continue as the proposed apartment building is at the rear of the subject lands.
- A change in land use where the change in use negates the property's cultural heritage value:
 - The subject lands will be continuing as a residential use.
- Land disturbances such as change in grade that alters soils, and drainage patterns that adversely affect cultural heritage resources:
 - If required, measures will be made to avoid any adverse impacts to the adjacent property at the building permit stage of the project.

SECTION 6 – CONCLUSION

It is our opinion the proposed development will conserve the significant built heritage resources of the subject lands and the adjacent Bon Jasperson Property.

The existing single detached dwelling at 183 Main Street East will be retained in its current location and the identified heritage attributes will be conserved. The proposed infill on the subject lands is at the rear of the existing single detached dwelling resulting in minimal impacts the heritage attributes of the existing dwelling.

The designating By-law for the Bon Jasperson property mainly focuses on interior attributes which will not have direct interaction with the proposed development. Any potential impacts to the exterior heritage attributes, tile bricks (from Kingsville's Broadwell Brick & Tile Yard) and the raised cut-fieldstone foundation, are mitigated. The setback between the proposed buildings and the existing adjacent structure (approximate 60 feet) eliminates any potential impacts to the exterior attributes of the Bon Jasperson property.

APPENDIX 1 - 3



2021 Division Road North
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IN THE MATTER OF THE *ONTARIO HERITAGE ACT*, R.S.O. 1990, c. O.18, AS AMENDED, AND IN THE MATTER OF THE PROPERTY MUNICIPALLY KNOWN AS 183 MAIN STREET EAST, IN THE TOWN OF KINGSVILLE

NOTICE OF INTENTION TO DESIGNATE

TAKE NOTICE THAT the Council of The Corporation of the Town of Kingsville intends to designate 183 Main Street East as a property of cultural heritage value or interest under Part IV, Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended.

Description of Property:

The Esther Jasperson Campbell House, 183 Main St. East, Kingsville.

The Esther Jasperson Campbell House, constructed circa 1925, is a 2 ½ -storey brick dwelling in the Neo-Georgian (also known as Colonial Revival) style, located on the South side of Main Street East, in the Town of Kingsville.

The legal description of the subject property is:

PT LT 2 CON 1 EASTERN DIVISION GOSFIELD (KINGSVILLE) AS IN R1027697; KINGSVILLE

Statement of Cultural Heritage Value or Interest: The property's cultural heritage value lies in its association with Bonzano Jasperson, one of Kingsville's leading citizens, and his family. Bon Jasperson, as he was known, was the grandson of a fur trader who settled in the Detroit area in 1813 and who at one time owned land that stretched from the Detroit River to Tecumseh Road in Windsor along what is now Walker Road. Bon Jasperson's mother was the granddaughter of John Weigele (Wigle), a German who was one of the Kingsville area's first settlers. Bon Jasperson's father, Lewis Frederick Jasperson, was a Detroit merchant trader, who with his wife, Nancy Jane Wigle, moved to Kingsville in 1849 and set up what was believed to be the first general store in town.

Bon Jasperson (1869-1947) was one of Kingsville's leading citizens. He was an entrepreneur who owned companies involved in all aspects of local life. He and his father and brothers cleared virgin lumber from Pelee Island in the 1880s and ran a saw mill in Romney. He owned a grain warehouse and was a grain and seed dealer. He was Kingsville's first private banker. He brought a canning factory to town, later sold to Canadian Cannery. He also had a business interest in the Essex Tobacco Company, later called the Hodge Tobacco Company. He and David Conklin purchased the Electric Light Plant in 1899, later selling it to the Detroit Edison Company. He purchased a lot at 14 Division Street South on which stood a harness shop and constructed an office block. He owned a brick and tile business in Coatsworth, and farming operations throughout the area. He owned extensive tracts of land and was a pioneer of the area's oil and gas industry. He managed the Kingsville Natural Gas and Oil Company, he developed gas fields in Kent County and started an oil business on Pelee Island, the Pelee Gas & Oil Company.

Bon Jasperson had the home at 171 Main Street East constructed as a wedding gift to his only daughter, Esther Gertrude. Esther Jasperson (1897-1973) was a

member of the Church of the Epiphany where she sang in the choir. She was the first president of the Evening Guild and a member of the Imperial Order Daughters of the Empire (IODE) during both world wars. In 1916, when the first group of Girl Guides was formed in Kingsville, Esther was one of the first leaders.

Esther married Dr. Thomas Donald Campbell, who at times in Kingsville's history was the town's only dentist. Dr. Campbell served in the dental corps in Canada and England during the First World War and he rescued Kingsville's boy scouts from oblivion in 1925 by becoming Scoutmaster.

Esther's mother, Gertrude Jasperson (1872-1966), led the choir at the Church of the Epiphany. She was a charter member of the IODE and she did charitable work involving the welfare of young people.

Esther's brother, Frederick Kent Jasperson (1900-1982), was a lawyer and the commander of the Essex Scottish Regiment during the ill-fated raid on Dieppe during the Second World War. After the war where he had been taken prisoner, he returned to Essex County where he was named a local magistrate.

The design of the Esther Jasperson Campbell House is featured on the cover of the 1913 Aladdin Houses catalogue, where it was called "The Brentwood," and in the 1920 annual catalogue of the Canadian Aladdin Company where it was called "The Lockwood." Aladdin, a kit-home company founded in Bay City, Michigan in 1906, used premium lumber for its framing and finishes. The home was advertised as "an exclusive design that will not be sold to more than one customer in any community without the previous consent of the first owner." It is the only home of its design on Kingsville's register of properties of cultural heritage value or interest.

Description of Heritage Attributes:

The Esther Jasperson Campbell House embodies many elements of fine craftsmanship and design:

Brick façade with uncut fieldstone foundation;

Half-hipped roof with deep eaves;

Centred door;

Single-storey, enclosed verandas at the east and west ends;

Second-storey windows that from east to west are comprised of French doors leading to a balcony; three adjoined double-hung, 9-over-9 windows centred above the front door; and two sets of double-hung windows comprised of two, 12-over-12 windows each;

Two sets of adjoined windows comprised of three, 12-over-12 windows each on either side of the front door on the front façade;

Three windows on each gabled end of the building, two on the second storey and one in the half-storey under the hipped roofline;

Frieze board on enclosed verandas;

A mostly flat, front façade excepting a bumped-out wall to the west of the front door covered by a shallow roof accented with a frieze board.

The Esther Jasperson Campbell House is a stately building which has landmark status in the Town of Kingsville. It is assessed as a Class 1 building that exceeds the established threshold for designation.

Further information respecting this proposed designation is available from the Town of Kingsville. Any inquiries may be directed to Sandra Kitchen, Deputy Clerk-Council Services at 519-733-2305, ext. 223, or by email at skitchen@kingsville.ca.

Notice of an objection to the proposed designation may be served on the Town Clerk, 2021 Division Road North, Kingsville, Ontario, N9Y 2Y9, within thirty days after the date of publication of this Notice of Intention to Designate.

Section 29(5) of the Ontario Heritage Act provides: A person who objects to a proposed designation shall, within thirty days after the date of publication of the notice of intention in a newspaper having general circulation in the municipality, serve on the clerk of the municipality a notice of objection setting out the reason for the objection and all relevant facts.

The last date to file a notice of objection is May 8, 2020.

DATED at Kingsville, this 1st day of April, 2020.

Jennifer Astrologo, Director of Corporate Services/Clerk
The Corporation of the Town of Kingsville
2021 Division Road North
Kingsville, Ontario N9Y 2Y9

6.1 Summary of Evaluation

It is LHC's professional opinion that the Property at 183 Main Street East, Kingsville, Ontario meets criteria 1i, 2i, and 3ii of *O. Reg. 9/06*. Therefore, it is eligible for designation under Part IV, Section 29 of the *OHA*.

6.2 Proposed Statement of Cultural Heritage Value or Interest

6.2.1 Legal Description and Civic Address

- 183 Main Street East, Kingsville, Essex, Ontario
- Concession 1 East Division Part Lot 2

6.2.2 Summary of Cultural Heritage Value or Interest

The Property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material, or construction method. The main residence on the Property is a unique and relatively rare local example of a vernacular structure exhibiting Arts and Crafts and Colonial Revival style architecture.

The Property has historical or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. The Property has direct associations with people who are significant to a community, notably Esther Jasperson Campbell and her husband Dr. Campbell. Esther Jasperson Campbell and her husband Dr. Thomas D. Campbell were important local people as demonstrated through their repeated mention in local newspapers. They were members of the local elite and of interest as part of local society. They were involved in various community groups and local social initiatives. Furthermore, as a Jasperson, Esther was part of a family of local significance. The Property is also directly associated the Kingsville Girl Guides through Esther Jasperson Campbell. She along with four other women founded the Kingsville unit in 1916. The Property is connected to the Kingsville Boy Scouts through Dr. Thomas D. Campbell who served as the Boy Scouts second Scoutmaster in 1925.

The Property has contextual value because it is historically linked to 171 Main Street East, which was the house of Esther Jasperson Campbell's father. Both properties were once part of a single parcel owned by Bonzano Jasperson.

6.2.3 Description of Property

The Property is located at civic address 183 Main Street East on Concession 1 East Division Part Lot 2 in the geographic Town of Kingsville, County of Essex, Ontario. It is bound by Main Street East to the north, William Avenue to the west, Santos Drive to the east, and backs onto open space to the south. The Property includes a two-and-a-half-storey house built between 1920 to 1925 at the northern end of the property facing Main Street East and a one-storey garage and pavilion south of the house.

6.2.4 Heritage Attributes

Heritage attributes that express the cultural heritage value or interest of 183 Main Street East lie in the two-and-a-half-storey main including:

- Setback from Main Street East;
- Two-and-a-half storey scale and massing;
- Red brick cladding;
- Foundation faced in fieldstone;
- Hipped gable (often also known as a half-hip, jerkinhead, or clipped gable) roof;

- Projecting eaves;
- Exposed rafters;
- Front door in the centre of the front façade with a decorative wood doorcase including panels and entablature with dentils;
- Single storey flat roof wings on the east and west sides of the house;
- French doors to a balcony on the second floor;
- Three adjoined double-hung, 9-over-9 wood frame windows centred above the front door;
- Two sets of adjoined double-hung wood frame windows comprised of two, 12-over-12 windows on the second-floor front façade;
- Two sets of adjoined windows comprised of three, 12-over-12 wood frame windows each on either side of the front door on the front façade;
- Three wood frame windows on each gabled end of the building, two on the second storey and one in the half-storey under the hipped roofline;
- Plain wood frieze on east and west wings, roof, and front bay; and,
- Bump-out on the façade west of the front door.

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 82 – 2012

*Being a by-law to designate a certain property,
including land and buildings,
known as The Bon Jasperson House
(171 Main St. East, Kingsville)
as being of cultural heritage value or interest under
the provisions of the
Ontario Heritage Act, R.S.O. 1990, c.O.18 as amended*

WHEREAS Section 29 of the *Ontario Heritage Act* authorizes the council of a municipality to enact by-laws to designate real property, including all the buildings and structures located thereon, to be of cultural heritage value or interest;

AND WHEREAS the Council for The Corporation of the Town of Kingsville has consulted with the Kingsville Municipal Heritage Advisory Committee with respect to the designation of 171 Main St. East as being of cultural heritage value or interest;

AND WHEREAS authority was granted by Council to designate such property;

AND WHEREAS the Council for The Corporation of the Town of Kingsville has caused to be served upon the owners of the lands municipally known as 171 Main St. East, Kingsville and upon the Ontario Heritage Trust, Notice of Intention to Designate the foregoing property and has caused the Notice of Intention to be published in a newspaper having general circulation in the municipality as required by the *Ontario Heritage Act*;

AND WHEREAS the Reasons for Designation are set out in Schedule "A" to this By-law;

AND WHEREAS no notice of objection to the proposed designation of the foregoing property has been served on the Clerk for The Corporation of the Town of Kingsville.

NOW THEREFORE the Council for The Corporation of the Town of Kingsville enacts as follows:

1. That the property known as The Bon Jasperson House and municipally known as 171 Main St. East, including lands and buildings, more particularly described in Schedule "B" attached to this By-law, is hereby designated as being of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as amended;
2. That the municipality's solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "B" to this By-law in the proper Land Registry Office;
3. That the Clerk of The Corporation of the Town of Kingsville is hereby authorized to cause a copy of this By-law to be served upon the owners of the aforesaid property and upon the Ontario Heritage Trust, and to cause notice of this By-law to be published in a newspaper having general circulation in The Corporation of the Town of Kingsville as required by the *Ontario Heritage Act*;
4. That Schedules "A" and "B" form an integral part of this By-law.

READ a FIRST, SECOND and THIRD time and FINALLY PASSED this 24th day of September, 2012.

I, Ruth Orton-Pert hereby certify the foregoing
to be a true and correct copy of the original
copy of _____ dated at Kingsville,
Ontario _____.



MAYOR Nelson Santos



CLERK Ruth Orton-Pert

Signature

**The Corporation of the Town of Kingsville
By-law 82-2012**

Schedule "A"

**171 Main St. East
Kingsville, Ontario
The Bon Jasperson House**

Description of Property: The Bon Jasperson House

Completed in 1903, The Bon Jasperson House is a 2 ½ storey brick dwelling in the late Victorian Style, located on the south side of Main St. West just east of downtown Kingsville.

Statement of Cultural Heritage Value or Interest:

The property's cultural heritage value lies in its association with Bonzano Jasperson, one of Kingsville's leading citizens and his family. Jasperson built and sold many enterprises, each time undertaking another successful business venture. His business endeavours included lumber, grain, banking, canning, cigar making, property development, farming and electrical power, as well as oil and gas wells.

Bon Jasperson was active in the Independent Order of Odd Fellows, St. George's Lodge (Masons), Scottish Rite (Masons) and the Church of the Epiphany. His wife Gertrude volunteered with the Church of the Epiphany, particularly the choir of which she was leader for many years, the IODE and helping young people. Their son Frederick was a WWII Lieutenant Colonel, lawyer, Magistrate Judge and writer—a prominent Kingsville resident in his own right.

Description of Heritage Attributes:

Key attributes that embody the heritage value of the Bon Jasperson House include many examples of fine craftsmanship and materials unique to Kingsville:

- Tile bricks from Kingsville's Broadwell Brick & Tile Yard;
- a raised cut-fieldstone foundation;
- formal staircase of stained solid oak from local groves, with paneled sides, crafted mill work and detailing, five box newel posts and a bullnose tread.
- Two solid oak pocket doors opposite the staircase which are stained and finished to match;
- Carved mantle and grate for foyer fireplace
- Solid oak six-panel doors (six beveled horizontal panels)
- Solid oak ball and crown headers on windows and doors
- Oak front door with large windowpane and transom
- Beveled, poured glass and stained glass windows, including:
 - Large northwest first floor front window and semi-elliptical fanlight with beveled glass
 - First floor northeast tripartite window with a wide sash at its centre (12 lites) and narrower sashes on each side (12 smaller lites)
 - Six first floor double-hung windows—one facing east and five in east sunroom addition;
 - Bay windows on west side, both first and second floors
 - Upstairs bedrooms—two large windows and semi-elliptical fanlights with stained glass;
- 10" decorative oak baseboards
- Cold air returns and heating grates from early heating system
- Hardwood floors throughout the house, except for the master bedroom floor;
- Built-in kitchen oak cabinet, excepting glass;
- Built-in bookcases and mantle surrounding living room fireplace (added in the early 1900s)
- Built-in linen cupboards in second floor hallway
- Original door knobs.

**The Corporation of the Town of Kingsville
By-law 82-2012**

SCHEDULE "B"

Description:

**PT LT 2 CON 1 EASTERN DIVISION GOSFIELD (KINGSVILLE) PT 2, 12R15521;
S/T R1343858; KINGSVILLE**

The Bonzano Jasperson House

171 Main Street E., Kingsville, ON

Research Report

Chain of Ownership

Date	Type of Transfer	From	To	Comments
May 17, 1802	Patent - Land Grant	Crown	Leonard Scratch	
April 22, 1853	Ind.	Leonard Scratch	Daniel Wigle	
*Copy not available.	Will	Daniel Wigle	Emma Wigle for life - then to sons Clifford Wigle Stanley Wigle & Melvin Wigle	
April 25, 1895	Quit Claim Deed	David D. Wigle	Colin Wigle	Stanley & Clifford Wigle died unmarried, Melvin Wigle's interest passed to his son David Wigle
August 27, 1901	Deed	Melvin A. Wigle	George Jasperson	
February 19, 1903	Quit Claim Deed	Colin Wigle David D. Wigle	Melvin Wigle	
February 19, 1903	Deed	Melvin A. Wigle	George Jasperson Bon Jasperson	
February 24, 1905	Deed	George Jasperson Bon Jasperson	Gertrude Jasperson & Alice Jasperson	
October 21, 1964	Deed (Executor)	Gertrude Bessie Jasperson Estate	Robert R. Lanoue Darlene Lanoue	
October 15, 1975	Ind.	Robert R. Lanoue Darlene Lanoue	Robert John Page Jean Elizabeth Page	
June 30, 1997	Deed	Robert John Page Jean Elizabeth Page	James William Moore Mary Elizabeth Moore	
October 8, 1999	Deed	James William Moore Mary Elizabeth Moore	Paul Robert Lemire Anne Marie Lemire	

*Lot 2, Conc. 1 Gosfield Township

Association with Person

Bonzano "Bon" Jasperson (1868-1947)¹

Bon Jasperson was one Kingsville's leading citizens. He was a man of many accomplishments – an entrepreneur with "remarkable business instincts"² 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 of enterprises, each time undertaking another successful business venture. He "was well-loved by all who knew him."³



Bon Jasperson was born in Kingsville on May 25, 1869, one of eight children.⁴ 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.⁵

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.⁶ 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.⁷ Bon Jasperson remained at home with his parents as long as they lived.⁸

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.⁹ George and Bon continued in the lumber business.¹⁰

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 1895.¹¹

In 1896, Jasperson became one of the first private bankers in Kingsville when he and S.L. McKay opened a bank in the Wigle block.¹² Jasperson was manager, McKay was secretary-treasurer and Miss Ada Brown was bookkeeper.¹³ The bank acted as agents for the Merchant's Bank of Canada.¹⁴ In 1898, the

¹ "Kingsville Pioneer Dies: Jasperson Was Business Leader," *The Windsor Star*, (November 5, 1947).

² *Commemorative Biographical Record of the County of Essex Ontario*. (Toronto: J.H. Beers & Co., 1905), p. 511.

³ "B. Jasperson Was Town Old-Timer," *The Kingsville Reporter*, November 6, 1947, Vol. LXXI, No. 45, p. 1.

⁴ Historical Section of the Kingsville Centennial Committee, *Kingsville Through The Years, 1753-1952*. (Lakeshore Publishers Limited, 1952), p. 62.

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

⁶ *Kingsville Through The Years, 1753-1952*, p. 62.

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

⁸ *Commemorative Biographical Record of the County of Essex Ontario*, p. 511.

⁹ *Kingsville Through The Years, 1753-1952*, p. 63.

¹⁰ *Commemorative Biographical Record of the County of Essex Ontario*, p. 511.

¹¹ *Ibid.*; *The Kingsville Reporter*, June 1, 1894, p. 4.

¹² *Kingsville 1790 - 2000, A Stroll Through Time*, p. 188.

¹³ *Ibid.*

¹⁴ *Ibid.*

partnership was dissolved, but Jasperson continued the business under his own name.¹⁵ When his other business interests required most of his time, he sold the banking business to Molson's Bank in 1907.¹⁶



Photo from Kingsville 1790 - 2000, A Stroll Through Time

Subsequently, Bon and his older brother George were involved in the following business interests:

- a canning business – Bon was instrumental in bringing a canning factory(which became Canadian Cannery)¹⁷ to town and was a major stockholder,¹⁸ and
- a processing plant for leaf tobacco, the Essex Tobacco Company which later became the Hodge Tobacco Company, which he helped secure.

In addition 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,¹⁹ and later sold it to the Detroit Edison Company.²⁰ In 1913, Bon and George, along with other Kingsville business leaders founded the Eco Thermal Stove Company of Canada, Ltd.²¹ ²² 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.²³

¹⁵ *Ibid.*

¹⁶ *The Kingsville Reporter*, March 7, 1907, p. 8.

¹⁷ *Kingsville Through The Years, 1753-1952*, p. 63.

¹⁸ *Commemorative Biographical Record of the County of Essex Ontario*, p. 511.

¹⁹ *The Kingsville Reporter*, July 20, 1899, p. 5.

²⁰ *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.

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

²² 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.

²³ *The Kingsville Reporter*, February 18, 1915, p. 5 and October 21, 1915, p. 5.

Bon Jasperson was also engaged in extensive farming operations around Kingsville and a brick and tile business at Coatsworth, in Kent County.²⁴



Kingsville 1790 - 2000, A Stroll Through Time

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.

Jasperson is seated in the middle row, second from the left.

Natural Gas & Oil:

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.²⁵

Jasperson partnered again with S.L. McKay, developing the rich Kent County gas fields and retailing gas to consumers as far east as Ridgetown.²⁶ Their plant was purchased by the Union Gas Company in 1914.²⁷ 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, etc.²⁸

Private Life:

In 1895, Gertrude Kent, whose parents were both of early Nova Scotia pioneer English and Scottish stock, married Bon Jasperson in Truro, Nova Scotia.²⁹ After their wedding, the couple settled in Kingsville and had two children, Ester G. born in 1897 and Frederick K. (Frederick Kent Jasperson, DSO, QC,) born in 1900. Ester married Thomas D. Campbell, a local dentist, and lived next door to her parents in a house presented to the couple as a wedding gift.³⁰ Frederick was a WWII Lieutenant Colonel, lawyer,

²⁴ *Kingsville Through The Years, 1753-1952*, p. 63.

²⁵ *Ibid.*

²⁶ *Ibid.*

²⁷ *Ibid.*

²⁸ *Commemorative Biographical Record of the County of Essex Ontario*, p. 511.

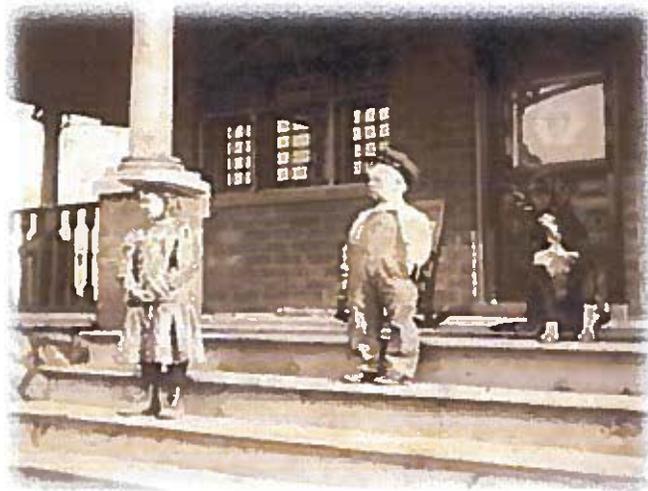
²⁹ "Funeral Services for Mrs. Bon Jasperson Being Held Today," *The Kingsville Reporter*, December 5, 1963.

³⁰ Oral history as told by Anne Marie Lemire to Elvira Cacciavillani, March 2012.

Magistrate Judge and writer – a prominent Kingsville resident in his own right, whose home at 321 Lakeview Avenue has also received heritage designation.³¹



Bon & Gertrude Jasperson, *Windsor Public Library Archives*



Ester & Frederick Jasperson, *Windsor Public Library Archives*

Gertrude Jasperson became involved with Anglican Church of the Epiphany from the time she arrived in Kingsville. Her volunteer service included many church organizations, particularly the choir of which she was leader for many years.³² She was also a charter member of the Nora Hoover Chapter IODE and had a great interest in the welfare of young people.³³ Funeral services were held from her home when Mrs. Jasperson died in 1963 at the age of 93.³⁴

³¹ Frederick Jasperson's house on "Judges Row" in Windsor, at 224 Sunset Avenue has also received a heritage designation as the Jasperson-Appel House.

³² Church of the Epiphany: Commemorating Centenary of the Parish, 1852-1952.

³³ *The Kingsville Reporter*, December 5, 1963.

³⁴ *Ibid.*

Bon Jasperson was active in the Independent Order of Odd Fellows (IOOF),³⁵ St. George's Lodge No. 41, A.F. & A.M., G.R.C.(Masons) Kingsville, Scottish Rite (Masons) in Windsor³⁶ and the Church of the Epiphany. In 1947, Bon Jasperson died at the age of 78, at his Kingsville home after a long illness.^{37 38}



Left: Bon Jasperson (standing) with his brother Fred (seated).
Windsor Public Library Archives

Below: Bon Jasperson, obituary photo



³⁵ "B. Jasperson Was Town Old-Timer," *The Kingsville Reporter*, November 6, 1947, Vol. LXXI, No. 45, p. 1.

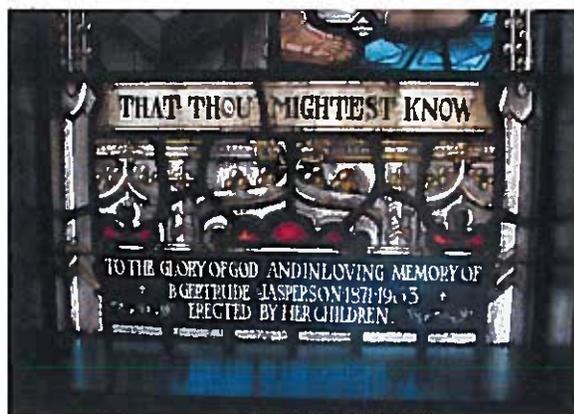
³⁶ Newspaper Obituary, *The Windsor Star*, November 5, 1947.

^{37 38} "B. Jasperson Was Town Old-Timer," *The Kingsville Reporter*, November 6, 1947, Vol. LXXI, No. 45, p. 1.

The Bon and Gertrude Jasperson Memorial Windows at the Church of the Epiphany, Kingsville were erected by their children, Frederick and Ester:



Photos by Elvira Cacciavillani



The Bon Jasperson House

In 1902, local hardware merchant and area builder D.H. McKay was hired to erect the home on the site of the old flour mill, opposite George Jasperson's house.³⁹ The Jaspersons moved into the house in January, 1903.⁴⁰



Bon Jasperson House under construction



Bon Jasperson House in 2012

Photo by Anna Lamarche

The Bon Jasperson House is a 2½-storey late Victorian dwelling beautifully situated on a large, park-like property. In comparison to the appearance of the more-fanciful and flamboyant Queen Anne style of the time with its spindle work and turrets, the Bon Jasperson House is rather plain and stark, overshadowing a more modern style.

The house features a raised cut-stone foundation, large bevelled, poured glass and stained glass windows which are designed and placed asymmetrically, a peaked roof, wrap-around verandah and a

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

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

coach house. The main body of the house is built with tile bricks from the Broadwell Brick & Tile Yard formerly located on Division St. N. A deep red paint has been applied to the exterior.

The original house survives largely intact although altered somewhat by an early addition, rebuilding and improvements. For example, the front porch's former wooden railings, columns and graceful arched trim has been replaced with a brick porch with wooden spindles and fan-shaped gingerbread.



The rear wing of the original dwelling housed the kitchen on the first floor and maids' quarters upstairs. The back porch was originally open and enclosed with brick at a later date. An addition to the east side of the house – a two-story "east wing" or sun porch with basement was added by the Oxley Bothers, Contractors⁴¹ in 1914:



Photos by Anna Lamarche

⁴¹ *The Kingsville Reporter*, May 21, 1914, p.1.



Bay windows on first and second floors showing decorative brick headers.



Rear porch

Photos by Anna Lamarche

Outstanding Staircase

The formal staircase in the foyer is a masterful piece of workmanship. It is constructed of stained solid oak from local groves, with a landing, panelled sides that match the home's doors, crafted mill work and detailing, five box (square) newel posts and a bullnose tread.⁴²

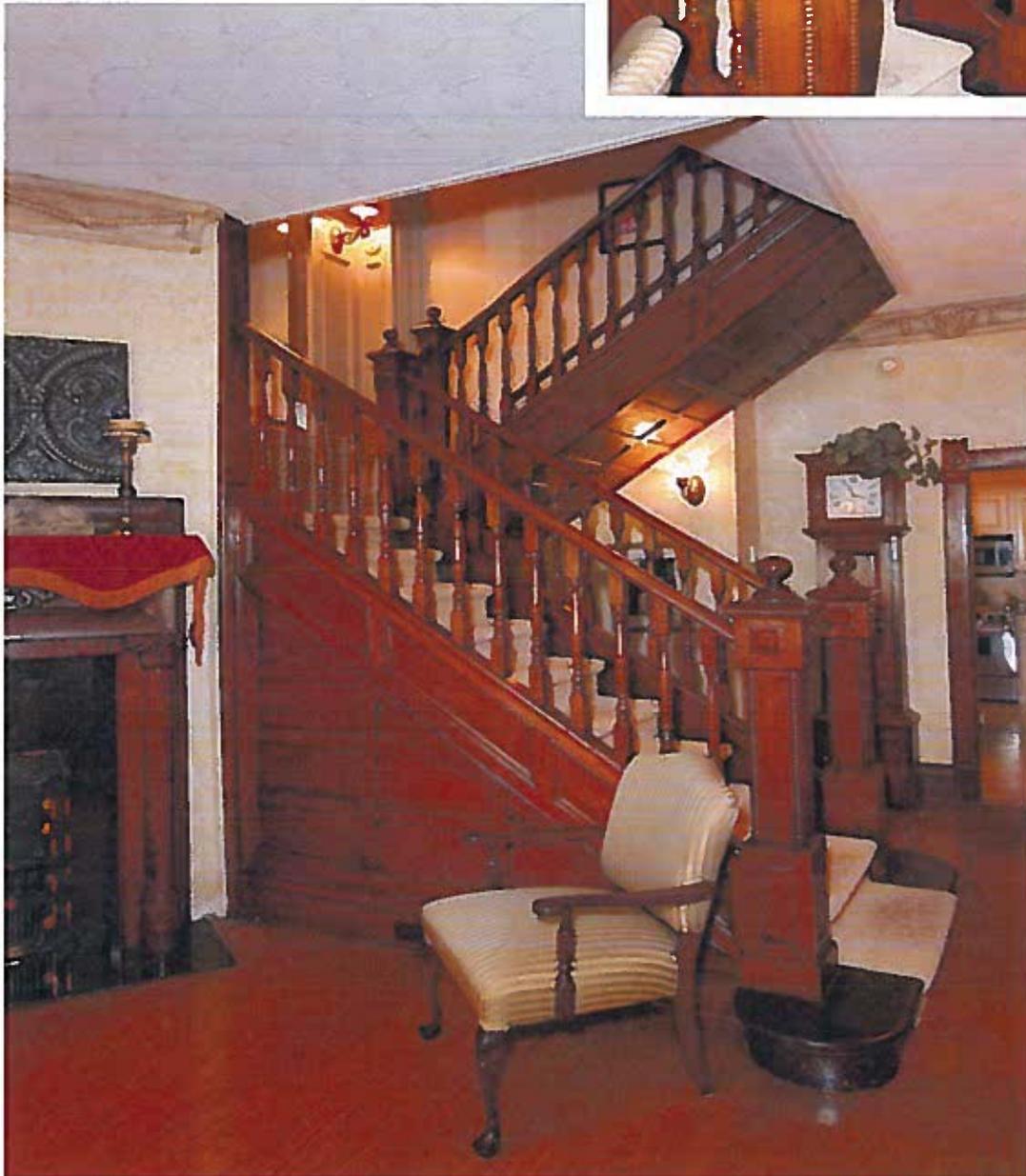


Photo by Anna Lamarche

⁴² A bullnose tread is a large starting step finished in a radius that curves out in past the sides of the stairs. A bullnose tread give stairs a softer, rounded appearance as opposed to a squared first tread.



Above: Hidden door for storage closet under the stairwell.

Right: As is common in larger homes, or homes for the higher class, there is a front, "formal" staircase as well as an informal, utilitarian staircase at the back of the house used by the servants, leading to the maids' bedroom and washroom.





Above: Original foyer fireplace grate and carved tiger oak mantel with detail photos.

Left: Original foyer window overlooking the front porch.

Photos by Elvira Cacciavillani

Two solid oak pocket doors opposite the base of the staircase are stained and finished to match the main staircase:



Photo by Anna Lamarche

The home features 10' ceilings on the main floor, 9'2" ceilings on the second floor and 7'10" ceilings in the attic. The walls were originally wet horse-hair plaster on lathe, although very little remains.⁴³ Remarkably, the studs are oak and maple.

Hardwood floors throughout the house are original, except for the master bedroom floor.

⁴³ Oral history from Avis Anne "Scooter" Elcomb and Ann Marie Lemire, as told to Elvira Cacciavillani

Built-in bookcases installed in early 1900s:



Photo by Anna Lamarche



Stained solid oak front door with large windowpane and transom



This built-in oak cabinet in the kitchen is original, although the stained glass panels are not.

Photo by Anna Lamarche

Original stained glass windows are featured in two of the bedrooms:



Photos by Anna Lamarche

Solid oak six-panel doors (six beveled horizontal panels) with solid oak ball and crown headers are found throughout the house. Crafted mill work and detailing, as well as 10" decorative oak baseboards are also found throughout.



Solid oak panelled door with ball & crown headers



Built-in linen cupboards in second floor hallway

Features of early mechanical systems such as radiators, heating vents and grilles, plumbing fixtures, switch plates, door knobs and light fixtures are important in defining a house's overall historic character. Door knobs are of different styles in The Bon Jasperson House:



Photos by Elvira Cacciavillani

In addition to the foyer fireplace, the house retains other visible features of early mechanical systems such as cold air returns and heating grates:



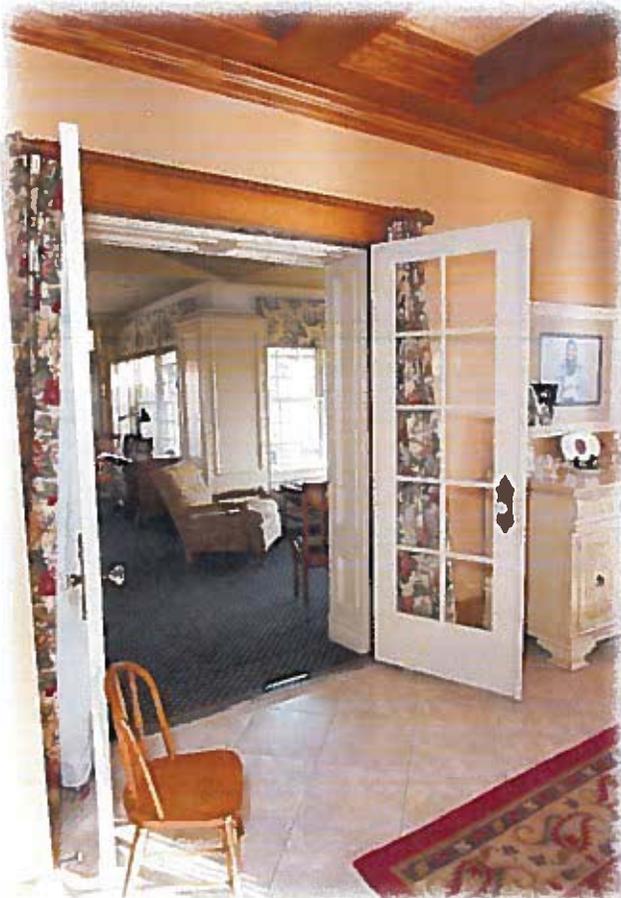
Photo by Elvira Cacciavillani



Photo by Anna Lamarche



1914 two-storey addition on the right of the photo is the "east wing"



1914 addition, French doors



Detail of poured glass panes



Original scalloped shingles



Bedroom with bay window



Raised cut-fieldstone foundation

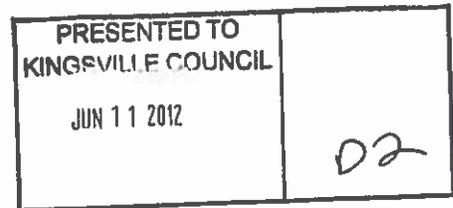


Large front porch window and semi-elliptical fanlight with beveled glass:



Front porch tripartite window with a wide centre sash and narrower sashes on each side:





Schedule "A"

171 Main Street East
Kingsville, Ontario

The Bon Jasperson House

Description of Property:

Completed in 1903, the Bon Jasperson House is a 2½-storey brick dwelling in the late Victorian style, located on the south side of Main Street West just east of downtown Kingsville.

Statement of Cultural Heritage Value or Interest:

The property's cultural heritage value lies in its association with Bonzano Jasperson one of Kingsville's leading citizens and his family. Jasperson built and sold many enterprises, each time undertaking another successful business venture. His business endeavours included lumber, grain, banking, canning, cigar making, property development, farming and electrical power, as well as oil and gas wells.

Bon Jasperson was active in the Independent Order of Odd Fellows, St. George's Lodge (Masons), Scottish Rite (Masons) and the Church of the Epiphany. His wife Gertrude volunteered with the Church of the Epiphany, particularly the choir of which she was leader for many years, the IODE and helping young people. Their son Frederick was a WWII Lieutenant Colonel, lawyer, Magistrate Judge and writer – a prominent Kingsville resident in his own right.

Description of Heritage Attributes:

Key attributes that embody the heritage value of the Bon Jasperson House include many examples of fine craftsmanship and materials unique to Kingsville:

- tile bricks from Kingsville's Broadwell Brick & Tile Yard
- a raised cut-fieldstone foundation
- formal staircase of stained solid oak from local groves, with paneled sides, crafted mill work and detailing, five box newel posts and a bullnose tread
- two solid oak pocket doors opposite the staircase which are stained and finished to match
- carved mantle and grate for foyer fireplace

- solid oak six-panel doors (six beveled horizontal panels)
- solid oak ball and crown headers on windows and doors
- oak front door with large windowpane and transom
- bevelled, poured glass and stained glass windows, including:
 - large northwest first floor front window and semi-elliptical fanlight with beveled glass
 - first floor northeast tripartite window with a wide sash at its centre (12 lites) and narrower sashes on each side (12 smaller lites)
 - six first floor double-hung windows – one facing east and five in east sunroom addition
 - bay windows on west side, both first and second floors
 - upstairs bedrooms - two large windows and semi-elliptical fanlights with stained glass
- 10" decorative oak baseboards
- cold air returns and heating grates from early heating system
- hardwood floors throughout the house, except for the master bedroom floor
- built-in kitchen oak cabinet, excepting glass
- built-in bookcases and mantle surrounding living room fireplace (added in the early 1900s)
- built-in linen cupboards in second floor hallway
- original door knobs



PRESENTED TO KINGSVILLE COUNCIL JUN 11 2012	D2
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KINGSVILLE MUNICIPAL HERITAGE COMMITTEE
Heritage Resources Evaluation Sheet

Name of Building, Property or Site:	Bon Jasperson		
Municipal Location:	171 Main Street East		
Location Description:	Assessment Roll No.:		
Date of Construction:	1902	Date of Additions:	
Date of Evaluation:	Nov 19, 2011	Approval by Committee:	Level:

This form is to be used in the survey of heritage resources within the limits of the Town of Kingsville in order to provide an objective assessment of their relative heritage value. The higher the number scored, the greater the loss to the community if the building, property, site or cultural heritage resource were to be destroyed. The following Scoring Key is used to determine the heritage value:

- Class 1 Buildings/Properties/Sites/Cultural Heritage Resources: 75-100 points
- Class 2 Buildings/Properties/ Sites/Cultural Heritage Resources: 50-74 points
- Non-heritage Buildings/Properties/ Sites/ Cultural Heritage Resources: 49 points and below

Circle the number which reflects your interpretation of the criteria listed on the left, then transfer number to box. Below the numbers in each category are the letters E, G, F and P which stand for E-excellent, G-good, F-fair and P-poor. These will help you determine the correct score. After completing the entire evaluation sheet, total the score to determine the heritage significance of the building, property or site.

H I	<u>Local Development</u> -the building/cultural heritage resource 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	10 9 8 7 6 5 4 3 2 1 0 E G F P Notes:	SCORE: 8
	S T	<u>Association with Person/Group/Event</u> - the building/cultural heritage resource is associated with the life or activities of a person, group, organization or institution that has made a significant contribution to the community, province or nation -it is associated with an event that has had a significant impact on the community, province or nation	10 9 8 7 6 5 4 3 2 1 0 E G F P Notes: Bon Jasperson
O R Y	<u>Age of Structure/Property/Site/Cultural Heritage Resource</u> The following point system is based on the building/property/site's age and rarity within the local context: Pre 1855 1855-1875 1876-1890 1891-1900 1901-1915 10 9 8 7 6 1916-1930 1931-1945 1946-1960 1961-1970 Post 1971 5 4 3 2 1	1902	SCORE: 6
HISTORY TOTAL ->			23

A R C H I T E	Overall Composition -symmetry and/or balance -good proportions and/or originality in concept	10 9 8 7 6 5 4 3 2 1 0 E G F P Notes:	SCORE 9
	Details -features details inside or outside that show originality, fine craftsmanship or refinement	10 9 8 7 6 5 4 3 2 1 0 E G F P Notes:	9
C T U R E	Architectural Influences -extent to which it reflects a recognized academic style of the period -regional vernacular style -work of significant architect, designer, or landscape firm (municipal, provincial, national or international)	10 9 8 7 6 5 4 3 2 1 0 E G F P Notes: Queen Anne style	9
	Construction Materials -rare or early example of a particular material -rare, special or early construction method -displays work of a recognized builder, craftsman, mason, carver or artist	5 4 3 2 1 0 E G F P Notes:	5
R E	State of Preservation -original plan survived -architectural features of the building survived	5 4 3 2 1 0 E G F P Notes:	4
	Structural Condition -structurally sound -well maintained -foundation in good condition	5 4 3 2 1 0 E G F P Notes:	5
ARCHITECTURE TOTAL			41
C O N T E X T	Relationship with Streetscape -compatible with the character of surrounding buildings or landscape -a key ingredient in forming the character of said landscape	10 9 8 7 6 5 4 3 2 1 0 E G F P Notes:	9
	Integrity of Site -occupies its original site -general character of the site has remained unchanged	5 4 3 2 1 0 E G F P Notes:	5
E X T	Landmark Status -functions as an important visual object that has acquired for the community a special or sentimental value -usefulness for teaching cultural history and/or tourist promotion	10 9 8 7 6 5 4 3 2 1 0 E G F P Notes:	9
	CONTEXT TOTAL		

Notes Re Evaluation _____

HISTORY- 23

ARCHITECTURE - 41

CONTEXT- 23

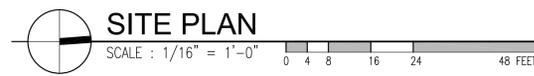
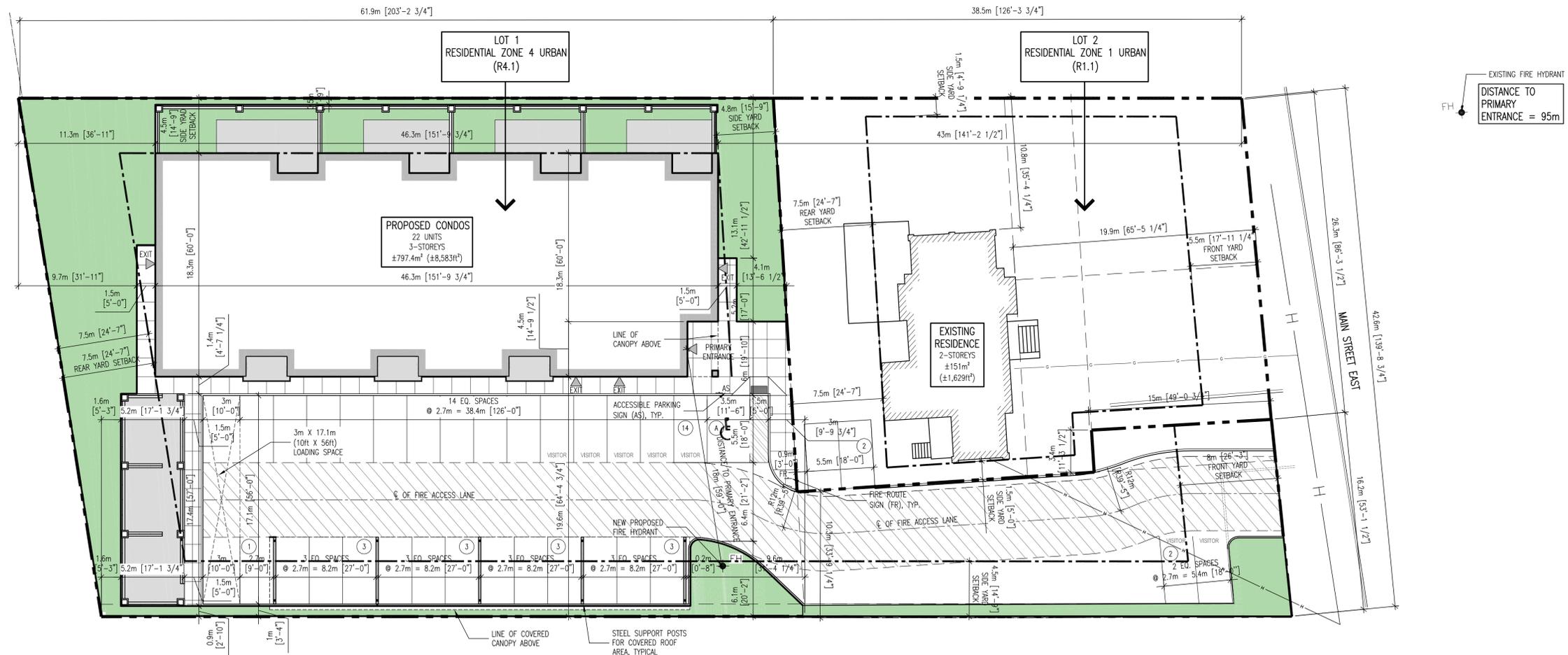
GRAND TOTAL - 87

Recommendation: _____

Evaluator: _____ Signature: _____ Date: _____

SITE DATA MATRIX LOT 1		SITE ZONING : R1.1	
	REQUIRED	PROPOSED	
a. LOT AREA	MIN. 500m ²	1,154.9m ²	
b. LOT FRONTAGE	MIN. 15m	26.3m	
c. BUILDING AREA			
- EXISTING BUILDINGS		151.4m ²	
TOTAL BUILDING AREA		151.4m ²	
d. BUILDING LOT COVERAGE (%)	MAX. 40%	13.1%	
e. BUILDING GROSS FLOOR AREA			
- EXISTING BUILDINGS		302.8m ²	
TOTAL GROSS FLOOR AREA		302.8m ²	
f. BUILDING HEIGHT	MAX. 11.0m	11.0m	
g. BUILDING SETBACKS			
FRONT (NORTH)	MIN. 5.5m	19.9m	
SIDE (EAST)	MIN. 1.5m	1.5m	
SIDE (WEST)	MIN. 1.5m	10.8m	
REAR (SOUTH)	MIN. 7.5m	7.5m	
h. NO. OF PARKING SPACES			
2 PLACES PROVIDED		2 SPACES	
i. NO. OF LOADING SPACES	N/A	N/A	
j. PAVED AREA COVERAGE	N/A	N/A	
k. LANDSCAPED AREA	N/A	N/A	
HARD	N/A	N/A	
SOFT	N/A	N/A	
TOTAL COVERAGE	N/A	N/A	
l. LINEAR CONCRETE CURB		N/A	

SITE DATA MATRIX LOT 2		SITE ZONING : R4.1	
	REQUIRED	PROPOSED	
a. LOT AREA	MIN. 500m ²	3,050m ²	
b. LOT FRONTAGE	MIN. 25m	16.2m	
c. BUILDING AREA			
- PROPOSED BUILDINGS		797.4m ²	
TOTAL BUILDING AREA		797.4m ²	
d. BUILDING LOT COVERAGE (%)	MAX. 45%	26.1%	
e. BUILDING GROSS FLOOR AREA			
- PROPOSED BUILDINGS		302.8m ²	
TOTAL GROSS FLOOR AREA		2,392.2m ²	
f. BUILDING HEIGHT	MAX. 11.0m	12.2m	
g. BUILDING SETBACKS			
FRONT (NORTH)	MIN. 8 m	43.2m	
SIDE (EAST)	MIN. 4.5m	19.6m	
SIDE (WEST)	MIN. 4.5m	4.5m	
REAR (SOUTH)	MIN. 11 m	7.5m	
h. NO. OF PARKING SPACES (CONDOMINIUM)			
1.25 SPACES PER UNIT = 1.25 X 22	28 SPACES	30 SPACES	
NO. OF PARKING SPACES (ACCESSIBLE)			
8 TO 50 SPACES	1 SPACE	1 SPACE	
NO. OF PARKING SPACES (VISITOR)			
0.25 SPACES OF THE REQUIRED SPACES = 28 SPACES X 0.25	7 SPACES	7 SPACES	
i. NO. OF LOADING SPACES	1 SPACE	1 SPACE	
j. PAVED AREA COVERAGE			
		1,215.3m ²	
k. LANDSCAPED AREA			
HARD		416.7m ²	
SOFT		595.6m ²	
TOTAL COVERAGE	MIN. 30%	1,012.3m ²	
l. LINEAR CONCRETE CURB		168.7m	



2021/02/09 TOWN REVIEW

2020/08/12 CLIENT REVIEW

date (yyyy/mm/dd): issued for:

- general notes:
- THIS PRINT IS AN INSTRUMENT OF SERVICE ONLY AND IS THE PROPERTY OF THE ARCHITECT.
 - DRAWINGS SHALL NOT BE SCALED.
 - CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.
 - ATTENTION IS DIRECTED TO PROVISIONS IN THE GENERAL CONDITIONS REGARDING CONTRACTOR'S RESPONSIBILITIES IN REGARD TO SUBMISSION OF SHOP DRAWINGS.
 - IN THE EVENT THE ARCHITECT IS RETAINED TO REVIEW SHOP DRAWINGS, SUCH REVIEW IS ONLY TO CHECK FOR CONFORMANCE WITH DESIGN CONCEPT AND WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS.
 - CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF THE EXISTENCE OF ANY OBSERVED VARIATIONS BETWEEN THE CONTRACT DOCUMENTS AND ANY APPLICABLE CODES OR BY-LAWS.
 - THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS AND OR TECHNIQUES IN THE CONSTRUCTION OF THIS FACILITY.

stamp:



1670 mercer street
windsor ontario canada n8x 3p7
ph 519.254.3430 fax 519.254.3642
email - info@ada-architect.ca www.ada-architect.ca

project:
**PROPOSED 4 STOREY
MULTI-FAMILY RESIDENTIAL
DEVELOPMENT
183 MAIN STREET EAST
KINGSVILLE, ONT.**

client:
J. CHRISTIAN LEFAVE

title:
**SITE PLAN
DETAILS**

scale:
AS SHOWN

drawn by:
AS

checked by:
SMB

date:
AUGUST 2020

comm. no.:
2020-023

sheet no.:

A1.0

AUTHOR'S QUALIFICATIONS

HEATHER GARRETT, *Dipl. Urban Design, B.A., CPT*

PROFESSIONAL ASSOCIATIONS

Member, Canadian Association of Certified Planning Technicians (CACPT)

EDUCATION

Bachelor of Arts, Urban Planning, University of Windsor, 2000;
Diploma Urban Design, Fanshawe College of Applied Arts and Technology, 1998.

PROFESSIONAL EXPERIENCE

September 2003 to Present: - Zelinka Priamo Ltd. London, Ontario – Senior/Heritage Planner
May 2000 to September 2003 - Prince and Associates Ltd., Kingsville, Ontario – Assistant Planner

SELECT PROJECT EXPERIENCE

Municipal Planning

Consulting Planner for the Township of Pelee

- reporting to the office of the Chief Administrative Officer (CAO) with duties including: responding to inquiries from the public; providing advice and opinion on a range of planning topics to the CAO's Office; providing pre-consultation opinion on planning applications; preparing planning reports with recommendations on applications predominantly for consents, for amendments to the Zoning By-law, for applications to the Committee of Adjustment and for site plans; preparing By-laws; attending Council meetings and make presentations as required.

Preparation of new Official Plan and new Zoning By-law for the Township of Pelee

- preparation of documentation in support of the Official Plan and the Zoning By-law; attend public consultation meetings and respond to questions from Council, staff and the public; negotiate with the Ministry of Municipal Affairs and Housing and other Ministries in preparing modifications to the Official Plan and concurrent amendments to the Zoning By-law.

Community Master Plans & Urban Design Guidelines

Town of Amherstburg Urban Design Guidelines

Land Use Planner for Commercial Development

Loblaw Properties Limited Seasonal Garden Centre program for Ontario – Obtain municipal approvals for approximately 300 sites across Ontario;
Cara Operations Limited – Due Diligence Reports for various properties across British Columbia, Alberta, and Ontario.

Development Planning

Provide consulting services and prepare planning applications for private sector clients for:

- Official Plan Amendments

- Zoning By-Law Amendments
- Minor Variance
- Site Plan Approval
- Land Use Planning Analyses

Appeals to the Ontario Municipal Board (OMB)

Expert Witness – Minor Variance Application, 297 Eramosa Road, City of Guelph

Expert Witness – Conditions of Minor Variance Application, 487 Queens Street South, Town of Caledon

Appeals to the Ontario Municipal Board – Heritage (OMB)

Researcher – Non-designated property on Registry – 265 St. David Street, Town of Stratford;

Researcher – Heritage Conservation District – City of Windsor.

Appeal(s) to Ontario Superior Court of Justice

Preparation of Affidavit to Ontario Superior Court of Justice – 769 Borden Avenue, City of Peterborough

Heritage Impact Statements (HIS)

Heritage Impact Statement – Redevelopment Part IV Property

- 13305 Coleraine Drive, Town of Caledon;
- 1040 Waterloo Street (St. Peter's Seminary), City of London;
- 1656 Hyde Park Road, City of London.

Heritage Impact Statement – Removal of a Heritage Attribute - Part IV Property

- 2722 County Road 42 (Saint Joachim Church) Town of Lakeshore.

Heritage Impact Statement – Redevelopment Part V Property

- 764/754 Waterloo Street, City of London;
- 195 Dundas Street, City of London.

Heritage Impact Statement – Adjacent to Part IV Property

- 809 Dundas Street, City of London.

Heritage Impact Statement – Adjacent to Heritage Conservation District;

- 515 Richmond Street, City of London.

Heritage Impact Statement – Non-designated property on Local Register and/or adjacent to non-designated properties on Local Register

- 651 Talbot Street, City of London;
- 83 Sandwich Street, Town of Amherstburg;
- 653 Talbot Street, City of London;
- 147 Wellington Street, City of London;
- 100 Kellogg Lane, City of London;
- 3270 Colonel Talbot Road, City of London;
- 1018 Gainsborough Road, City of London.

Heritage Impact Statement – Alteration to non-designated property on Local Register

- 493 Springbank Drive (Woodland Cemetery), City of London;
- 1635 & 1629 Bradley Avenue, City of London;
- 1076 Gainsborough Road, City of London;
- 462-472 Springbank Drive, City of London;
- 124 St. James Street, City of London.

Cultural Heritage Evaluation Report (CHERs)

- 875 St. David Street, Fergus.

Due Diligence Reports - Heritage

Due Diligence Report – Redevelopment Opportunities – Part IV Property:

- 1180 Western Road, City of London;
- 83 Rolph Street, Town of Tillsonburg;
- 497 Richmond Street West, City of Toronto;
- Boblo Island, Town of Amherstburg.

Due Diligence Report - Redevelopment Opportunities – Part V Property, 723 Lorne Avenue, City of London:

- 272 Queen Street West, City of Toronto.

Due Diligence Report - Redevelopment Opportunities – Non-designated property on Local Register:

- 20 Balaclava Street, City of St. Thomas;
- 43 Myrtle Street, City of St. Thomas;
- 4402 Colonel Talbot Road, City of London;
- 255 Delacourt Road, City of London.

Other Heritage Consulting Services

Supervised the review of heritage status of LCBO properties and adjacent properties – LCBO, Ontario.

Monitor the Transit Project Assessment Process (London Bus Rapid Transit) for impact on cultural heritage resources – Various Clients.

Advisor – Development of former London Psychiatric Hospital Lands, City of London.

Advisor – Redevelopment of Part V Property - 556 Wellington Street, City of London.

PROFESSIONAL DEVELOPMENT

Workshop, Walking Tour Stratford Heritage Conservation District, Ontario Professional Planners Institute (OPPI), October 2016;

Lecture, International Archeology Day, City of London, Archaeology Master Plan presentation, October, 2016;

Workshop, Walking Tour Downtown Detroit, Michigan, Ontario Professional Planners Institute (OPPI), November 2014;

Workshop, Heritage Conservation District, Old East Industrial Area, City of London, October, 2014;

Workshop, Heritage Conservation, Archaeology and Land Use Planning, Ministry of Tourism, Culture and Sport, November 2012;

Workshop, Provincial Policy Review, Ministry of Municipal Affairs and Housing, October 2012;

Certificate, Heritage Conservation District Workshop, The Heritage Resources Centre, University of Waterloo, March 2012;

Urban Design Charrette, Woodstock's Hospital Site, Ontario Professional Planners Institute, Woodstock, September 2009;

Conference, Preserving Our Past, Canadian Association of Certified Planning Technicians, October 2009;

Course Work, Statement of Significant Heritage Writing Workshop, Province of Ontario, 2007;

Course Work, Past Perfect: The Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada, 2006;

Certificate, Heritage Planning, Urban and Regional Planning, University of Waterloo, January – April 2002.

COMMITTEES AND VOLUNTEER WORK

London Area Planning Consultants (LAPC) - Member - January 2011 to Present;

London Advisory Committee on Heritage (LACH) - Committee Member - October 2012 to May 2019.

- Vice Chair – December 2015 – December 2016,
- Education sub-committee – Past Chair,
- Planning and Policy sub-committee – Past Chair,
- Archaeology sub-committee – Past member.

Archaeology Master Plan Steering Committee, City of London - Committee Member - 2016 and 2017;

Municipality of Chatham-Kent Municipal Heritage Committee - Committee Member – 2005 to 2007;

Amherstburg Architectural Conservation Advisory Committee - Committee Member - 2000 to 2003;

Amherstburg Revitalization Committee (A.R.C.), Amherstburg Chamber of Commerce - Member - 2000 to 2003;

Mayor's Task Force, Redevelopment of Olde East London, Ontario - Member – 1999;

The Park House Museum, Amherstburg Ontario - Assistant to the Curator/Volunteer - 1994 to 2005.