
MAIN STREET DEVELOPMENT REVIEW COMMITTEE

Final report of the heritage sub-committee

JANUARY 5, 2021

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Main Street Development Review Committee

Heritage Sub-committee Final Report

Introduction

Many small towns across Ontario have quaint downtowns with residences and businesses located in buildings steeped in cultural and architectural history. Kingsville is no exception. The buildings in the stretch from Heritage Road to the west to Kratz Road to the east tell the story of Kingsville's roots dating back to 1850 when the plan for the four corners – now the intersection of Main and Division streets was first registered. Fires and demolition have claimed many of downtown's landmark buildings. Our hope is the current Town Council and all subsequent ones will do everything in their power to protect and preserve the remaining heritage buildings downtown.

This report includes 22 recommendations for preserving the built heritage on Main Street and maintaining the heritage appeal of Kingsville's downtown core.

Part 1: Properties designated under the Ontario Heritage Act

There are currently eight properties with heritage designation on Main Street. These properties have been deemed worthy of protection under provincial statute. These buildings are an important part of Main Street's streetscape and it is our hope the town will preserve these properties and the built heritage or natural heritage around them.

183 Main Street East

The Esther Jasperson Campbell House



Built in 1924 by Bon Jasperson, one of Kingsville's most important citizens in the town's formative years, this home was a wedding gift for his daughter, Esther, who married Dr.

Thomas Donald Campbell. Council in 2020 confirmed its intent to designate this property under the Ontario Heritage Act, a process currently under appeal. To the west of the property is a designated property at 171 Main Street West known as the Bon Jasperson House. The Town of Kingsville has deemed The Bon Jasperson House as worthy of protection under the Ontario Heritage Act and it should remain designated.

Recommendations:

- 1. Continue to pursue heritage designation for the Esther Jasperson Campbell House.**
- 2. To the east of 183 Main Street East is a 25-acre parcel of land with an agricultural use (field crops). We recommend this parcel, if developed, become a commercial, residential mix with no access from or parking on Main Street. Access would be off Murray Street to the east and Gladstone Avenue and Walker Drive to the west with an alley running parallel to Main Street behind the development closest to the street. In keeping with the streetscape, any buildings abutting Main Street should face Main Street and be no higher than six metres so as not to dwarf the Esther Jasperson Campbell House. Development closest to the street should be commercial buildings similar to the streetscape provided by the Union Block or DeJean Block, or commercial on the ground floor with residential above. Behind the front-facing buildings, we recommend low-density residential construction (single family dwellings). Any higher density residential construction up to 10 metres in building height should be limited to the south-east portion of the**

parcel, closest to the abutting industrial development and away from the existing single-family residential development to the west.

171 Main Street East The Bon Jasperson House



The Bon Jasperson House was designated under the Ontario Heritage Act in 2012. Together with the Esther Jasperson Campbell House to the east, this 1902 building helps tell the story of one Kingsville's most prominent families of the late 19th and early 20th centuries. As well as having cultural heritage value, these homes are architectural gems.

Recommendations:

- 3. Both the Bon Jasperson House and the Esther Jasperson Campbell House should continue to be protected under the Ontario Heritage Act. The residential use of these building can change provided any future purposes preserve the heritage attributes of the properties and maintain the look of a single-family dwelling.**
- 4. To the west of the Bon Jasperson House is a vacant lot used as a side yard. If this property to the west were ever to be developed,**

we would recommend it be used for a single-family dwelling that faces Main Street and is no taller than six metres in height in keeping with the residential streetscape.

98 Main Street East The Wedding House



The Wedding House, built in 1905 with a distinctive porch that resembles a wedding cake, was designated under the Ontario Heritage Act in 2005. To the west is the Wigle-Webb House, designated under the Ontario Heritage Act in 2008. Both these properties should remain as single-family dwellings, with uses such as a boutique hotel, bed and breakfast, home business or other permitted commercial uses that preserve the heritage attributes of the properties. To the west is a single-family dwelling at 104 Main Street West.

Recommendations:

- 5. We recommend The Wedding House continue to be protected under the Ontario Heritage Act. Any future use of the property should preserve the heritage attributes of the home and maintain the look of a single-family dwelling.**
- 6. To protect the streetscape surrounding The Wedding House,**

the properties to the east and west of 98 Main Street East should continue to be used as single-family dwellings with permitted commercial uses.

90 Main Street East The Wigle-Webb House



Built in 1886, The Wigle-Webb House was designated under the Ontario Heritage Act in 2008. It stands at the northeast corner of Main Street East and Spruce Street. To the east is The Wedding House at 98 Main Street East, designated under the Ontario Heritage Act in 2005.

Recommendation:

- 7. The Wigle-Webb House should continue to be protected under the Ontario Heritage Act and remain as a single-family dwelling, with uses such as a boutique hotel, bed and breakfast, home business or other commercial uses permitted providing the heritage attributes of the property are preserved.**

30 Main Street East The Old Fire Hall



The Old Fire Hall dates to 1939 when the Town of Kingsville purchased the property near the four corners of town for the construction of a new fire hall. It was designated under the Ontario Heritage Act in 2018.

Recommendations:

- 8. The Old Fire Hall should continue to be protected under the Ontario Heritage Act. Currently used for retail businesses, the building's future uses should be compatible with the preservation of the heritage attributes listed in the designation.**
- 9. There are commercial properties to the east and west of the Old Fire Hall. These are compatible with the preservation of the heritage attributes of the Old Fire Hall, which was purposefully sited to be centrally located in the commercial district of the town. The properties on either side, if redeveloped, should remain commercial, preferably two storeys high with**

commercial on the ground floor and residential above. Unlike the Old Fire Hall which has a small parking lot in front originally to accommodate fire trucks, commercial buildings to the east and west should remain close to the sidewalk in keeping with the desired character of the downtown streetscape.

**189 Main Street West
The William T. Conklin House**



On the west end of downtown on property known historically as Conklin Hill, this stately home was designated under the Ontario Heritage Act in 2013. The Conklins were a civic-minded family instrumental in the development of Kingsville in the 1800s.

Recommendations:

10. The William T. Conklin House should continue to be protected under the Ontario Heritage Act. It should remain as a single-family dwelling, with uses such as a boutique hotel, bed and breakfast, home business or other commercial uses permitted, providing the heritage attributes of the property are preserved. The landscape of trees and wetlands to the east is natural heritage that should be preserved.

11. To the west of 189 Main Street East is a single-family home on a large residential lot similar in size to the others on Conklin Hill. It is our recommendation that this land use continue in the future.

108 Main Street West The Church of England Parsonage



Designated under the Ontario Heritage Act in 2007, the Church of England Parsonage was once the manse for the Church of the Epiphany. It sits across Prince Albert Street from the Anglican church to the east, with a residential property with a single-family dwelling to the west.

Recommendations:

- 12. The Church of England Parsonage should continue to be protected under the Ontario Heritage Act. It should remain as a single-family dwelling, with uses such as a boutique hotel, bed and breakfast, home business or other commercial uses permitted providing the heritage attributes of the property are preserved.**
- 13. The property to the west of 108 Main Street West is not designated, but it is on the Kingsville Municipal Heritage Register and should remain a single-family dwelling in keeping with the surrounding streetscape.**

29 Main Street West St. George's Lodge #41 A.F. & A.M



The building known colloquially as “The Lodge,” occupies the east third of the Union Block. Designated under the Ontario Heritage Act in 2010, it dates to 1889 when members of St. George's Lodge Ancient Free and Accepted Masons, which had existed in Kingsville since 1852, expressed concern over the appearance of their building on the north side of Main Street West. Instead of making improvements to the existing building,

they partnered with the Odd Fellow Society to build the Union Block across the street. They commissioned architects Maycock and Welsh to design it.

Recommendation:

- 14. St. George's Lodge should continue to be protected under the Ontario Heritage Act. It is the opinion of the sub-committee that the rest of the Union Block should be preserved with heritage designation.**
- 15. To the east of 29 Main Street East is a modern commercial plaza. This property should remain commercial, but if there is ever an opportunity to redevelop the parcel, the new building should be sited along the sidewalk, facing Main Street and the same height as the Union Block, preferably with retail or commercial on the ground floor and residential above.**
- 16. To the west of the Union Block is an L-shaped one-storey building currently used as a retail store with a parking lot between the sidewalk and the building. If there is ever an opportunity to redevelop the parcel, the new building should be sited along the sidewalk, facing Main Street and the same height as the Union Block, preferably with retail or commercial on the ground floor and residential above.**

Part 2: Other significant heritage buildings integral to the downtown streetscape

Kingsville's Municipal Heritage Register lists 35 properties on Main Street or abutting properties on Main Street. These are properties with architectural or cultural heritage

value. Only eight of these properties have been designated under the Ontario Heritage Act. However, many of the other properties are just as significant. They have landmark status and their facades are key ingredients in Kingsville's downtown streetscape.

Recommendation:

17. Town Council should begin the designation process for the following commercial properties:

- The Conklin Building — 1-11 Main Street East
- The Fox Block — 13 Main Street East
- The David Block — 15 Main Street East
- The David Store — 19 Main Street East
- The Union Block — 29, 31 and 33 Main Street East (29 Main Street East already designated)
- The DeJean Block — 24 Main Street West
- The Jasperson Block — 14 Division Street South

**1-11 Main Street East
The Conklin Building**



The Conklin Building on the southeast corner of Main and Division Streets is the only original façade still standing on downtown's four corners. Constructed in 1901, this landmark building was designed by John A. Maycock in the Chicago style. Shortly after completion, David Conklin had Maycock design an L-shaped addition wrapping around

the back of the building. Much of downtown Kingsville's charm is owed to this façade. Town council should have this landmark preserved and protected with heritage designation.

13 Main Street East The Fox Block



The Fox Block was erected by Prideaux Fox (David Conklin's brother-in-law) in the fall of 1906. Similar in design to the Conklin Block, the second storey housed a billiard hall. Later reincarnations of the building were as a silent movie theatre and an ice-cream parlour. The Fox Block abuts the Conklin Building and contributes to the contiguous streetscape of two-storey buildings on the south side of Main Street East. Town Council

should use heritage designation to preserve this property.

15 Main Street East The David Block



This two-story brick building was erected in 1922. It became known a part of the David Block, named after Waseif David who put up the abutting building to the east. It constitutes part of the continuous wall of two-storey commercial buildings on the south side of Main Street East and should be preserved by Town Council with heritage designation.

19 Main Street East The David Store



This two-storey brick building was erected by Waseif David in 1910. David later purchased the abutting property to the west and erected a similar building. This building is the final two storey-structure in the continuous streetscape of buildings on the south side of Main Street East stretching to Division Street. Town council should preserve this streetscape by designating this property.

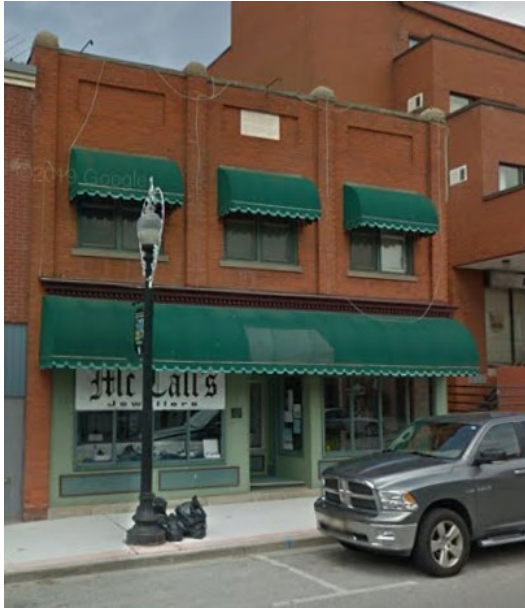
24 Main Street West The DeJean Block



In 1889, London banker Jas. F. DeJean purchased the lot opposite the Exchange Hotel from James Cady. There were frame buildings on the lot, which Cady moved. Construction on the DeJean block began in 1891. It was designed by architect John A. Maycock, with Cady winning the tender to erect the “block of stones.” The building has housed all manner of commercial pursuits including dry goods shops, a grocer, a night school, a tailor shop, a “fancy goods store,” a doctor’s office, a clothing store, a general store, a jewelry store, an ice cream shop, a dressmaker, a wool shop, a furniture store, a millinery shop (women’s hats), a hardware store, a gift shop and restaurants.

The building is a key ingredient in the downtown landscape and the façade should be preserved with heritage designation.

14 Division Street South The Jasperson Block South



Bonzano Jasperson had many business pursuits, including being Kingsville's first private banker and being the owner of grain warehouses, a canning factory, lime kilns, a tobacco factory, the Electric Light plant and oil and gas fields. By 1915, he was in need of a permanent office, so he partnered with furniture maker and undertaker Charles Pearsall in the construction of this two-storey brick building. When completed, Pearsall opened a jewellery store in the northern section and Bon kept his office above the southern storefront, which housed a Customs office. This building is an important part of Kingsville's downtown charm and should be protected with heritage designation.

Part 3: Other properties on Kingsville's Municipal Heritage Register

A number of properties on Main Street or abutting properties on Main Street have heritage value, but have not been designated under the Ontario Heritage Act. They are included in Kingsville's Municipal Heritage Register, an inventory of properties with cultural heritage value. The Register is constantly being updated, with properties being added and deleted as information about them is discovered.

Recommendation:

- 18. Kingsville should discourage the demolition of any buildings on Kingsville's Municipal Heritage Register, pursue designation under the Ontario Heritage Act where warranted, and encourage the repurposing of these structures.**
- 19. Institute a program of façade protection for all buildings on the Municipal Heritage Register that discourages the cladding of brick façades and encourages owners to replace pediments and other design details lost over time. Signage on buildings located on properties with cultural heritage**

value should cover as little of the façade as possible.



21 MAIN STREET EAST
Pre-Modern — 1909

This single-storey brick building was erected by Charles Fields in 1909.



93 MAIN STREET EAST
Craftsman — 1915

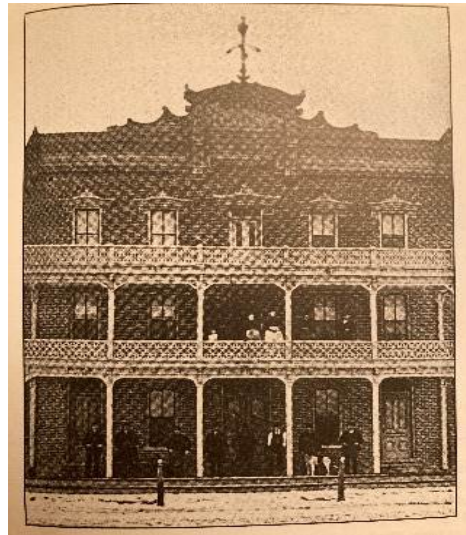
H.P.D. Evans erected this 1½ story craftsman home in 1915. Evans was the manager of Molson's Bank, the primary tenant of the Conklin Block.



135 MAIN STREET EAST
Gothic Cottage — 1897

This frame Gothic cottage was erected in 1897 by Hugh and Sarah Scratch. Hugh Scratch was a member of Kingsville's first fire department, which in 1884 grew out of the hamlet of Kingsville's Hook and Ladder Company. Scratch was appointed captain in 1894. The house on this property was built by Thomas Jenner, a prolific builder in his era.

12 MAIN STREET EAST
The Pastorious House
Italianate — 1885



Described at the time of its construction as a “homely building,” The Commercial Hotel at 12 Main Street East was built as a temperance house (a tavern where no alcohol was served). The frame structure was constructed about 1854 by Samuel Rose. After having been used as a double tenement house by various families, Alfred King and his family purchased it in 1860. The King family resided there for five years before selling to James McLeod who converted the structure into a hotel. The building was bought and sold a number of times and caught fire eight times before being destroyed by fire in February 1885. Owner Walter Pastorius quickly replaced the building with a two-storey hotel built by J.W. Drake. Constructed with Miner brick, it opened in July 1885. The ground floor contained a bar room. There were 14 bedrooms and a single bathroom on the second floor and an observatory on the roof. The third storey, with a different style of balcony railing and heavy pediments above the windows, was added in 1889 and an ornate “Pastorius House” sign added. The brick exterior was covered in stucco in the early 1950s, then covered again in siding more recently.



58 MAIN STREET EAST
Craftsman — 1914

This 1 1/2 -storey brick home with fieldstone foundation and pillars was erected in 1914 by John Cooper. Cooper was a local businessman whose occupation was listed as a caterer.



**64 MAIN STREET EAST
Folk Victorian — 1884**

This 1 ½ storey frame house was erected by Peter J. Wigle in 1884. Mary and Joe Leach purchased the property from Walter McGregor in 1984 and opened the Rose and Thistle Tea Room. As part of the downtown façade program, the Leaches enclosed the porch and added custom made woodwork on the front gable featuring a thistle. Louise Morrison purchased the business in 1994 and

opened the Victorian Rose Tea Room.



**76 MAIN STREET EAST
Second Empire — 1876**

Peter J. and Sarah Wigle erected this Second-Empire home in 1876. A sympathetic addition to the front façade was added in the 1990s when the building became a restaurant and gift shop.

**102 MAIN STREET EAST
The Methodist Parsonage**



Built circa 1880, this was the parsonage for the Methodist church. It replaced a parsonage on the site that dated to at least 1861. The church sold the parsonage to Dr. Jenner in 1907.

29-31-33 Main Street West
The Union Block — Italianate — 1889



In March 1889, members of St. George's Lodge Ancient Free and Accepted Masons, which had existed in Kingsville since 1852, expressed concern over the appearance of their building which stood on the north side of Main Street West. Instead of making improvements to the existing building, they partnered with the Odd Fellow Society to build the Union Block across the street. The Masons held their first meeting in their new home on Dec. 27, 1889. The building was a combination lodge hall and showroom for P.E. Mayhew's Harness Emporium. Mayhew and the Odd Fellows had previously occupied a frame structure at the same site, but the building burned down in March 1889 in a fire that had spread from William Wigle's nearby livery stable. The block used to have an ornate pediment that read "Union Block."



119 MAIN STREET WEST Edwardian — 1908

This frame home was erected in 1908 by Philemon E. and Emma Mayhew. Philomen was a harness maker. His business, P.E. Mayhew's Harness Emporium, was located in the Union Block.

289 MAIN STREET WEST



John J. and Hanna Malott had this 2 ½ storey brick home erected in 1877. John Jones Malott was the grandson of Peter Malott and Mary Jones. Peter's sister was the wife of Simon Girty, who served as a liaison between the British and their Indian allies during the American Revolution. Peter was one of Kingsville's earliest settlers, having received a Crown land grant along the shores of Lake Erie in the 1790s. John J., a charter member of Kingsville's branch of the Independent Order of Odd Fellows, was a grape grower. The mason for the building was William Davey. The fieldstone came from Pelee Island aboard a storied ship called the Ida Bell. This home remained in the Malott family for more than 130 years.

**84 MAIN STREET WEST
COLONIAL REVIVAL—1934**



Dr. J.P. Lee had this colonial revival home built after tearing down a once-ornate clapboard Queen Anne home on the site. Dr. Quartus Bliss moved his practice into the home. His original practice was located at 30 Main Street East in a building that was demolished in 1985 to make way for the Big V drug store. Dr. Bliss was a member of the Kingsville Kinsmen Club. He and wife Ann were the parents of Michael Bliss, a famous Canadian historian who was named to the Order of Canada, the first Kingsville native to have been bestowed Canada's highest honour.



**96 MAIN STREET WEST
Gothic Revival — 1891**

The Church of the Epiphany dates back to Kingsville's 1852 Anglican presence. The original church, named St. John's, was a log hut erected in a forest clearing. A new frame church was erected in 1889, the original log church becoming the parish hall. In January 1891, construction began on the ornate brick building which still graces the site today. Construction took six years to

complete.



120 MAIN STREET WEST
Vernacular—1894

Steamship Captain Walter Iler and his wife Myra moved into this home on Main Street West in 1894.



172 MAIN STREET WEST
Craftsman Bungalow — 1913

Arthur and Alice Conklin had this home erected in 1913 on the rising land on the west side of town known as Conklin Hill. Arthur Conklin was a local businessman who sold agricultural implements, carriages, wagons and sleighs. Beginning in 1885, he ran the local roller rink located on the southeast corner of Main Street West and Prince Albert Street. He became assistant fire chief in 1894.



190 MAIN STREET WEST
Neoclassical — 1890

Located on the rising land on the west side of town along Main Street known as Conklin Hill, lumber baron David Conklin's home was as grand as his stature in Kingsville. Construction on the two-storey red brick building was completed in 1891. The home, erected by David and his wife Wilhelmina, was initially much more plain. Verandas wrapping around three sides, with turrets on the corners, were added in 1913. Two porches on the south and east sides were added later, as well. The cobblestone wall along Main Street was erected in 1909.



23 DIVISION STREET NORTH

This brick block was erected between 1913 and 1917.



25 DIVISION STREET NORTH The Jasperson Block North

Prominent Kingsville businessman Bon Jasperson had this block built in 1922, comprising five suites with offices on the second floor. The first floor was occupied by the Chevrolet Garage. One of the early tenant upstairs was a chiropractor named Dr. Bender.



16-18 Division Street South The Davey Block

William Melord Davey, born in Lockport, N.Y. in 1859 and a bricklayer by trade, built this brick block in 1908, opening a restaurant with lodging rooms on the second floor. The building was converted in 1918 into a garage, occupied first by the Fox Bothers, then later the Cox Brothers. Bon Jasperson, who owned the abutting building, purchased the garage in 1930 and hired the Oxley Brothers to renovate the building and turn it back into a restaurant.



20 Division Street South The McKenzie House

Dr. William J. McKenzie came to Kingsville in 1896, taking over the practice of Dr. Jenner. He at first had an office in the east side the DeJean Block and lived in an apartment upstairs. He married Florence Arnold in 1903 and began the construction of the house on the corner of Division Street South and Pearl Street West in April 1904. They moved in the week before Christmas. The building served as a home

and Dr. McKenzie medical practice until his death in 1943. The building continued its life as a medical practice in subsequent decades.



36 Pearl Street West The Duncan McDonald House

Built in 1884 for Duncan McDonald, Dr. F.A. Wigle purchased the property in 1894 and renovated it to the highest standards of the time. The home had gas lighting throughout, a telephone and a “speaking tube” for night calls, and a bathroom supplied with hot and cold water from a well on the property. Wigle and his wife added a veranda on the front and west of the home. The home served as the home for

himself and his wife, and his medical practice. In 1897, Wigle leased the “home and office outfit” to Dr. J. Percival Lee of Toronto who had been practising medicine in the Niagara area.

Part 4: Preserving downtown Main Street's heritage feel

Apart from protecting the built heritage in Kingsville's downtown core, there are other policies and initiatives the municipality can pursue to preserve the heritage feel of the area.

Recommendations:

- 20. Prohibit the use of signage with internal lighting**
- 21. Avoid the use of modern-looking planters, benches and streetlights. All fixtures on the public right of way should have a Victorian or Edwardian look.**
- 22. Use stamped concrete in crosswalks to mimic the look of the red and orange-red brick produced in Kingsville in the Victorian and Edwardian periods.**

Research Sources

Division of Time website (divisionoftime.ca), a project of the Kingsville Municipal Heritage Advisory Committee

Kingsville 1790 – 2000, *A Stroll Through Time*, Volumes 1 and 2, Kingsville-Gosfield Heritage Society, 2003.

Kingsville Municipal Heritage Register

Municipality of Bluewater Official Plan

Oakville Liveable by Design

Ontario Heritage Tool Kit

Ontario Heritage Trust