



ERA Architects Inc.
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183 MAIN STREET EAST - HERITAGE PERMIT MEMO

Subject: REQUEST FOR ALTERATION SUMMARY
RE: HERITAGE PERMIT

Issued To: George Robinson
Manager of Planning & Development Services
Town of Kingsville
Sent by EMAIL

Project: 183 Main Street East
Project #: 23-086-01

Prepared By: SW/SH/CB
Date Issued: August 28, 2023

Dear Mr. Robinson,

This memo has been prepared at your request to supplement the Heritage Impact Assessment submitted in support of the ZBA application for the property located at 183 Main Street East, Kingsville (the “Site”). Per Section 4.1 of the Town of Kingsville’s Official Plan (2012), which indicates that “alterations shall only be permitted if in accordance with the Ontario Heritage Act” (“OHA”). Otherwise known as the Esther Jasperson Campbell House, the Site was designated under Part IV of the OHA via by-law 100-2021.

Part 33 (1) of the OHA outlines the process for permitting alterations to designated attributes, indicating that: *No owner of property designated under section 29 shall alter the property or permit the alteration of the property if the alteration is likely to affect the property’s heritage attributes, as set out in the description of the property’s heritage attributes in the by-law that was required to be registered under clause 29 (12) (b) or subsection 29 (19), as the case may be, unless the owner applies to the council of the municipality in which the property is situate and receives consent in writing to the alteration. 2019, c. 9, Sched. 11, s. 11.*

As such, this letter has been provided to outline the proposed alterations, and to receive consent for these alterations from municipal staff, the heritage advisory committee, and council.



1. Primary (north) elevation of 183 Main Street East, Kingsville, also known as the Esther Jasperson Campbell House (ERA).

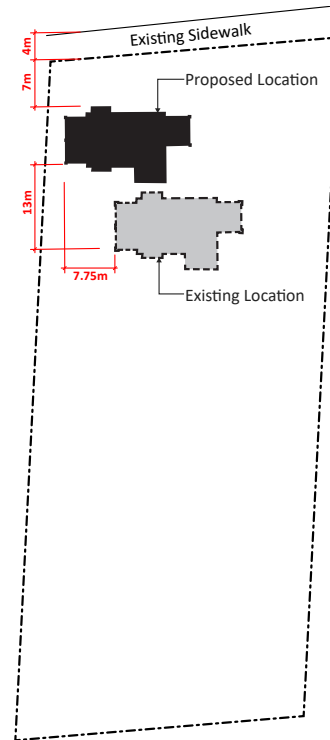
Proposed Alterations

The proposed development prioritizes the whole building conservation of the Esther Jasperson Campbell House.

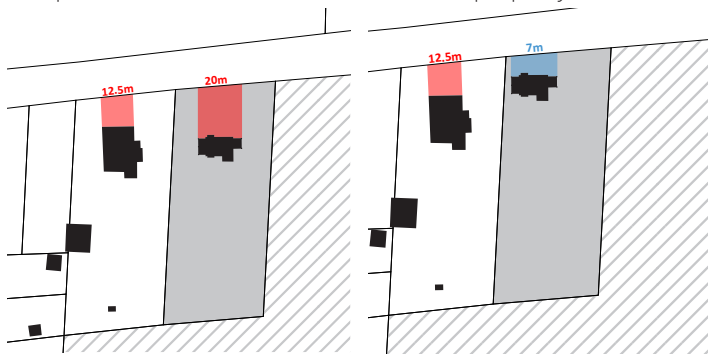
Building Relocation:

The proposed development will relocate the historic house on the Site 7.75m west and 13m north on its existing property. This will reduce its setback from 20m to 7m, however; this alteration is mitigated through the following:

- the house will retain its contextual relationship to the street, with a soft-landscaped setback that is similar to adjacent heritage properties
- by reducing the setback, the relocation will situate the Esther Jasperson Campbell House closer to the adjacent, heritage designated Bon Jasperson House, establishing a new physical proximity and contextual relationship between the two historic homes linked by familial connections;
- introduction of a landscape design that maintains the historic character of the streetscape, including the use of materials that are predominant in local heritage buildings; and,
- The Introduction of a publicly accessible commemorative parkette at the northeast corner of the property.

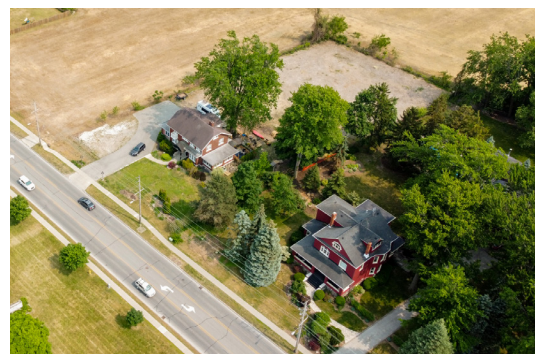


2. Diagram of proposed heritage house relocation.



3. Diagram showing the existing setbacks of the Site (lot filled in grey) in relation to the setback of the adjacent property, 171 Main Street East, the “Bon Jasperson House,” designated under Part IV of the OHA and linked to the Esther Jasperson Campbell House by familial relation.

4. Diagram showing the relocation of the Esther Jasperson Campbell House (Site filled in grey) from 20m to 7m.



5. Aerial photo showing the Bon Jasperson House (171 Main Street East) in the lower right, and its proximity to the Esther Jasperson Campbell House on the Site. Its relocation will improve the contextual relationship between these two historic homes in Kingsville.



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Additional Alterations

1. Removal of incongruous infill on east porch to allow for a patio space consistent with the heritage character of the house; and
2. Repair, restoration, and/or reinstatement of designated attributes as required.



6. Primary (north) facade of the Esther Jasperson Campbell House; the incongruous material and later infill of the east porch (annotated in blue) will be removed (ERA).



7. Detail of the incongruous material and later infill of the east porch (annotated in blue) (ERA).

Conclusion

Overall, the character-defining attributes of the Esther Jasperson Campbell House, as outlined in by-law 100-2021, will be preserved and restored, thus conserving the cultural heritage value of the Site.

Further details regarding the execution of the proposed alterations will be outlined in a future Conservation Plan.

As such, ERA submits this letter to the Town of Kingsville for review and inclusion in the Heritage Advisory Committee meeting on September 5, 2023. The HIA and this Alterations Memo find that the proposed development conforms to applicable policies and guidelines including the Heritage policies of the Town of Kingsville's Official Plan and the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada.

Please do not hesitate to contact us if you have any further questions regarding the contents of this Addendum.

Sincerely,

Scott Weir, Principal
OAA, RAIC, LEED AP, CAHP
ERA Architects Inc.

183 Main Street
Kingsville, ON

HERITAGE IMPACT ASSESSMENT

August 2023



Project # 23-086
Prepared by SW/SH/CB/AG/SB

PREPARED FOR:

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CONTENTS

1	INTRODUCTION
2	STATEMENT OF PROFESSIONAL QUALIFICATIONS
3	EXECUTIVE SUMMARY
4	PROPERTY OWNER
6	DESCRIPTION OF SURROUNDING NEIGHBOURHOOD
7	HERITAGE CONTEXT
8	HISTORIC OVERVIEW
9	HERITAGE STATUS
10	ADJACENT HERITAGE RESOURCES
11	CONDITION ASSESSMENT
12	DESCRIPTION OF PROPOSED DEVELOPMENT
13	IMPACT OF THE DEVELOPMENT
14	ENGINEERING CONSIDERATIONS & RELOCATION PLAN
15	MITIGATION MEASURES
16	CONSERVATION STRATEGY
17	STATEMENT OF PROFESSIONAL OPINION

18 APPENDICES

- A City of Windsor Terms of Reference for Heritage Impact Assessments
- B 183 Main Street East - Esther Jasperson Campbell House Designation By-law
- C Letourneau Cultural Heritage Evaluation Report
- D 171 Main Street East - Bon jasperson house designation by-law
- E Architectural Drawing Set, ADA Architects (June 2023)
- F Engineer Letter, Aleo Associates Inc. (July 2023)
- G Relocation Letter, Desjardins house Movers ltd. (July 2023)
- H Landscape plan, Bezair Partners (July 2023)
- I SHADOW STUDY, ADA Architects (June 2023)

1 INTRODUCTION

This Heritage Impact Assessment has been prepared by ERA Architects Inc. (“ERA”) on behalf of Brotto Investments Inc. (“BII”).

The purpose of this report is to evaluate the impact of the proposed redevelopment of the property known municipally as 183 Main Street East (“the Site”) on recognized heritage resources on and adjacent to the Site.

As the Town of Kingsville does not itself have a Terms of Reference for the completion of Heritage Impact Assessments for its heritage resources, ERA used, as a guide, the City of Windsor’s Terms of Reference for Heritage Impact Assessments (Appendix A).

On June 6, 2023, a preliminary conservation strategy for the proposed development was prepared by ERA and delivered by Scott Weir, alongside the owner, to the Heritage Advisory Committee, who voted unanimously in support of the proposed development and its outlined approach to relocating and conserving the heritage house and context on the Site.

2 STATEMENT OF PROFESSIONAL QUALIFICATIONS

ERA specializes in heritage conservation, architecture, planning and landscape as they relate to historical places. This work is driven by our core interest in connecting heritage issues to wider considerations of urban design and city building, and to broader set of cultural values that provide perspective to our work at different scales. In our 30 years of work, we have provided the highest level of professional services to our clients in both the public and private sector out of offices in Toronto, Montreal and Ottawa. We have a staff of more than 100, and our Principals and Associates are members of associations that include: the Ontario Association of Architects (OAA), the Canadian Association of Heritage Professionals (CAHP) and the Royal Architectural Institute of Canada (RAIC).

The project team for this report includes the following personnel:

Scott Weir OAA MRAIC RPP MCIP CAHP is a registered Architect and Principal at ERA Architects. Scott has been with the firm since 2000 and specializes in heritage conservation, adaptive reuse, new design and heritage planning. He has a particular interest in design for hospitality and leisure, and the custom design and renovation of residences and cottages. Scott brings an ability to maximize the value of existing buildings within a redevelopment scheme's design, and the ability to minimize risk while integrating diverse but specialized programmatic requirements into the constraints of an old building or repurposed site.

An avid photographer, bibliophile, and writer, Scott's interest in cultural theory and North American urbanism has led to his work being published in a variety of architectural periodicals. He has been formally trained in Canada, Italy, and the U.K., and he regularly guest lectures for various programs at the University of Toronto, York University, Toronto Metropolitan University, and Carleton University.

Sharon Hong MScPl, RPP, MCIP is an associate with the heritage planning team at ERA. She holds a Master of Science in Planning from the University of Toronto and has over 10 years of experience working in both the public and private sectors in heritage, urban design, and community planning.

Candice Bogdanski MA, PhD (ABD), CAHP (Intern) FSA Scot is a heritage planner at ERA. She holds an M.A. in Art History (University of Toronto), and is a Doctoral Candidate (ABD) in Art History and

Visual Culture (York University). Engaging with medieval architectural history and later heritage interventions, Candice's thesis considers the ways in which patronage, the built environment as an expression of power, and the post-humanist role of the maritime network in the transmission of style are uniquely tied to the North Atlantic context. Following a decade as a university instructor, Candice initially shifted into the field of built heritage through her research, with contractual civic experience at the federal and municipal levels. She is a Fellow of the Society of Antiquaries of Scotland, and is an intern member of CAHP.

Amanda Ghantous OAA, is a licensed architect (OAA) and project manager at ERA, and a graduate of the University of Waterloo School of Architecture (Master of Architecture, 2017). She has worked in Kingston, Toronto, and her hometown of Calgary, Alberta.

Amanda's architectural experience has included working on low and high-rise residential, commercial, and mixed-use projects, as well as a significant component of research and report-writing, editing, and compiling at multiple stages of the planning and design process.

Amanda has worked on a wide variety of projects at ERA including conservation and adaptive reuse of existing buildings, the design of new additions, and heritage planning. Notable projects include Mirvish Village, Randwood, and the University of Alberta Dentistry-Pharmacy Building.

Sean Blank BA, MSc., Dip. H.C. is a member of the heritage planning team at ERA Architects, where he works primarily on the firm's portfolio of private single-family residential projects. He holds a Bachelor of Arts from the University of Toronto, a Diploma in Heritage Conservation from the Willowbank School of Restoration Arts, and a Master's of Science in Historic Preservation from The School of the Art Institute of Chicago. Sean's thesis explored the history of estate development on Toronto's Davenport Hill.

3 EXECUTIVE SUMMARY

Background

This Heritage Impact Assessment (“HIA”) has been prepared by ERA on behalf of BII. The purpose of this report is to evaluate the impact of the proposed redevelopment of the property known municipally as 183 Main Street East (“the Site”) on recognized heritage resources on and adjacent to the Site.

The Site currently contains a two and a half storey house constructed in the 1920s.

On-Site and Adjacent Heritage Resources

The Site is designated under Part IV of the Ontario Heritage Act (“OHA”).

Further, there is an adjacent heritage property located to the west of the Site at 171 Main Street East, which is also designated under Part IV of the OHA.

Proposed Development

The proposed development will construct a 6-storey residential building to the rear of the existing heritage house on site, which necessitates the relocation of the house closer to the property line on Main Street East.

The new residential building will consist of 42 units, and will offer 42 parking spaces for the units, 2 spaces for the house, 11 for visitors, and 2 accessible parking spaces (57 parking spaces total). The building’s total height will be 19.2 m. The new building’s footprint will be setback from the relocated heritage structure, with a mature tree line buffer between the two buildings.

A new commemorative parkette will be built at the northeast corner of the property, accessible to the public from the sidewalk on Main Street East.

Impact of the Development

- Incongruous and unsympathetic additions to the building will be removed and/or altered, including the faux-stone veneer located on the west side of the porch.
- The structure will be relocated 7.75m west and 13m north on its existing property; and ,
- By relocating the heritage resource, its setback from the street will be reduced from the existing 20m to 7m.

Mitigation

The proposed development incorporates a number of design considerations intended to mitigate the impact on the cultural heritage value of on-site and adjacent recognized heritage resources. These include:

- Restoration, conservation, and preservation of the house, including all heritage attributes;
- The house’s setback will be reduced from the existing 20m to 7m, but will still maintain its contextual relationship to the street, with a soft-landscaped setback that is similar to adjacent properties. The property is subject to a 3m road widening dedication along Main Street, which would effectively reduce the front yard setback to approximately 4m. Presumably all abutting lands, including existing development, on the south side of Main Street would be subject to the same road widening requirements and reduced front yard setbacks. However, as there are no imminent plans to widen Main Street, the existing (pre-road widening) road allowance conditions are being referenced for the purposes of this Report;

- By reducing the setback, the relocation will situate the Esther Jasperson Campbell House closer to the adjacent, heritage designated Bon Jasperson House, establishing a new physical proximity and contextual relationship between the two historic homes linked by familial connections;
- The house will remain an independent structure from the proposed residential building;
- Massing, proportions, and materials used in new construction is compatible with, but distinguishable from, the retained heritage building;
- A landscape design that maintains the historic character of the streetscape, including the use of materials that are predominant in local heritage buildings; and,
- The Introduction of a publicly accessible commemorative parkette at the northeast corner of the property.

Conservation Strategy

- The proposed development will retain, rehabilitate, and restore the original structure and heritage attributes as identified in the designation by-law (Appendix C); and
- Contextualized landscaping, including a mature tree buffer between the heritage building and proposed residential building; the creation of dense shrubbery and florals close to the primary (north) facade of the house, as is characteristic of other designated Part IV heritage properties in Kingsville; the use of wrought iron fencing and cobblestone piers, in keeping with prominent materials used across Kingsville’s

heritage streetscapes; and the introduction of a commemorative, publicly accessible parkette to integrate the heritage house with the proposed development.

Statement of Professional Opinion

ERA finds that the proposed development conserves and enhances the described cultural heritage value of the on-site heritage resource, through the removal of incongruous elements, select restoration of attributes, and the introduction of appropriate landscaping that connects the Esther Jasperson Campbell House to the broader heritage context of Kingsville.

Further, the reduction of the setback allows for the heritage house at 183 Main Street East to have an appropriate lot frontage, while aligning it with the adjacent property at 171 Main Street East. The adjacent property is not only another Part IV designated property under the OHA, but also has familial connections to the Esther Jasperson Campbell House. The introduction of materials and landscaping will situate the Esther Jasperson Campbell House within the broader heritage character of Kingsville, while also improving the historic streetscape in pairing the houses at 183 and 171 Main Street East, respectively, closer together.

Finally, the introduction of mature foliage to the rear of the house at 183 Main Street East will create a backdrop for the heritage house, elevating it as the frontispiece to the proposed development.

ERA finds that the proposal meets the recognized professional standards and best practices in the field of heritage conservation in Canada. The proposal conforms to applicable policies and guidelines including the Heritage policies of the City of Kingsville’s Official Plan (“OP”) and the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada.

4 PROPERTY OWNER

Property Owner

Christian LeFave

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5 PROPERTY OVERVIEW

The Site contains a two-and-one-half-storey residential heritage building, designated under Part IV of the Ontario Heritage Act (“OHA”) (Appendix B). The Site is centrally located in the Town of Kingsville, Ontario, at 183 Main Street East. The property is on the south side of Main Street East between William Avenue to the east, and Santos Drive to the west. The Town of Kingsville is bisected by the Main Street artery extending from Kratz Road to the west to County Road 50 to the East.

The current campus of Kingsville District High School is located directly across from the Site on Main Street East.

An agricultural field surrounds the property at its eastern and southern boundaries, and extends south from Main Street to the Chrysler Greenway. This property has recently been slated for redevelopment as a plan of subdivision.

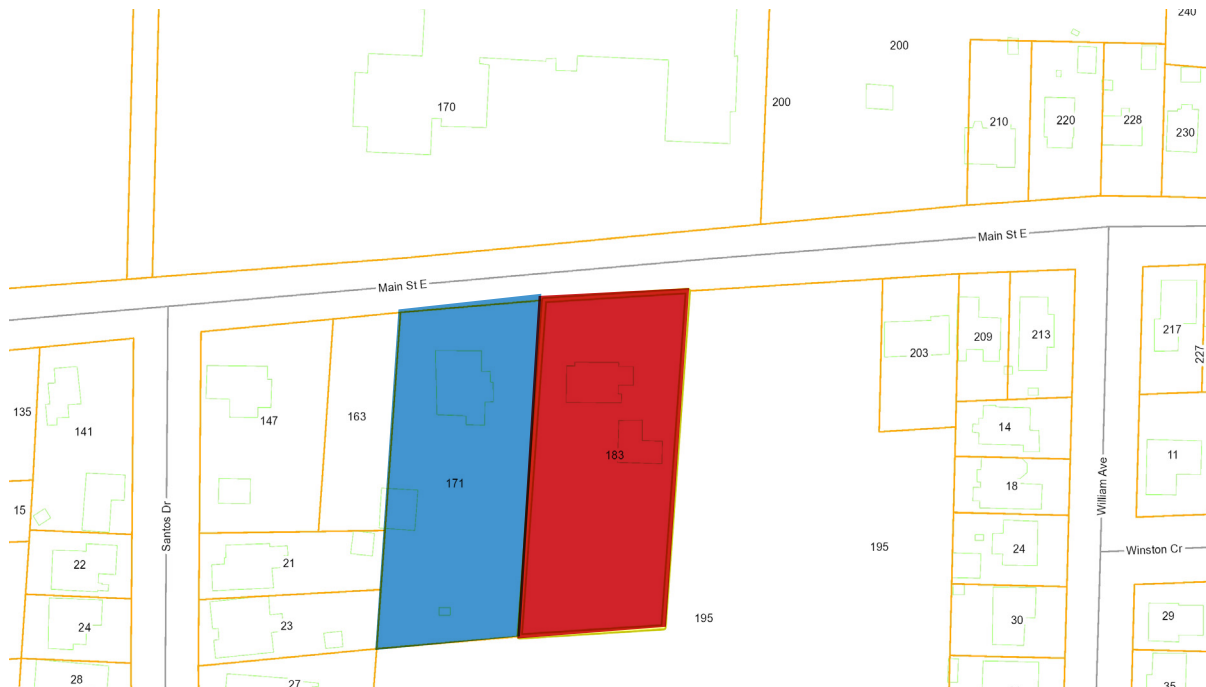


1. North (primary) elevation of Esther Jasperson Campbell House, located at 183 Main Street East, Kingsville, Ontario.

NB: All contemporary photographs of the Site were taken by ERA, unless otherwise indicated.

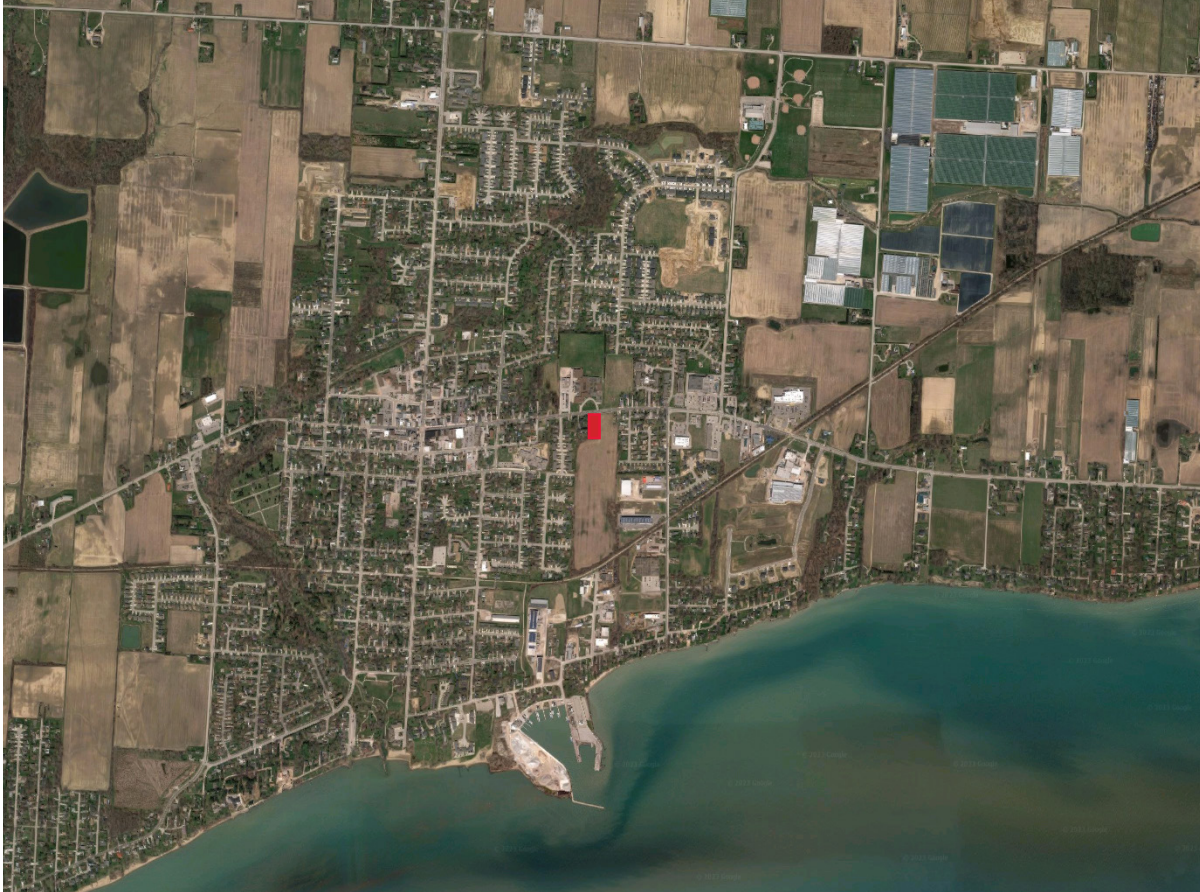


2. Aerial of Site, shaded in red; adjacent Part IV designated heritage property (Bon Jasperson House, 171 Main Street East) shaded in blue (Brotto Investments Inc., 2023. Annotated by ERA).



3. Property Data Map, Site, shaded in red; adjacent Part IV designated heritage property (Bon Jasperson House, 171 Main Street East) shaded in blue. Note that the outlined building to the south of the house on 183 Main Street East has since been demolished (Town of Kingsville, annotated by ERA).

6 DESCRIPTION OF SURROUNDING NEIGHBOURHOOD



4. Aerial view of the Town of Kingsville, ON. Site indicated by red rectangle at centre (Google Maps, 2023. Annotated by ERA).

The Site is centrally located in the Town of Kingsville, Ontario, which is bisected by the Main Street artery extending from Kratz Road to the west to County Road 50 to the East.

Along Main Street, the buildings in the vicinity of the Site are of varying dates of construction and feature an eclectic mix of architectural styles, serving residential, commercial, and institutional uses.

The Site is bookended by William Avenue to the east, and Santos Drive to the west, both of which are residential streets comprised of houses dating from the mid-twentieth-century to the present.

The campus of Kingsville District High School is located directly across from the Site on Main Street East. The St. Jean de Brebeuf Catholic Elementary School is located one block to the southwest.

An agricultural field surrounds the property at its eastern and southern boundaries and extends south from Main Street to the Chrysler Greenway. North of this field, and across Main Street, is the under-construction Kingstown Commons subdivision of new residential uses.



5. Looking east from driveway of Site. Agricultural field at right, currently slated for a plan of subdivision development, and Kingstown Commons complex at left.



6. Looking northeast across Main Street from Site to Kingstown Commons complex.



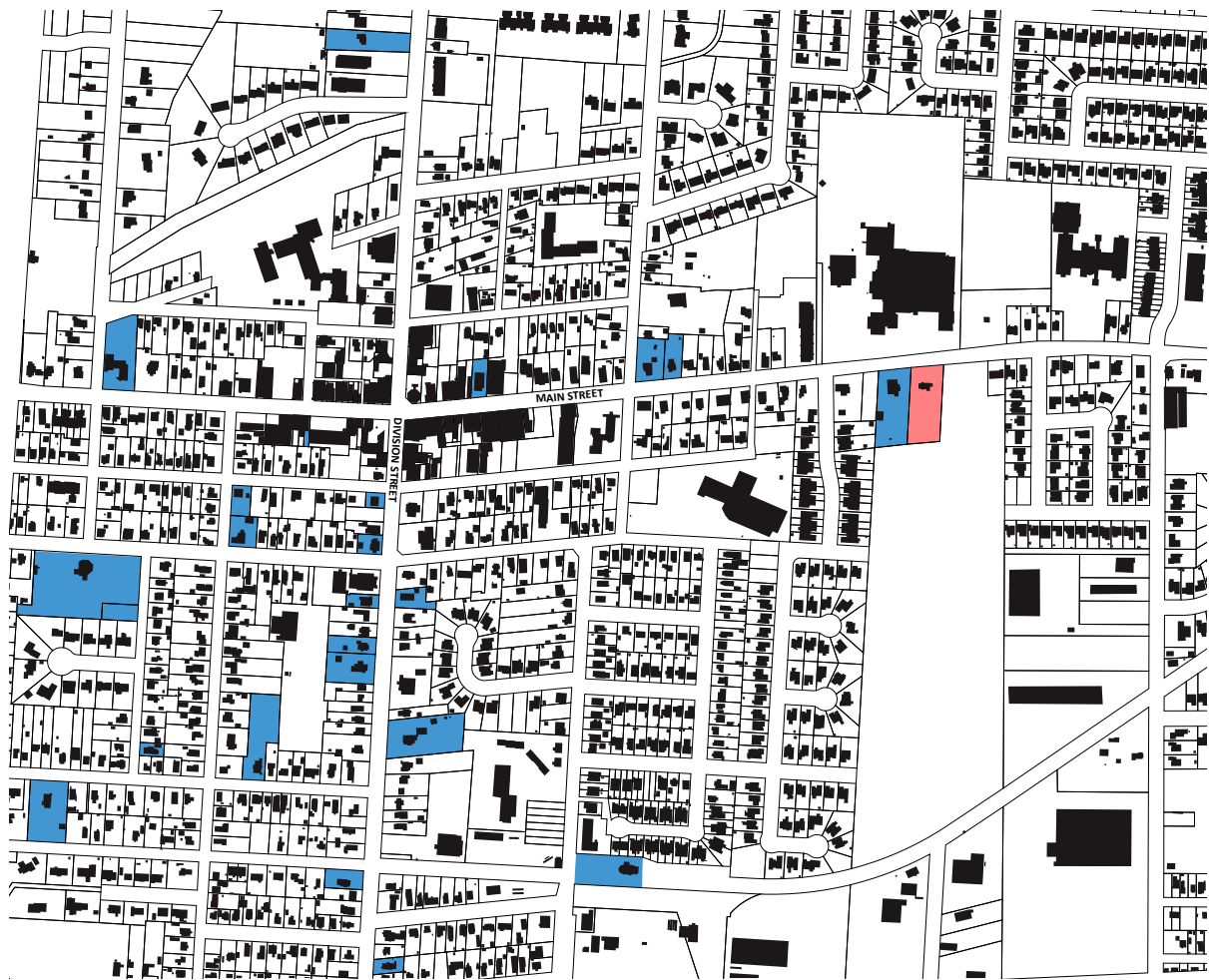
7. Kingsville District High School, north of Site across Main Street East.



8. Looking west from driveway of Site. 171 Main Street East (Bon Jaspersen House) at left, Kingsville District High School at right.

7 HERITAGE CONTEXT

The Town of Kingsville has a unique character that, in itself, presents a unique and compelling cultural landscape characterized by shared features and attributes. Within this context, we can better understand the relationship of the Esther Jasperson Campbell House to the surrounding landscape.



9. Diagram showing Part IV designated heritage buildings in Kingsville shaded in blue; Site shaded in red (ERA).

Resort Destination

The Town of Kingsville became a premier lakeside resort destination at the turn-of-the twentieth century, and was especially popular with residents of the urban centres of Windsor, Ontario and Detroit, Michigan. Remnants of this celebrated resort era can be found throughout the town.



10. The Mettawas Hotel, c. 1889. This elegant establishment served as the catalyst for the formation of the Kingsville summer colony (Detroit Public Library).



11. The former Mettawas train station, 169 Lansdowne Avenue (designated 1994). Currently operating as a restaurant, this is a rare remnant of Kingsville's early resort era. Architectural details rendered in wood and stone influenced subsequent design in the town.



12. The Hiram Walker Bridge in Lakeside Park, incorporating cobblestone detail in a manicured, picturesque setting.

Predominant Local Materials

The frequent incorporation of cobblestone and fieldstone in the Town of Kingsville’s built form is evident, especially in its residential architecture. Commonly found in building foundations and piers, garden walls, and exterior cladding, the exuberant material palette recalls the established architecture of the town’s resort era. The heritage status of these properties are indicated in the associated captions.



13. Will Leavington Comfort Stone Study, 311 Lakeview Avenue (designated 2011) (Kingsville Municipal Heritage Advisory Committee).



14. Fieldstone garden wall, incorporating iron railing.



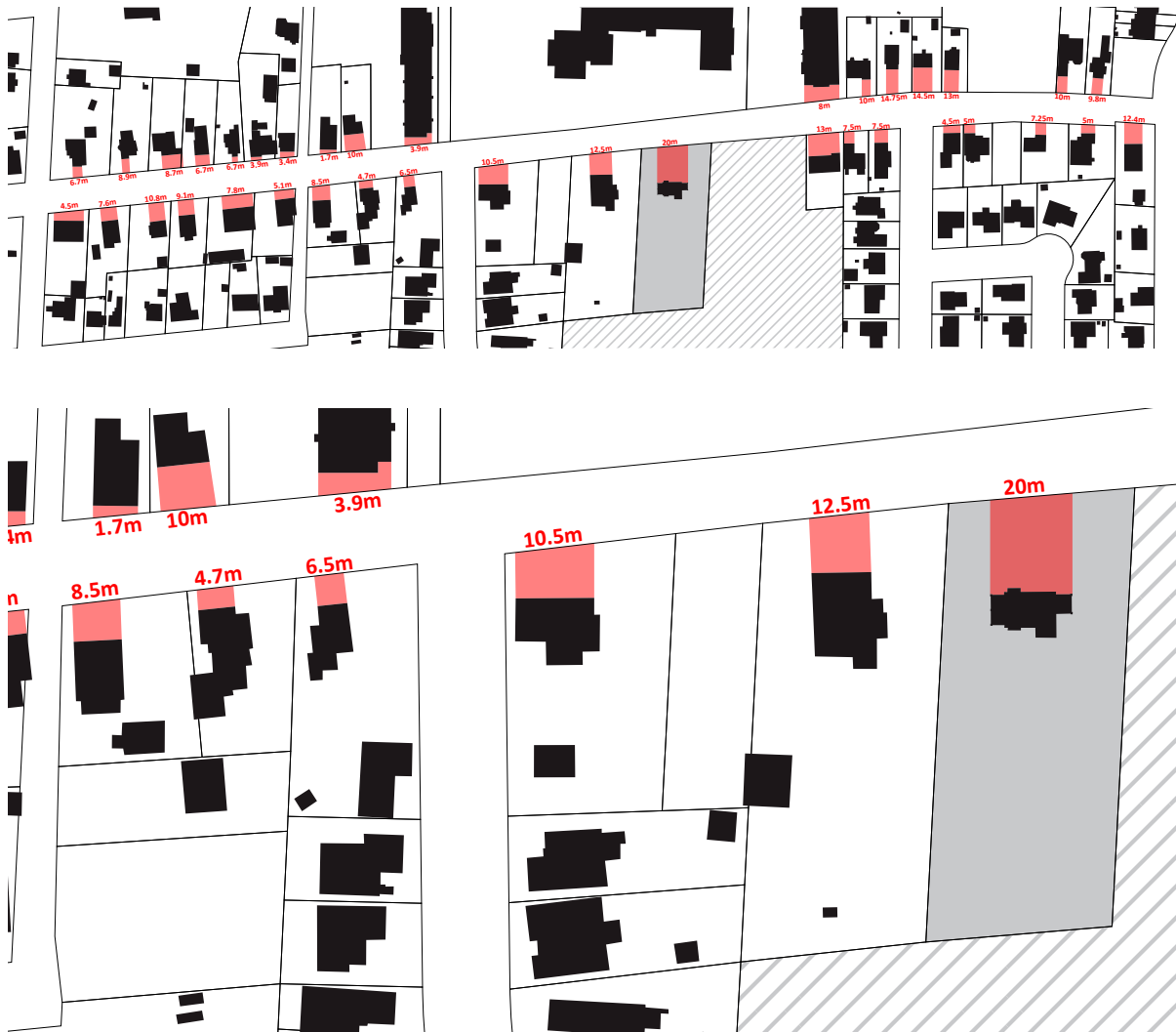
15. A.C. Gardner House, 31 Queen Street (designated 2006).



16. 58 Main Street East (listed).

Built Form and Streetscape Character

As indicated in the photos below, Kingsville's built form and streetscape is characterized by minimal setbacks from the street, incorporating landscaped front yards displaying mature tree growth, liberal use of shrubbery, flowers, and other foliage.



17. Diagram showing existing setbacks of structures on Main Street East, with Site shaded in grey and existing setbacks indicated in red. (ERA).



18. "The Wedding House", 98 Main Street East (designated 2005).



19. 163 Division Street North (listed).



20. William T. Conklin House, 189 Main Street West (designated 2013).



21. Howard R. Kratz House, 164 Division Street (designated 2006.)

8 HISTORIC OVERVIEW

The following is a brief chronological history of the ownership and development of the Site. For further detail on the historic background of the Site, refer to the Cultural Heritage Evaluation Report prepared by Letourneau Heritage Consulting Inc. (December 2020) (Appendix C).

1791-1802	In 1791, the Site, part of Concession 1 East Division Lot 2, was granted to John Wist. Wist received the patent on June 8, 1792 and traded land grants with a military colleague, Leonard Scratch, on May 17, 1802.
1823	Scratch built a log cabin on the front of Lot 2 after receiving Lot 2 from Wist. His family lived in the cabin until 1823 when they moved into a large brick house on the property.
1853	In 1853 Leonard Scratch died, and his family sold the section that now contains the Property, selling 117 acres to mill owner and farmer Daniel Wigle.
1888	In 1888, after the death of Daniel Wigle, the property was left to his wife and sons, David and Colin. In 1895, David Wigle deeded to his brother Colin the northern portion of Lot 2.
1901-1903	Politician and mill-owner Colin Wigle deeded part of Lot 2 to his brother Melvin Wigle in 1901 and 1903. Neither lived on the Site.
1902-1905	In 1902, Melvin Wigle deeded portions of Lot 2 to Gertrude Jasperson. In 1903, Wigle deeded a another portion of Lot 2 to local businessmen George and Bonzano Jasperson (Gertrude's Husband) in 1903. George and Bonzano Jasperson then deeded a further portion of Lot 2 to Gertrude in 1905. The Jaspersons continued to purchase portions of Lot 2 surrounding the Site.
1903	In 1903, Bonzano Jasperson built a family home on Lot 2 (171 Main Street East).
1920-1925	According to topographic maps and reports from local newspapers, construction of the home on the Site can be dated between 1920 and June 1925 .
1978	In 1978, after the death of Esther Jasperson Campbell, the Site was sold to Willy and Donna Krahn.
2019-2022	In 2019, Brotto Investments Inc. held the property under contract; closed on September 8, 2022.
2021	In 2021, the Site was designated by the Town of Kingsville under Part IV of the Ontario Heritage Act.

9 HERITAGE STATUS

The Site is designated under Part IV of the Ontario Heritage Act. The text of By-law 100-2021 is excerpted below, and can be read in full in Appendix B.

Description of Property:

The property is located at civic address 183 Main Street East on Concession 1 Eastern 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 previously included 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; both have since been demolished.*

Statement 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 with 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.



22. Aerial photos taken via drone, Esther Jasperson Campbell House, 183 Main Street East (BII).

Description of 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 building, and are:

- 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 facade 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 adjoining double-hung, 9-over-9 wood frame windows centred above the front door;
- Two sets of adjoining double-hung wood frame windows comprised of two, 12-over-12 windows on the second-floor front facade;
- Two sets of adjoining windows comprised of three, 12-over-12 wood frame windows each on either side of the front door on the front facade;
- 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 facade west of the front door.



23. Single storey flat roof wing on west side of house.



24. French doors to a balcony on the second floor, north elevation.



25. Bump-out on the facade west of the front door.

10 ADJACENT HERITAGE RESOURCES

The development is adjacent to the Bon Jasperson House, located at 171 Main Street East, which is designated under Part IV of the Ontario Heritage Act (“OHA”) (Appendix D).

The definition of adjacent, according to the Provincial Policy Statement (2020) is, “those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.”

Located on the adjacent lot to the immediate west of the Site, these two properties are linked not only by proximity, but also by historic familial connections. Built in 1903, the structure consists of two-and-one-half-storeys and is an example of Queen Anne architecture.

The property was built by Bonzano Jasperson, one of the Town of Kingsville’s leading citizens and the father of the Esther Jasperson Campbell, for whom he built the house on the Site.



26. Left: Site; Right: 171 Main Street East, Bon Jasperson House, built 1903.



27. Aerial view showing the relationship of the Site (left) with the adjacent heritage property at 171 Main Street East (right). Note that, in its current context, the Bon Jasperson House is situated closer to Main Street East, with mature landscaping of trees and shrubbery, while the Esther Jasperson Campbell House is set further back, but lacks comparable contextual landscaping (BII, 2023. Annotated by ERA).

11 CONDITION ASSESSMENT



1. Primary (north) elevation.

General Observations

ERA Architects undertook a site visit on June 6, 2023 to investigate the existing condition of the exterior heritage fabric at 183 Main Street. Visual inspection of the exterior was carried out from the ground floor only. No destructive testing was undertaken. Subsequent reviews were carried out using photographs taken between May and June 2023.

183 Main Street is a two-and-a-half-storey house consisting of rugged red brick walls on a concrete and rubble foundation with fieldstone veneer and a concrete plinth course (1). It features a jerkinhead roof covered in non-original asphalt shingles and a dormer on the south side with horizontal vinyl siding (2). Further investigation is needed to determine whether the dormer is an original feature of the house or a later addition. The main roof features projecting eaves with decorative exposed rafter tails. The north (primary) facade is divided into three bays and is asymmetrical with a bay window on the west side of the ground floor and a small balcony on the east side of the second floor. The center bay includes the main entrance with single door and sidelights, original wood door surround, and a large, rounded fabric canopy. On the east, south, and west sides of the house, there are three single-storey extensions with flat roofs which also feature projecting eaves and decorative exposed rafter tails. The flat roofs consist of asphalt roll roofing.



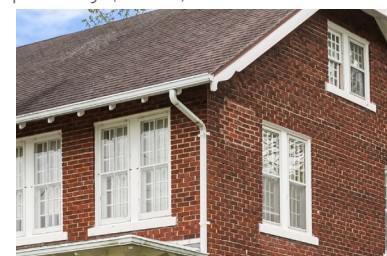
2. South dormer.



3. Rear (southwest) chimney.



4. East Ground Floor Window, primary (north) Elevation.



5. New brickwork, west facade.



6. New brickwork, south facade.

Main House

Overall, the exterior of the building appears to be in good condition, with the majority of brickwork and mortar joints appearing sound and intact. Only minimal recession of the joints was observed, with most erosion and mortar loss occurring at the chimney (3) and above the east ground floor window on the north elevation (4). Dislodging of brick units was also observed at the chimney and there is a crack in the concrete cap. The chimney does not appear to have any cap flashing. Metal fasteners on the chimney do not appear to be in use and should be removed and the resulting holes patched with a compatible lime-based mortar to match existing. One area of brickwork on the west facade (5) and another smaller area on the south facade (6), above the south wing, appear to have been repointed with mismatched mortar; these joints should be cut out and repointed with a mortar consistent with the rest of the house. Roof shingles are showing signs of wear, staining and organic growth, and appear to be nearing the end of their service life. There is severe damage to the gutter on the south side (21).

Most of the windows are original wood-framed double-hung sashes in 9-over-9 and 12-over-12 divided lite configurations. Several



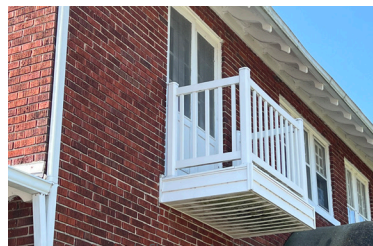
7. Original windows, north facade.



8. Detail, original windows, north facade.



9. New storm hardware, north facade.



10. Second floor balcony, north facade.



11. Metal soffit, balcony, north facade.

DEFINITION OF TERMS

The building components were graded using the following assessment system:

Good:

Normal result. Functioning as intended; normal deterioration observed; no maintenance anticipated within the next five years.

Fair:

Functioning as intended; Normal deterioration and minor distress observed; maintenance will be required within the next three to five years to maintain functionality.

Poor:

Not functioning as intended; significant deterioration and distress observed, maintenance and some repair required within the next year to restore functionality.

Defective:

Not functioning as intended; significant deterioration and major distress observed.

windows have been replaced with vinyl windows. Original exterior wood-framed storm windows have been retained on most of the north-facing windows (10). The original wood windows and storms appear to be in good condition with some paint peeling and flaking (7). Some of the storm window hardware has been replaced, with the original hardware locations still visible; most of the exterior window hardware appears to have been painted over (8 and 9).

The original second floor wood balcony doors and outer storm doors appear to be in good condition with some paint peeling and flaking. The second floor balcony appears to have been replaced or re-clad with horizontal vinyl siding, vinyl guardrails and a perforated metal soffit (10). A build-up of organic growth was observed on the underside of the balcony, indicating trapped moisture within the soffit assembly (11). Local destructive testing is recommended to determine the condition of the structural framing behind the siding.

Paint residue was observed on several areas of brickwork, particularly around openings and woodwork where repainting has occurred (12). The paint residue and any other staining or soiling on the brickwork should be removed using non-abrasive cleaning techniques.

General peeling and flaking of paint was observed; all woodwork should be stripped and repainted or refinished. Any rotten or damaged areas should be repaired by epoxy treatment or replaced with new material to match existing.

East Extension

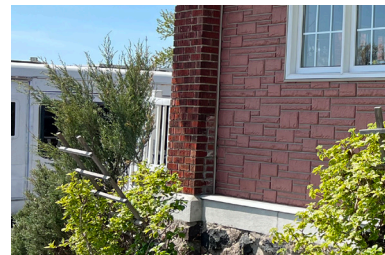
The one-storey east extension consists of original red rugged brick piers on fieldstone foundations and a flat roof with projecting eaves and decorative exposed rafter tails (13). It appears to have been originally an open-air porch but has since been infilled with wood frame walls clad in a red faux-stone veneer on a fieldstone foundation; it further features vinyl windows on all three sides and a single door leading to a small wood deck on the south side. Staining was observed on the southeast brick pier and a small area on the same pier appears to have been repointed with mismatched mortar; these joints should be cut out and repointed with a mortar consistent with the rest of the house (14). The metal gutter on the north side has been damaged and should be replaced (15).



12. Repainting, north facade.



13. East extension.



14. Staining, east extension.



15. Damaged gutter, east extension.



16. West extension, new windows.

General peeling and flaking of paint was observed; all woodwork should be stripped and repainted or refinished. Any rotten or damaged areas should be repaired by epoxy treatment or replaced with new material to match existing.

West Extension

The one-storey west extension consists of original red rugged brick on fieldstone foundations and a flat roof with projecting eaves and decorative exposed rafter tails. It features non-original vinyl windows on all sides and a set of non-original double doors on the south side leading to a large wood deck (16). There is localized staining of the west gutter and wood fascia indicating a build-up of debris within the gutter and inadequate drainage to the downspouts (18).

General peeling and flaking of paint was observed (17); all woodwork should be stripped and repainted or refinished. Any rotten or damaged areas should be repaired by epoxy treatment or replaced with new material to match existing.

South Extension

The one-storey south extension consists of original red rugged brick on fieldstone foundations and a flat roof with projecting eaves and decorative exposed rafter tails. The west side has been extended and clad with red faux-stone veneer on a fieldstone foundation (19). There is a set of stairs leading down to a basement entrance. The extension of the west side is partially blocking an original basement window (20). A portion of the foundation, visible along the stairs to the basement, has been infilled with concrete block. The south gutter is severely damaged and should be replaced (21).

General peeling and flaking of paint was observed; all woodwork should be stripped and repainted or refinished. Any rotten or damaged areas should be repaired by epoxy treatment or replaced with new material to match existing.



17. Peeling paint, west extension.



18. Soffit, west extension.



19. South extension.



20. Soffit, south extension.



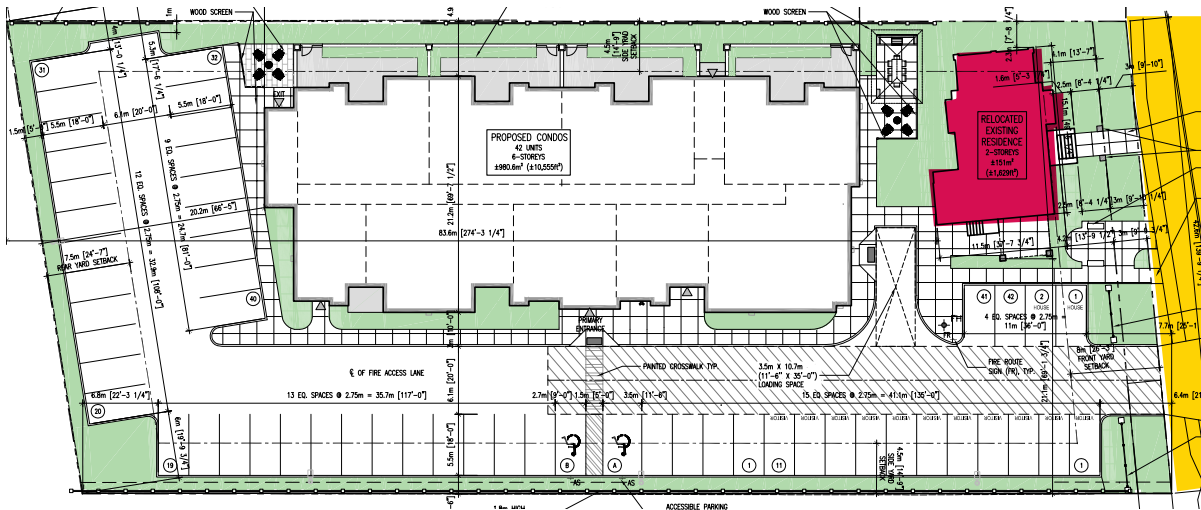
21. Damaged south gutter.

12 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development, as illustrated in the architectural drawings prepared by Architectural Design Associates Inc. (ADA) dated June 2023 (Appendix E), includes a 6-storey, multi-family residential building to the rear of the heritage asset. To accommodate the proposed new construction, the existing heritage house will be moved north, situating it closer to the Main Street frontage.

The new condominium building will consist of 42 units, and will offer 57 parking spaces. The building's total height will be 19.2m. The new building's footprint will be setback from the relocated heritage structure by 6.5m

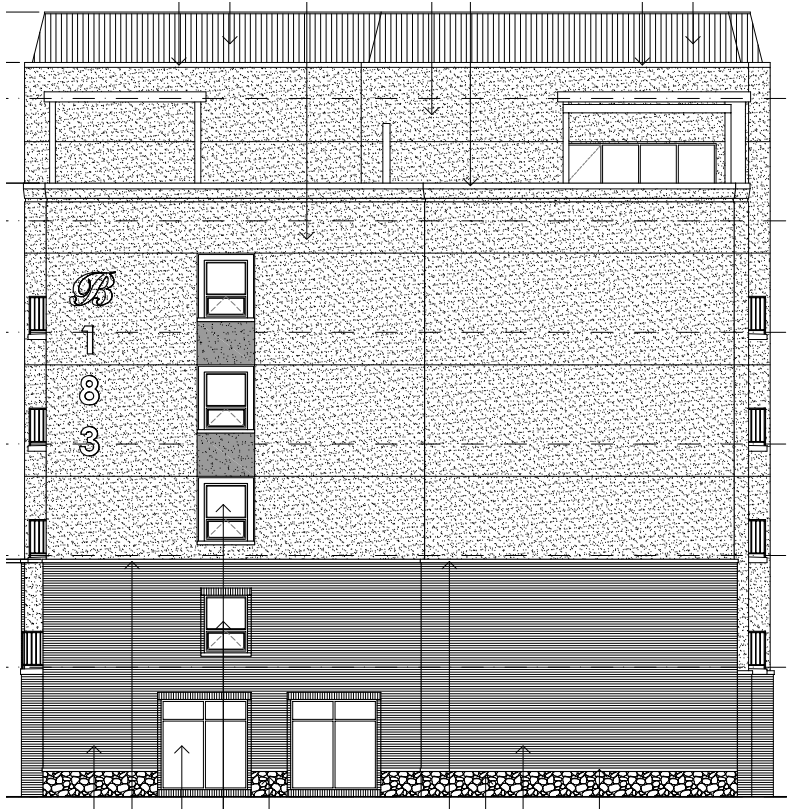
The north and east facades which are visible from Main Street East are intended to be constructed in red brick (mostly two-storeys) with beach pebble stone veneer, while the west and south facades which are not visible from Main Street East are intended to be faced with one-storey of red brick. It is the intention to clad the remainder of the building in beige stucco.



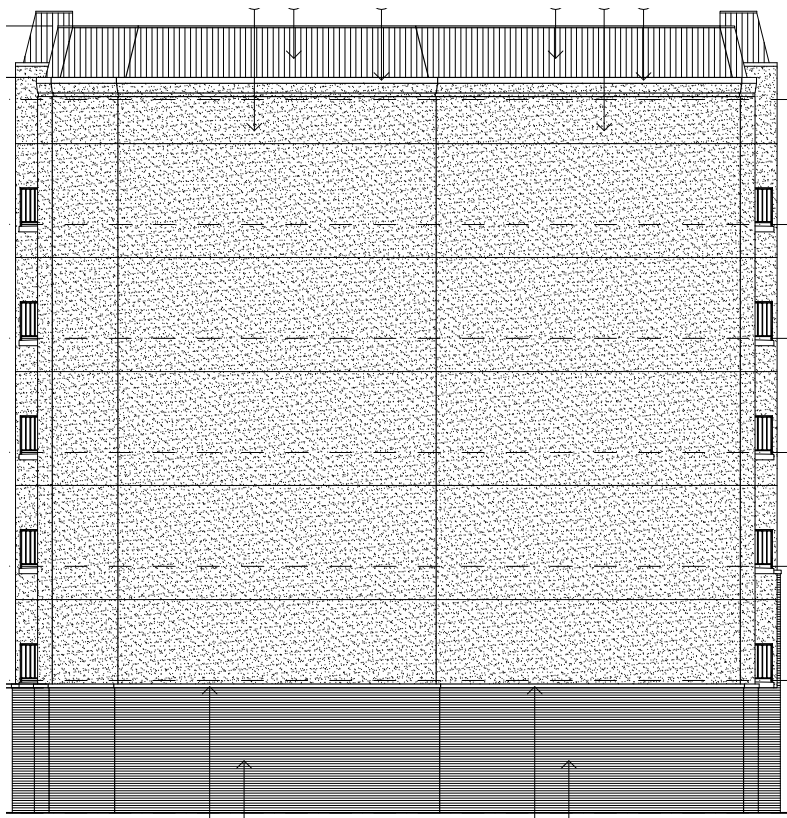
28. Site Plan of the proposed development. The Esther Jaspersion Campbell House is highlighted in red, and Main Street is highlighted in yellow (Architectural Design Associates, 2023).



29. Rendering of proposed development, looking west from adjacent property (ADA, 2023). The existing heritage house, is depicted at far right. A screen of mature landscaped trees will create a natural buffer between the heritage resource and new construction.



30. North Elevation of the proposed development (ADA, 2023). this elevation faces the existing heritage house, however, a screen of mature landscaped trees will create a natural buffer between the two.



31. South Elevation of the proposed development (ADA, 2023).



32. East Elevation of the proposed development (ADA, 2023).



33. West Elevation of the proposed development (ADA, 2023).

13 IMPACT OF THE DEVELOPMENT

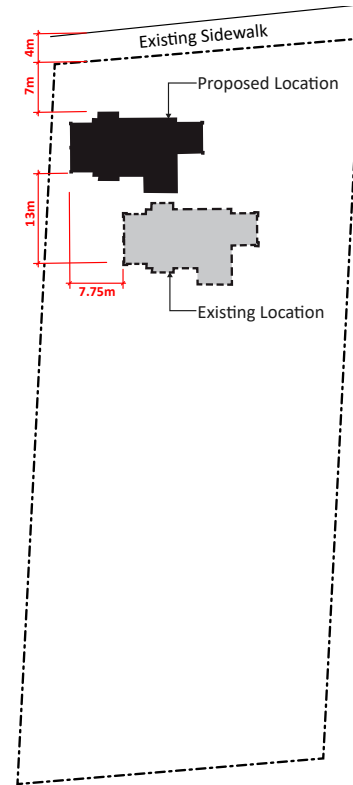
The impacts of the proposed development on the cultural heritage value of the on-site heritage resource are as follows:

- The structure will be relocated 7.75m west and 13m north on its existing property;
- By relocating the heritage resource, its setback from the street will be reduced by 13m; and,
- Incongruous and unsympathetic additions to the building will be removed and/or altered, including the faux-stone veneer located on the west side of the porch.

13.1 Shadow Study (Appendix I)

Although the current mature tree landscaping to the south of the Esther Jasperson Campbell House, which will be replicated in the landscaping of the proposed development, the six-storey residential tower will cast new net shadows in the Fall Winter months. During the Spring and Summer, the heritage house at 183 Main Street East experiences shadow cover from the landscaping at 171 Main Street East; no new net shadows are cast.

As there is mature tree landscaping on the east half of 171 Main Street East, there are no new net shadow impacts on the Bon Jasperson House.



34. Diagram showing existing location of heritage house on Site shaded in grey, and proposed relocation shaded in black (ERA Architects).



35. Rendering of the proposed development, showing the removal of later infill on the east porch, highlighted in pink (ADA, 2023).

14 ENGINEERING CONSIDERATIONS & RELOCATION PLAN

Engineering Considerations

Aleo Associates Inc., (Aleo) Structural Engineers, were retained by BII to investigate and assess the feasibility of moving the heritage house on the Site. A site visit was conducted by Aleo on May 26, 2023. In a letter dated July 7, 2023 (Appendix F). Aleo ascertained that the building was in good structural condition, and supported the relocation scheme provided that it be carried out by an experienced and qualified moving contractor.

Relocation Plan

Specific details regarding the relocation plan will be outlined in a forthcoming Conservation Plan. Refer to letter from Desjardins House Movers Ltd. in Appendix G for further information.

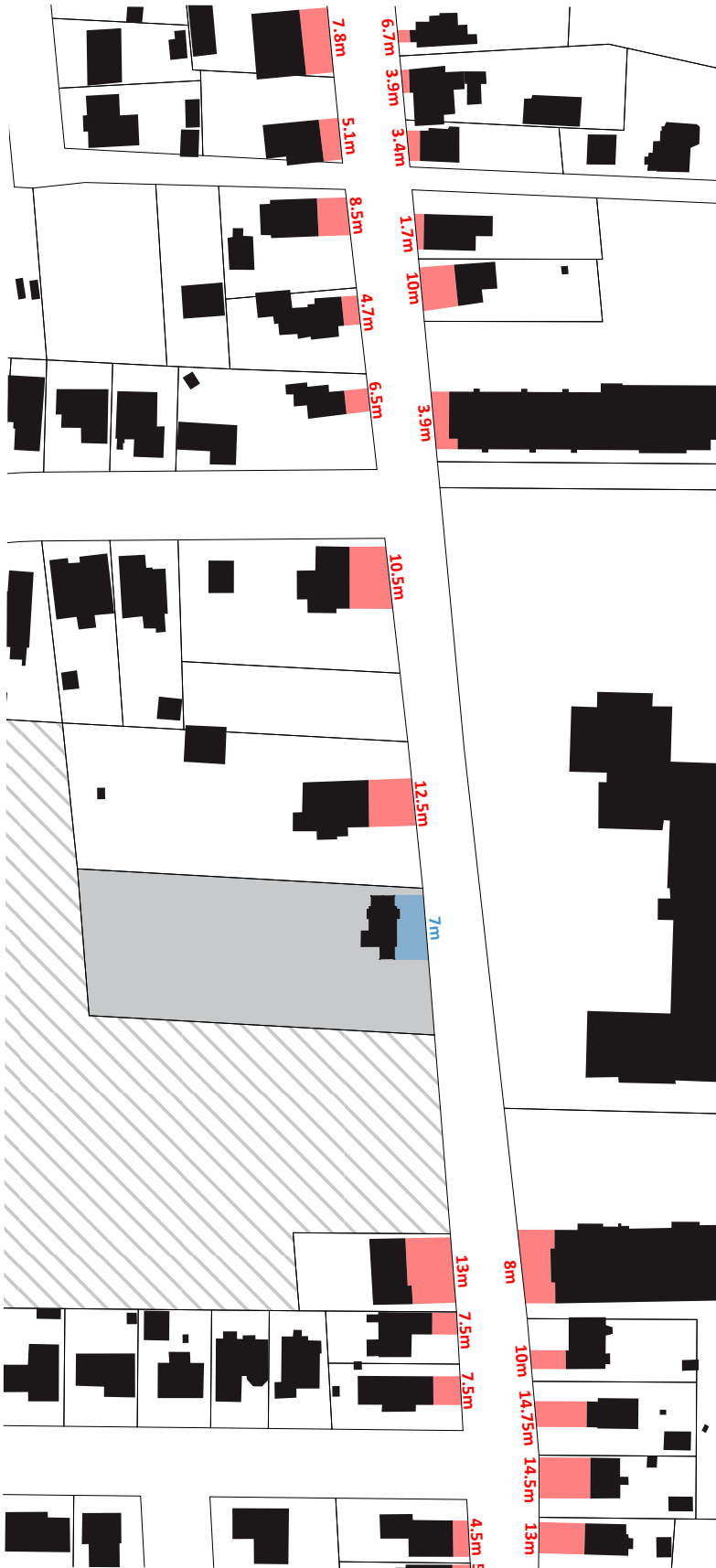
15 MITIGATION MEASURES

The proposed development incorporates a number of design considerations intended to mitigate the impact on the cultural heritage value of on-site and adjacent recognized heritage resources. These mitigation measures include:

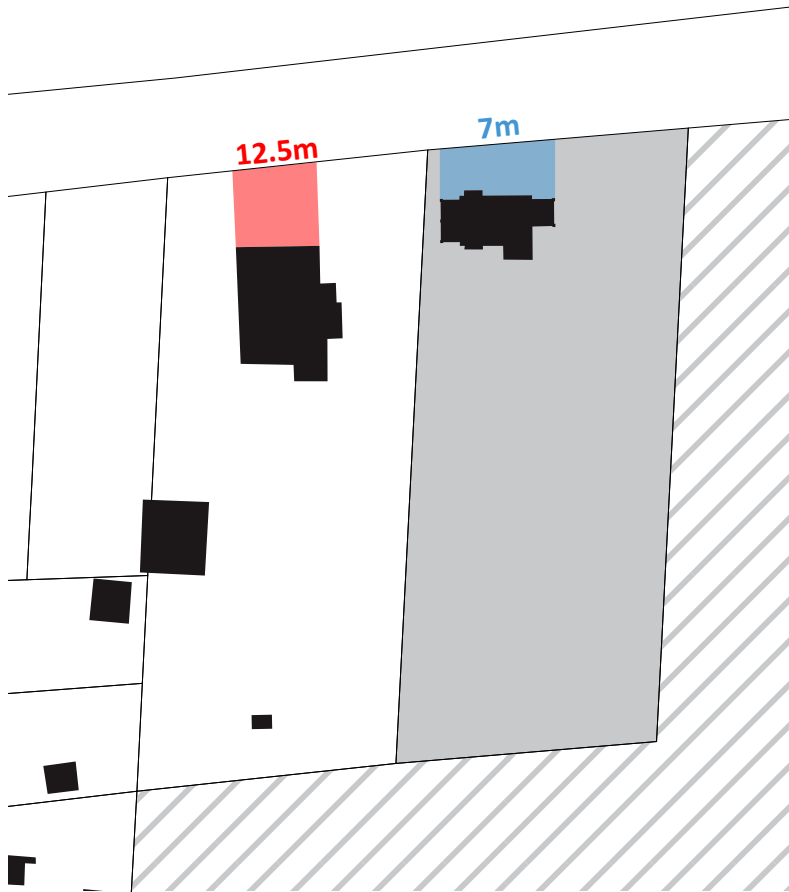
①	Restoration of the Esther Jasperson Campbell house, including all heritage attributes;
②	The house is setback from the street, a defined heritage attribute, will be reduced from 20m to 7m. However, its contextual relationship to the street will be maintained, with soft landscaping that reflects the historic streetscape character of Main St E.
③	The relocation of the house 3m northwest will bring it improve its contextual relationship with the adjacent, heritage designated Bon Jasperson House;
④	The house will remain an independent structure from the proposed condominium building and will be restored and integrated into the residential uses of the Site;
⑤	Massing, proportions, and materials used in new construction will be compatible with, but distinguishable from, the retained heritage building and local historic precedents, thereby reinforcing the existing character of Kingsville while accommodating growth of the town;
⑥	The introduction of landscaping, dense shrubbery, varied florals, cobblestone piers, and an iron fence that reflects the landscape character of the street and uses materials that are prominent in local heritage architecture; and,
⑦	The introduction of a publicly accessible parkette at the northeast corner of the Site will commemorate the Site's history, improve the heritage resource's connection to the public realm, and create additional public space for the intensifying community.



36. Rendering of the proposed development, as viewed looking southwest from Main Street East (ADA, 2023).



37. Diagram showing existing setbacks of structures on Main Street East, with Site shaded in grey and proposed dark setback indicated in blue. The proposed setback will allow for better alignment with existing conditions along Main Street East, and better integration and communication of the Site with the public realm (ERA Architects).



38. Diagram showing existing setbacks of structures on Site and adjacent heritage property (171 Main Street East), with Site shaded in grey and proposed dark setback indicated in blue. The proposed setback will allow for better alignment with existing conditions of the Bon Jaspersen House, and better integration and communication of the Site with the public realm (ERA Architects).



39. Rendering of proposed development, looking southeast from Main Street East sidewalk, illustrating the commemorative parkette located north of the east wing of the heritage house (ADA, 2023). See Appendix H for a detailed Landscape Plan.



40. Aerial (drone) photo, showing current location of the Esther Jasperson Campbell House and the Bon Jasperson House, at 183 and 171 Main Street East, respectively. Note that the Bon Jasperson House is contextualized with mature tree landscaping, and is located closer to Main Street East. Relocating the Esther Jasperson Campbell House will create a more consistent historical streetscape, allowing the heritage homes, more aligned physically and connect by familial history, to communicate more readily, and to reinforce their significance at this centrally located point on Main Street East.

16 CONSERVATION STRATEGY

The primary conservation approach to 183 Main Street East is a combination of *preservation* and *restoration*. The following summarizes the conservation strategy as developed at this stage in the design process:

- The proposed development retains, preserves, and restores the original structure and its heritage attributes as identified in the updated Statement of Significance (see Section 9; Appendix C) The house will be retained on Site and relocated 3m closer to the property line on Main St (see 15, Engineering; Appendix F);
- The heritage fabric, including character-defining elements, varies from fair to good condition (see Condition Assessment, section 11); however, several elements requiring maintenance, repair, or replacement. Where replacement is necessary, it will be done with new materials to match original/existing. Original building elements, including original window and entrance openings, will be conserved and restored. Any repairs and/or upgrades to the building envelope and interiors will be fully restored to be physically and visually compatible with the original fabric of the house;
- Reinstatement and select restoration of architectural features which were affected through previous alterations to the property, to reflect the original design intent;
- Mature landscaping will be added to provide additional buffer space between the new development and the house and maintain the legibility and visual prominence of the house on Main Street;
- A heritage interpretation plan will be prepared at a later stage, to be incorporated within the proposed commemorative parkette, which commemorates the history of the Site; and,
- Restoration details and conservation strategies will be outlined in a future Conservation Plan.

The on-site heritage resource will continue to possess all elements and attributes necessary to express its cultural heritage value. As such, the proposed development will conserve and enhance the integrity of 183 Main Street E.

***Preservation:** the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.*

***Restoration:** the action or process of accurately, revealing, recovering, or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.*

(Parks Canada, 2003).

17 STATEMENT OF PROFESSIONAL OPINION

ERA finds that the proposed development will conserve and enhance the described cultural heritage value of the on-site heritage resource, through the following measures:

- Removal of incongruous elements;
- Whole building restoration, interior and exterior;
- Conservation of all heritage attributes, restored and preserved; and,
- The introduction of landscape elements that connect the Esther Jasperson Campbell House to the broader heritage context of Kingsville.

Further, the reduction of the setback allows for the heritage house at 183 Main Street East to maintain an appropriate lot frontage, while more closely aligning it with the adjacent property at 171 Main Street East. The adjacent property is not only another Part IV designated property under the OHA, but also has familial connections to the Esther Jasperson Campbell House. This establishes a streetscape more consistent with the narrow lot frontages of other Kingsville Part IV designated houses, and reinforces the significance of these two heritage houses as centrally located on Main Street East and within Kingsville as a whole.

The introduction of foliage to the rear of the house at 183 Main Street East will create a natural backdrop for the heritage house, elevating it as the frontispiece to the proposed development.

Where the proposed development is visible from Main Street East, the use of compatible materials will create a complementary relationship between the historic house and residential building. The remaining materiality and rear situation of the proposed residential building will ensure that the new build is distinguishable from, and subordinate to the heritage house.

Overall, the proposed development prioritizes the cultural heritage value of the Esther Jasperson Campbell House, focusing on its preservation and restoration to ensure that it is situated prominently on Main Street East, reinforcing its significance to Kingsville's heritage character.

ERA finds that the proposal meets the recognized professional standards and best practices in the field of heritage conservation in Canada. The proposal conforms to applicable policies and guidelines including the Heritage policies of the City of Windsor's Official Plan ("OP") and the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada.

APPENDIX A

City of Windsor, Terms of Reference, Heritage Impact Assessment (2021)

City of Windsor Built Heritage Impact Study/ Heritage Impact Assessment Guidelines

This Guideline details components of a Built Heritage Impact Study/Heritage Impact Assessment that is required to the satisfaction of the City of Windsor.

The Built Heritage Impact Study or Heritage Impact Assessment is a study used to identify and evaluate the impacts of proposed development on the cultural heritage resources, and to determine the appropriate conservation strategy for it. The HIA shall be based on accepted conservation principles and guidelines, including the following:

- The Parks Canada [Standards and Guidelines for the Conservation of Historic Places in Canada](#);
- Ontario Ministry of Tourism, Culture & Sport's [Eight Guiding Principles in the Conservation of Historic Properties](#);
- Ontario Ministry of Tourism, Culture & Sport's [Ontario Heritage Tool Kit](#), in particular,
- Ontario's *Heritage* [Conservation Principles for Landuse Planning](#); and
- [Well Preserved: the Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation](#).

Details of Contents

Identify the Cultural Heritage Resource

Site Documentation and Analysis/Site Information

- Document the context in which the site is located (may include Aerial Photo, Location Map and context with the area), including adjacent properties and land uses
- Describe the site and all structures on property and its heritage status under the *Ontario Heritage Act* and identification of any heritage easements or restrictions
- Document the existing condition or concerns surrounding the property, including quality photo documentation

Research on Design/Physical and Historical/Associative and Contextual Values

- Describe all heritage resources and values within the subject property (include exterior and interior, landscaping etc.)
- Include a chronological history of the property from land and development history, building history (document any additions or alterations etc. to property), with confirmation to construction dates
- Include ownership and user history
- Research material should include relevant historical maps, drawings, photographs, land records, assessment rolls, city directories, news articles etc.
- Provide summary on significance and heritage attributes for each structure existing on the property

Proposed Site Changes/Development and Impact to the Cultural Heritage Resource

- Describe site changes to heritage resource
- Describe positive and adverse impacts of site changes to the heritage resource and surrounding lands. Refer to adverse impacts identified in the *Ontario Heritage Toolkit* which may include but not limited to:
 - Removal/destruction of heritage features and loss to cultural heritage values
 - Changes to the historic fabric and impact on the appearance

- Shadowing impact that may alter the appearance of the heritage attribute
 - Isolation of heritage attribute from its surrounding environment, context or a significant relationship
 - Obstruction of significant views or vistas within, from, or of built and natural features
 - Change in use and impact on heritage resource
 - Land disturbance and impact on soils, drainage patterns affecting built heritage or archaeological resources
- Provide full set drawing
 - Provide visual depiction of subject proposal and streetscapes with neighbouring properties (eg. composite photograph of the subject property streetscape with and without the proposed development)
 - Assess and describe the structural concern of the impact of proposed changes to the heritage resource

Options for Mitigation and Alternatives

- Consider and describe alternative conservation/mitigation and development options that reduce and avoid negative impacts to the heritage resource
- Assess and clarify the benefits and negatives of each options proposed and conservation principles used

Recommended Conservation Strategy

- Rationale and Justification for chosen option, specifying how the option ensures protection and enhancement of the heritage resource
- Conservation Scope of Work
- Implementation and Monitoring Plan when development is undertaken
- Provide References/Samples/Precedents to Conservation work

Other Requirements

- Provide bibliographical sourcing of all research material
- HIA is to be prepared by a qualified cultural heritage conservation professional who is a member of the [Canadian Association of Heritage Professionals](#).
- City Staff will determine completeness or acceptance of the HIA
- For review of the HIA, City staff may require to conduct site visit(s) on the property
- City Staff reserves the ability to require an alternative option for mitigation for consideration

Contact Kristina Tang, Heritage Planner at ktang@citywindsor.ca for additional information or clarification.

Other Recommended Resources:

- National Park Service, U.S. Department of the Interior's [Preservation Briefs](#).
- National Park Service, U.S. Department of the Interior's [Preservation Tech Notes](#).
- Region of Waterloo's [Practical Conservation Guides for Heritage Properties](#)

APPENDIX B

Cultural Heritage Evaluation Report, Letourneau Heritage Consulting Inc. (December 2020)



FINAL REPORT:

Cultural Heritage Evaluation Report

**183 Main Street East,
Town of Kingsville, Essex County,
Ontario**



**Letourneau
Heritage
Consulting Inc.**

837 Princess Street
Suite 400
Kingston, ON K7L 1G8

Phone: 613-507-7817
Toll Free: 1-833-210-7817
E-mail: info@lhcheritage.com

December 14, 2020

Project # LHC0221



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Report prepared for: John Norton
Chief Administrative Officer
Town of Kingsville
2021 Division Road North
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Hayley Devitt Nabuurs, M.Pl. – Heritage Planner

Graphics prepared by: Jordan Greene, B.A – Mapping Technician

Reviewed by: Marcus R. Létourneau, Ph.D., MCIP, RPP, CAHP
Managing Principal, Senior Heritage Planner

RIGHT OF USE

The information, recommendations and opinions expressed in this report are for the sole benefit of the Town of Kingsville and its Legal Counsel. Any other use of this report by others without permission is prohibited and is without responsibility to LHC. The report, all plans, data, drawings and other documents as well as all electronic media prepared by LHC are considered its professional work product and shall remain the copyright property of LHC, who authorizes only the Owners and approved users (including municipal review and approval bodies) to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of Owners and approved users.

In addition, this assessment is subject to the following limitations and understandings:

- The review of the policy/legislation was limited to that information directly related to cultural heritage management; it is not a comprehensive planning review.
- Soundscapes, cultural identity, and sense of place analysis were not integrated into this report.

REPORT LIMITATIONS

The qualifications of the heritage consultants who authored this report are provided in Appendix A. All comments regarding the condition of any buildings on the Property are based on a superficial visual inspection and are not a structural engineering assessment of the buildings unless directly quoted from an engineering report. The findings of this report do not address any structural or physical condition related issues associated with any buildings on the property or the condition of any heritage attributes.

Concerning historical research, the purpose of this report is to evaluate the property for Cultural Heritage Value or Interest. The authors are fully aware that there may be additional historical information that has not been included. Nevertheless, the information collected, reviewed and analyzed is sufficient to conduct an evaluation using *Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest*. This report reflects the professional opinion of the authors and the requirements of their membership in various professional and licensing bodies.

Due to the COVID-19 pandemic access to the Boy Scouts Canada National Museum, Girl Guides of Canada Archives, National Air Photos Library, Kingsville-Gosfield Heritage Society Archives, and University of Windsor Archives was unavailable. However, sufficient primary research was conducted to evaluate the Property using information obtained from:

- Ancestry;
- Archives of Ontario;
- Library and Archives Canada;
- McGill University;
- Natural Resources Canada;
- Ontario Council of University Libraries;
- Ontario Land Registry;
- Ontario Historical County Map Project;
- University of Windsor;
- *The Kingsville Reporter*; and
- Western University.

EXECUTIVE SUMMARY

The Executive Summary only provides key points from the report. The reader should examine the complete report including background and results, as well as limitations.

Letourneau Heritage Consulting Inc. (**LHC**) was retained on behalf of the Town of Kingsville (**the Client**) to complete a Cultural Heritage Evaluation Report (**CHER**) for the property municipally known as 183 Main Street East (**the Property**) in the Town of Kingsville (**the Town**).

The Property is listed on the Kingsville Municipal Heritage Register. On 1 April 2020, a Notice of Intention to Designate (**NOID**) for the Property was served by the Town. Baroudi Law, lawyers for the Property owners sent the Town an objection to the NOID on 29 April 2020.

The purpose of this CHER is to independently assess and evaluate the Property for its potential cultural heritage value or interest (**CHVI**) and, if necessary, to provide an updated statement of cultural heritage value or interest (**SCHVI**). This CHER involves research and analysis of the history, current context, and review of the heritage planning framework of the Property followed by evaluation for CHVI using *Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest (O. Reg. 9/06)* of the *Ontario Heritage Act (OHA)*.

Following an independent analysis of the property, it is LHC's professional opinion that the Property at 183 Main Street East, Kingsville, Ontario is eligible for designation under Part IV, Section 29 of the *OHA*. Based upon an evaluation of the property using *O. Reg. 9/06*, it is LHC's professional opinion that the property meets criteria 1i, 2i, and 3ii of *O. Reg. 9/06*.

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Table of Contents

RIGHT OF USE	IV
REPORT LIMITATIONS	IV
EXECUTIVE SUMMARY	V
1 INTRODUCTION	1
1.1 Property Location and Description.....	1
2 STUDY APPROACH	4
2.1 Methodology.....	4
2.1.1 Legislative/Policy Review	4
2.1.2 Historical Research	4
2.2 Site Analysis.....	5
2.3 Evaluation.....	5
2.4 Consultation	5
3 LEGISLATIVE AND POLICY CONTEXT	6
3.1 Provincial Legislative Context.....	6
3.1.1 <i>The Planning Act</i> , R.S.O. 1990, c. P.13	6
3.1.2 Provincial Policy Statement	6
3.1.3 <i>Ontario Heritage Act</i> , R.S.O. 1990, c. O.18	7
3.1.4 Provincial Legislative Context Summary	8
3.2 Municipal Policy Context	8
3.2.1 County of Essex Official Plan	8
3.2.2 The Corporation of the Town of Kingsville Official Plan	9
3.2.3 Town of Kingsville Development Manual	10
3.2.4 Kingsville Municipal Heritage Advisory Committee Heritage Resources Evaluation Sheet	10
3.2.5 Town of Kingsville Comprehensive Zoning By-law 1-2014	11
3.2.6 Municipal Policy Context Summary	11
4 HISTORICAL CONTEXT	12
4.1 Natural History.....	12
4.2 Early Indigenous History	12
4.2.1 Paleo Period (9500-8000 BCE)	12
4.2.2 Archaic Period (8000-1000 BCE)	12

4.2.3	Woodland Period (1000 BCE – CE 1650)	12
4.3	Confederacy of the Three Fires	13
4.4	European Settlement and Treaty 2	13
4.5	County of Essex	14
4.6	Township of Gosfield	15
4.7	Kingsville	15
4.8	Property History	16
4.8.1	Scratch 1790-1853	16
4.8.2	Wigle 1853-1902	16
4.8.3	Jasperson 1902-1926	16
4.8.4	Jasperson Campbell 1926-1987	17
4.8.5	Late 1980s to Present Day	18
4.9	House Architecture	22
5	ASSESSMENT OF EXISTING CONDITIONS	26
5.1	Surrounding Context	26
5.2	183 Main Street East	29
5.2.1	Exterior House	29
5.2.2	Exterior Setting	33
5.2.3	Interior First Floor	35
5.2.4	Interior Second Floor	38
5.2.5	Interior Attic	38
5.2.6	Interior Basement	39
5.2.7	Garage	40
6	EVALUATION	42
6.1	Summary of Evaluation	44
6.2	Proposed Statement of Cultural Heritage Value or Interest	44
6.2.1	Legal Description and Civic Address	44
6.2.2	Summary of Cultural Heritage Value or Interest	44
6.2.3	Description of Property	44
6.2.4	Heritage Attributes	44
7	CONCLUSION AND RECOMMENDATIONS	46

SIGNATURES	47
REFERENCES	48
APPENDIX A: QUALIFICATIONS	52
APPENDIX B: GLOSSARY	54

Figures

Figure 1: Location Plan.....	2
Figure 2: Current Conditions of Property.....	3
Figure 3: Map of McKee Treaty 2, 1790 (Source: Province of Ontario, 2019).	14
Figure 4: 1805, 1877, and 1880 Maps of Property.....	19
Figure 5: 1920, 1940, 1970, and 1999 Topographic Maps of Property.....	20
Figure 6: 1950 Fire Insurance Plan of Property.....	21
Figure 7: The Brentwood (Source: Aladdin Houses, Spring 1913, Catalog No. 24, Cover).....	22
Figure 8: The Brentwood (Source: Aladdin Houses, Spring 1913, Catalog No. 24, p. 42).	23
Figure 9: The Brentwood (Source: Aladdin Homes, 1916, Catalog No. 28, p. 41).....	23
Figure 10: Property exterior (Source: ML, 2020).....	24
Figure 11: 163 Division Street North (Source: Google Maps, 2018).	24
Figure 12: 63 Division Street North (Source: BH, 2020).....	25
Figure 13: View southwest at a field adjacent to 183 Main Street East (Source: BH, 2020).....	26
Figure 14: View north at Kingsville District High School from 183 Main Street East (Source: ML, 2020).....	27
Figure 15: View south at 171 Main Street East (Source: BH, 2020).	27
Figure 16: View east along Main Street from 183 Main Street East (Source: ML, 2020).....	27
Figure 17: Heritage Properties Adjacent to Property.....	28
Figure 18: View southwest at the front of 183 Main Street East (Source: BH, 2020).	30
Figure 19: View at the second-floor windows, projecting eaves, soffit and exposed rafters in the northwest corner of 183 Main Street East (Source: BH, 2020).	30
Figure 20: View of the rear dormer on 183 Main Street East (Source: BH, 2020).	31
Figure 21: Detail view of a first-floor window on the front of 183 Main Street East (Source: ML, 2020).	31
Figure 22: View of the front door of 183 Main Street East (Source: BH, 2020).....	32
Figure 23: View of the second-floor balcony on the front of 183 Maine Street East (Source: BH, 2020).....	32
Figure 24: View of the gardens in front of 183 Main Street East (Source: ML, 2020).....	33

Figure 25: View west at the pond and trees in the backyard at 183 Main Street East (Source: BH, 2020). 34

Figure 26: View north at the pavilion and gazebo in the back yard at 183 Main Street East (Source: BH, 2020). 34

Figure 27: View of the main stairs from the first floor (Source: BH, 2020). 35

Figure 28: First floor dining room east of the central hall (Source: BH, 2020). 36

Figure 29: First floor kitchen (Source: ML, 2020). 36

Figure 30: First floor parlour (Source: BH, 2020). 37

Figure 31: First floor west sunroom (Source: BH, 2020). 37

Figure 32: Second floor front west bedroom (Source: BH, 2020). 38

Figure 33: Attic (Source: ML, 2020). 38

Figure 34: Attic living space (Source: ML, 2020). 39

Figure 35: Basement (Source: ML, 2020). 40

Figure 36: Front of the garage (Source: ML, 2020). 41

Figure 37: Back of the garage (Source: BH, 2020). 41

Tables

Table 1: *O. Reg. 9/06 Evaluation*..... 42

1 INTRODUCTION

Letourneau Heritage Consulting Inc. (**LHC**) was retained on behalf of the Town of Kingsville (**the Client**) to complete a Cultural Heritage Evaluation Report (**CHER**) for the property municipally known as 183 Main Street East (**the Property**) in the Town of Kingsville (**the Town**).

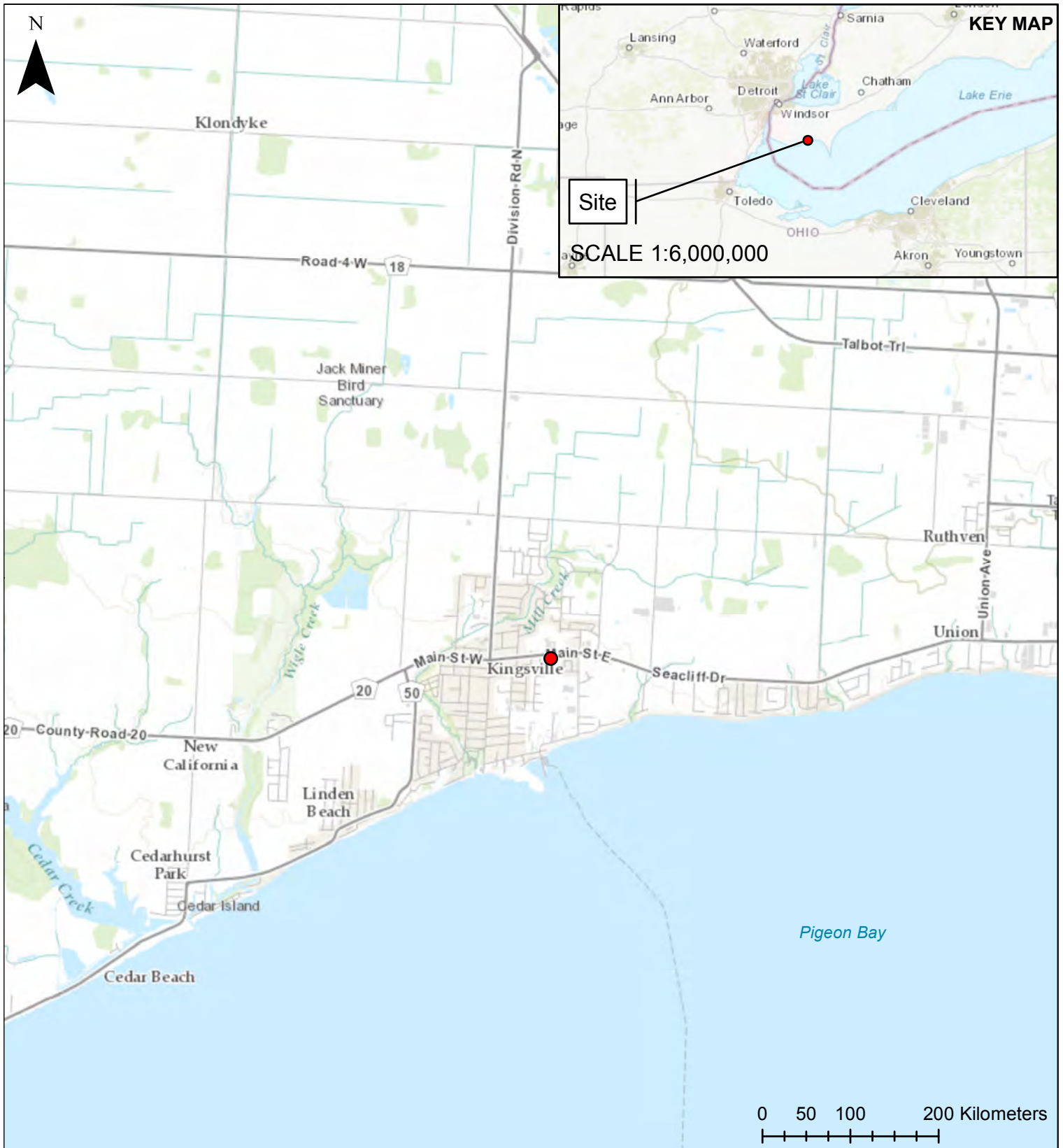
The Property is listed on the Kingsville Municipal Heritage Register. On 1 April 2020, a Notice of Intention to Designate (**NOID**) for the Property was served by the Town. Baroudi Law, lawyers for the Property owners sent the Town an objection to the NOID on 29 April 2020.

The purpose of this CHER is to independently consider the cultural heritage value or interest (**CHVI**) of the Property and to provide an updated statement of cultural heritage value or interest (**SCHVI**). This CHER involves research and analysis of the history, current context, and review of the heritage planning framework of the Property followed by evaluation for CHVI using *Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest (O. Reg. 9/06)* of the *Ontario Heritage Act (OHA)*.

1.1 Property Location and Description

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 –formerly the Township of Gosfield—County of Essex, Ontario (Figure 1 and Figure 2). It is in a block 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 is zoned Residential Zone 1 Urban Low density residential.

The Property includes a two-and-a-half-storey house at the northern end of the property facing Main Street East and a one-storey garage south of the house.



Legend

- Property



NOTE(S)
1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)
1. Service layers: Sources: Esri, Here, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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CLIENT	Town of Kingsville
PROJECT	Cultural Heritage Evaluation Report 183 Main Street East, Kingsville, ON
TITLE	Location Plan of Subject Property
CONSULTANT	YYYY-MM-DD 2020-09-03
	DESIGNED LHC
	PREPARED JG
	FIGURE # 1



Legend  Property	CLIENT Town of Kingsville	
	PROJECT Cultural Heritage Evaluation Report 183 Main Street East, Kingsville, ON	
NOTE(S) 1. ALL LOCATIONS ARE APPROXIMATE	TITLE Current Conditions of Subject Property	
	REFERENCE(S) 1. Service layers: Sources: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community Portions of this document include intellectual property of Esri and its licensors and are used under license. Copyright (c) Esri and its licensors. All rights reserved.	CONSULTANT 

2 STUDY APPROACH

2.1 Methodology

This CHER follows a three-step approach to understanding and planning for cultural heritage resources:

- Understanding the heritage planning regulatory framework;
- Understanding the significance of the heritage resource (architectural, historical and contextual background research); and,
- Understanding the existing conditions of the Property.

This is consistent with the recommended methodology outlined by the Ministry of Heritage, Sport, Tourism, and Cultural Institution's (MHSTCI)¹ in the *Ontario Heritage Toolkit Heritage Property Evaluation*.² The MHSTCI identifies three key steps: Historical Research, Site Analysis, and Evaluation. This CHER also includes a policy analysis to outline applicable provincial and local legislation and policies.

2.1.1 Legislative/Policy Review

In the Province of Ontario, the process for determining cultural heritage value is prescribed by *O. Reg. 9/06* of the *OHA*. To better understand the local context for evaluation of CHM under the *OHA*, it must be determined if there are any supplemental municipal approaches or priorities that augment the provincially established process. For example, a municipality can build on the criteria of *O. Reg. 9/06* by using adopted thematic history, identifying specific views in its Official Plan, or by adopting an evaluative template. The legislative and policy framework for this CHER is presented in Section 3.

2.1.2 Historical Research

Historical research was undertaken to outline the history and development of the Property and place it in its broader community context. Primary historic material, including air photos and mapping, were obtained from:

- Ancestry;
- Archives of Ontario;
- Library and Archives Canada;
- McGill University;
- Natural Resources Canada;
- Ontario Council of University Libraries;
- Ontario Land Registry;
- Ontario Historical County Map Project;

¹ Since 1975 the Ontario ministry responsible for culture and heritage has included several different portfolios and had several different names including:

Ministry of Culture and Recreation (1975-1982),
 Ministry of Citizenship and Culture (1982-1987),
 Ministry of Culture and Communications (1987-1993),
 Ministry of Culture, Tourism and Recreation (1993-1995),
 Ministry of Citizenship, Culture and Recreation (1995-2001),
 Ministry of Tourism, Culture and Recreation (2001-2002),
 Ministry of Culture (2002-2010),
 Ministry of Tourism, Culture and Sport (MTCS, 2011-2019).

In guidance documents the ministry may be referred to by any of these names.

² Ministry of Culture. 2006a. *Ontario Heritage Toolkit: Heritage Property Evaluation*. p.19.

- University of Windsor;
- *The Kingsville Reporter*; and,
- Western University.

Secondary research was based on the research files and resources held by LHC (e.g., historical atlases, local histories, available online sources, and previous assessments) including:

- Kingsville Centennial Committee. 1952. *Kingsville Through the Years 1783-1952*;
- Kingsville-Gosfield Heritage Society Archives. 2000. *Kingsville 1790-2000: A Stroll through Time*;
- Kingsville Municipal Heritage Advisory Committee. March 2020. *Report to Council Re. 183 Main Street East*;
- Zelinka Priamo Ltd. 2019. *Heritage Impact Statement 183 Main Street East, Town of Kingsville Ontario Brotto Investment Inc.*; and,
- Zelinka Priamo Ltd. 30 July 2020. *Review of Town of Kingsville's Statement of Cultural Heritage Value or Interest. Property Evaluation as per Regulation 9/06 of the Ontario Heritage Act. 183 Main Street East, Kingsville Ontario.*

Additional sources and persons contacted in the preparation of this report are listed as footnotes and in the reference list.

2.2 Site Analysis

A site visit of the exterior and interior of the Property was undertaken by Dr. Marcus R. Létoirneau and Mr. Benjamin Holthof on 23 September 2020. The objectives of the site visit were to document and gain an understanding of the Property and its surrounding context to understand it and record existing conditions.

2.3 Evaluation

This CHER uses *O. Reg. 9/06* criteria for determining CHM (Section 6: Evaluation).

2.4 Consultation

Due to the COVID-19 pandemic access to the Boy Scouts Canada National Museum, Girl Guides of Canada Archives, National Air Photos Library, Kingsville-Gosfield Heritage Society Archives, and University of Windsor Archives was unavailable. Sufficient primary research was conducted to evaluate the Property using the materials described in Section 2.1.2 along with published sources available in LHC's research library and information supplied by the client.

LHC communicated with Sandra Kitchen, Deputy Clerk-Council Services for the Corporate Services Department of the Town about research resources available from the Town. LHC also communicated with Roger Palmi, GIS Technician for the Town about access to GIS shapefiles related to the Property.

During the site visit, LHC was accompanied by and discussed the Property with Christian LeFave from Brotto Family Holdings Ltd., Stephen Berrill from ADA Architects Inc., and Heather Garrett from Zelinka Priamo Ltd. Land Use Planners.

3 LEGISLATIVE AND POLICY CONTEXT

3.1 Provincial Legislative Context

In Ontario, cultural heritage is considered a matter of provincial interest and cultural heritage resources are managed under Provincial legislation, policy, regulations and guidelines. Cultural heritage is established as a key provincial interest directly through the provisions of the *Ontario Heritage Act (OHA)*, the *Planning Act*, and the *Provincial Policy Statement (PPS)*. Other provincial legislation deals with cultural heritage indirectly or in specific cases. The *Environmental Assessment Act* and the *Environmental Protection Act* use a definition of “environment” that includes cultural heritage resources, and the *Funeral, Burial and Cremation Services Act* addresses historic cemeteries and processes for identifying graves that may be prehistoric or historic. These various acts and the policies under these acts indicate broad support for the protection of cultural heritage by the Province. They also provide a legal framework through which minimum standards for heritage evaluation are established. What follows is an analysis of the applicable legislation and policy regarding the identification and evaluation of cultural heritage.

3.1.1 *The Planning Act, R.S.O. 1990, c. P.13*

The Planning Act (1990) is the primary document for municipal and provincial land use planning in Ontario. This Act sets the context for provincial interest in heritage. It states under Part I (2, d):

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as...the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.³

Details about provincial interest as it relates to land use planning and development in the province are outlined in the *PPS* which is used under the authority of Part 1 (3).

3.1.2 *Provincial Policy Statement*

The *PPS* (2020) is issued under the authority of Section 3 of *The Planning Act* (1990) and provides further direction for municipalities regarding provincial requirements. The *PPS* sets the policy foundation for regulating the development and use of land in Ontario. Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the *PPS*. The Province deems cultural heritage and archaeological resources to provide important environmental, economic and social benefits, and *PPS* directly addresses cultural heritage in Section 1.7.1e and Section 2.6.

Section 1.7 of the *PPS* regards long-term economic prosperity and promotes cultural heritage as a tool for economic prosperity. The relevant subsection states that long-term economic prosperity should be supported by:

1.7.1e encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.

Section 2.6 of the *PPS* articulates provincial policy regarding cultural heritage and archaeology. Subsections state:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

³ *Planning Act*, R.S.O. 1990, c. P.13, Part I (2, d).

- 2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.
- 2.6.3 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.
- 2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.
- 2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.

The *PPS* makes the consideration of cultural heritage equal to all other considerations concerning planning and development within the province. Under Section 3 of *The Planning Act*,

A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter...shall be consistent with [the *PPS*].⁴

The definition of significance in the *PPS* states that criteria for determining significance for cultural heritage resources are determined by the Province under the authority of the *OHA*.

3.1.3 Ontario Heritage Act, R.S.O. 1990, c. O.18

The *OHA* (1990) and associated regulations establish the protection of cultural heritage resources as a key consideration in the land-use planning process, set minimum standards for the evaluation of heritage resources in the province, and give municipalities power to identify and conserve individual properties, districts, or landscapes of CHM. Individual heritage properties are designated by municipalities under Part IV, Section 29 of the *OHA*. An *OHA* designation applies to real property rather than individual structures.

O. Reg. 9/06 identifies the criteria for determining CHM under Section 29 of the *OHA* and is used to create a Statement of Cultural Heritage Value or Interest (**SCHVI**). These criteria are used in determining if an individual property has CHM. The regulation has three criteria, each with three sub-criteria:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;
 - ii. displays a high degree of craftsmanship or artistic merit; or,
 - iii. demonstrates a high degree of technical or scientific achievement.

2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;

⁴ *Planning Act*, R.S.O. 1990, c. P.13, Part I S. 5.

- ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or,
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
- i. is important in defining, maintaining or supporting the character of an area;
 - ii. is physically, functionally, visually or historically linked to its surroundings; or,
 - iii. is a landmark.⁵

If a property has been determined to meet the criteria of *O. Reg. 9/06*, and the decision is made to pursue designation, the *OHA* prescribes the process by which a designation must occur. The municipal council may choose to protect a property determined to be significant.

Amendments to the *OHA* have been announced by the Province under Bill 108: *More Homes, More Choices Act*, but have not been proclaimed. Currently, the municipal council may choose to protect a property determined to be significant under the *OHA*. After Bill 108 is proclaimed, decisions will be appealable to the Local Planning Appeal Tribunal for adjudication (2019, schedule 11). However, at present, the Council's decision is final.

3.1.4 Provincial Legislative Context Summary

Provincial legislation and policy broadly support the conservation of cultural heritage resources within the province. The *OHA* and its regulations establish processes for the identification and evaluation of heritage resources.

3.2 Municipal Policy Context

3.2.1 County of Essex Official Plan

The *County of Essex Official Plan (COP)* was adopted on 19 February 2014 and approved by the Ministry of Municipal Affairs and Housing on 28 April 2014. The *COP's* purpose is to establish a County-wide policy framework for growth management, resource protection, and land use direction until 2031. The *COP* includes cultural heritage as an element of their County Profile. Section 1.3.4 states that:

The County of Essex has a rich cultural history that includes pre-European and First Nations settlements and activities, French/Jesuit settlements, military history, rail activities and ship building, shoreline development, the Underground Railway, pioneer settlements, agriculture, the rise of industry and commerce and development of urban *settlement areas*.

The County of Essex contains *archaeological resources, built heritage resources and cultural heritage landscapes*. The County and *local municipalities* will continue to identify, conserve, protect, restore, maintain, and enhance these resources.⁶

Section 1.5 of the *COP* identifies the following as a goal for a healthy community:

- t) To recognize the importance of cultural heritage resources within the County by encouraging their identification, conservation, protection, restoration, maintenance, and enhancement.⁷

⁵ *O. Reg. 9/06: Criteria for Determining Cultural Heritage Value or Interest*.

⁶ County of Essex. 2014. *County of Essex Official Plan*. S.1.3.4.

Section 2.7 of the *COP* addresses cultural heritage and archaeological resources and their associated policies, as it is the policy of the *COP* “. . .that the County will identify, recognize, and conserve *archaeological* and *built heritage resources*, and *cultural heritage landscapes*”.⁸ The *COP* requires that all new developments and redevelopments be consistent with the cultural heritage resource policies of the *PPS*. Section 2.7 policies relevant for the Property include:

- a) Local Official Plans shall include policies to implement the identification, recognition and conservation of *built heritage resources* and *cultural heritage landscapes* of cultural heritage value or interest.
- b) Where practical, those heritage resources that contribute to the identity and character of the County maybe protected through heritage designations, planning policies, easements or incentives to convert and restore. The County will encourage restoration and enhancement of buildings, structures, areas or sites that are considered to be of cultural heritage value or interest. The County will encourage new *development*, *redevelopment* and public works to be sensitive to and in harmony with cultural heritage resources. The County will encourage local municipalities to establish Municipal Heritage Committees that can then develop inventories of cultural heritage resources and advise *local municipalities* on how best to conserve *significant* heritage resources.⁹

Under Section 4.15 of the *COP*, the County and local municipalities may require a CHER as part of the development and infrastructure approvals process but do not have terms of reference.

3.2.2 The Corporation of the Town of Kingsville Official Plan

The Corporation of the Town of Kingsville Official Plan (OP) was approved by Town Council on 19 December 2011 and approved by the County on 1 February 2012. The *OP* does not state if it was approved by the Ministry of Municipal Affairs and Housing. No Secondary Plans are included in the *OP*.

The *OP*'s is meant to guide the future pattern of development for the Town. Section 1.4 states that one of the purposes of the *OP* is:

- i) to ensure all cultural heritage resources, including archaeological resources, built heritage resources and cultural heritage landscapes are managed in a manner which perpetuates their functional use while maintaining their heritage value, integrity and benefit to the community;¹⁰

Section 4.1 for the *OP* deals with cultural heritage and archaeological resources in consultation with the Kingsville Municipal Heritage Advisory Committee, and the outlines the policy “. . .that archaeological, cultural and built heritage resources and landscapes be identified, recognized, enhanced and conserved for the benefit of the community”.¹¹ Regarding the cultural and built heritage resources, the *OP* states that:

Kingsville's built heritage resources will be identified by:

- a) establishing a framework by which to judge the potential significance of built heritage resources;

⁷ Ibid. S.1.5.

⁸ Ibid. S.2.7.

⁹ Ibid. S.2.7.

¹⁰ The Corporation of the Town of Kingsville. 2011. *The Corporation of the Town of Kingsville Official Plan*. S.1.4.

¹¹ Ibid. S.4.1.

- b) researching and documenting the potential built heritage significance of properties within the Town of Kingsville using the established framework;
- c) based on the completed research and documentation, preparing a register of properties with potential built heritage significance;
- d) contacting property owners regarding the potential significance of their property and seek their support to have their property designated as a “significant built heritage resource”;
- e) encouraging Council to continue to offer property tax reduction incentives for properties that have been designated under the Ontario Heritage Act;
- f) monitoring demolition permit applications to ensure input in the event that a property with potential built heritage significance is proposed for demolition.¹²

Development and site alteration on adjacent lands to a protected heritage property may be permitted under the *OP*:

... 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 approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.¹³

As the Property is adjacent to a Part IV Section 29 designated heritage property (171 Main Street East), any development and site alteration would be subject to this policy.

3.2.3 Town of Kingsville Development Manual

The Town of Kingsville Development Manual (**the Manual**) was most recently consolidated in September 2010 and notes that amendments are common and should be confirmed with the Municipality. The Manual’s goal is to encourage innovative design which follows the principles of “Healthy Places, Healthy People”. The principles encourage design which encourages healthy lifestyles, compact built form, mixed use development, and energy efficiency.¹⁴ The Manual outlines required materials and steps for development proponents. It does not include matters specific to heritage but does identify local architecture and cultural significance as important elements.

3.2.4 Kingsville Municipal Heritage Advisory Committee Heritage Resources Evaluation Sheet

The Kingsville Municipal Heritage Advisory Committee (**HAC**) has established an evaluation framework as allowed by Section 4.1(a) of the *OP*. The HAC’s evaluation framework is meant to be an objective assessment using a scoring key. Scores from 0 to 10 are assigned based on subcategories within the categories of:

- History
 - Local Development;
 - Association with Person/Group/Event; and,
 - Age of Structure/Property/Site/Cultural Heritage Resource.
- Architecture
 - Overall Composition;
 - Details;
 - Architectural Influences;

¹² Ibid. S.4.1.

¹³ Ibid. S.4.1.

¹⁴ The Corporation of the Town of Kingsville. 2010. *Town of Kingsville Development Manual*. p.6.

- Construction Materials;
- State of Preservation; and,
- Structural Condition.
- Context
 - Relationship to Streetscape;
 - Integrity of Site; and,
 - Landmark Status.¹⁵

Based on its final score, a property will be rated as either a Class 1 (75-100 points), Class 2 (50-74 points), or Non-heritage property (49 points and below).¹⁶ Although modelled on the criteria of *O. Reg. 9/06*, Kingsville's Evaluation Sheet is inconsistent with the 2020 PPS which states that criteria for determining significance for cultural heritage resources are determined by the Province. *O. Reg. 9/06* section (2) states that a property may be designated under Section 29 of the *OHA* if it meets one or more of the criteria of *O. Reg. 9/06*.¹⁷ However, it should be noted that meeting any number of the criteria does not require that a municipal council designate the property; this determination and decision still rests with Council.

3.2.5 Town of Kingsville Comprehensive Zoning By-law 1-2014

The *Town of Kingsville Comprehensive Zoning By-law 1-2014* was approved by Council on 28 April 2014 and most recently consolidated on 6 April 2020. The Property is zoned Residential Zone 1 Urban Low-Density Residential – Kingsville Centre on the Town of Kingsville ZBL Schedule “A” – Map 72.¹⁸ This zoning allows for one single detached dwelling with accessory buildings and structures for residential, rest home, nursing, and/or group home use.¹⁹

3.2.6 Municipal Policy Context Summary

The County and Town support cultural heritage conservation as an important part of the area's identity. The HAC has developed a municipal evaluation framework.

¹⁵ The Corporation of the Town of Kingsville. n.d. Kingsville Municipal Heritage Advisory Committee Heritage Resources Evaluation Sheet.

¹⁶ Ibid.

¹⁷ *O. Reg. 9/06: Criteria for Determining Cultural Heritage Value or Interest*.

¹⁸ The Corporation of the Town of Kingsville. 2014. *Town of Kingsville Comprehensive Zoning By-law 1-2014*. Schedule A – Map 72.

¹⁹ Ibid.

4 HISTORICAL CONTEXT

4.1 Natural History

The Kingsville area bedrock is made up of limestone, dolostone and minor sandstone from the Detroit River Group of the Middle Devonian period.²⁰ The Property is in the Lake Erie Western Basin and County of Essex watershed.²¹ Lake Erie covered the Kingsville area until the end of the last Ice Age approximately 12,000 years ago.²² The area is defined by flat landscapes composed of fine-sandy soils.²³

4.2 Early Indigenous History

4.2.1 Paleo Period (9500-8000 BCE)

The cultural history of southern Ontario began around 11,000 years ago following the retreat of the Wisconsin glacier.²⁴ During the Paleo period, the climate was similar to the present-day sub-arctic and vegetation was dominated by spruce and pine forests.²⁵ The initial occupants of the province, distinctive in the archaeological record for their stone tool assemblage, were nomadic big-game hunters (i.e., caribou and mammoth) living in small groups and travelling over vast areas of land, possibly migrating hundreds of kilometres in a single year.²⁶

4.2.2 Archaic Period (8000-1000 BCE)

During the Archaic archaeological period, the occupants of southern Ontario continued their migratory lifestyles, although living in larger groups and transitioning towards a preference for smaller territories of land – possibly remaining within specific watersheds. The stone tool assemblage was refined during this period and grew to include polished or ground stone tool technologies. Evidence of long-distance trade in items such as copper from Lake Superior and marine shells from the Gulf of Mexico has been found at these archaeological sites.²⁷

4.2.3 Woodland Period (1000 BCE – CE 1650)

The Woodland period in southern Ontario represents a marked change in subsistence patterns, burial customs and tool technologies, and the introduction of pottery. The Woodland period is subdivided into the Early Woodland (1000–400 BCE), Middle Woodland (400 BCE – CE 500) and Late Woodland (CE 500 - 1650).²⁸ The Early Woodland is defined by the introduction of clay pots which allowed for preservation and easier cooking.²⁹ During this time, communities grew and were organized at a band level. Subsistence patterns continued to be focused on foraging and hunting.

²⁰ Armstrong, D.K. and Doge, J.E.P. 2007. 'Data 219 Paleozoic Geology of Southern Ontario Project Summary and Technical Document'. *Sedimentary Geoscience Section Ontario Geological Survey*. p. 10. Accessed from: <https://maps.niagararegion.ca/metadata/md/DocumentUpload/2007-08-08%2014-44-38.pdf> and Ministry of Northern Development and Mining. 'Bedrock Geology of Ontario'. *Geology Ontario*. Accessed from: <http://www.geologyontario.mndmf.gov.on.ca/mndmfiles/pub/data/imaging/M2544/M2544.pdf>

²¹ Essex Region Conservation Authority. 2018. *Essex Region Watershed Report Card 2018*. Accessed from: https://essexregionconservation.ca/wp-content/uploads/2018/03/ERCA_WRC_2018_11x17_Final_WEB.pdf

²² Herdendorf, C.E. 2013. 'Research overview: Holocene development of Lake Erie'. *OHIO J SCI* 112 (2): p.24. Accessed from: https://kb.osu.edu/bitstream/handle/1811/54945/OJS112N2_24.pdf?sequence=1

²³ McIlwraith, T.F. 1998. *Looking for Old Ontario*. Toronto, ON: University of Toronto Press. p.304.

²⁴ Chris Ellis and D. Brian Deller, "Paleo-Indians," (1990): 37. University of British Columbia Press.

²⁵ Toronto Region Conservation Authority. 2001. 'Chapter 3: First Nations. 28'. In: *Greening Our Watersheds: Revitalization Strategies for Etobicoke and Mimico Creeks*.

²⁶ Ibid.

²⁷ Ibid.

²⁸ Ibid.

²⁹ Ibid.

Woodland populations transitioned from a foraging subsistence strategy towards a preference for agricultural village-based communities during the Late Woodland. It was during this period that maize cultivation was introduced into southern Ontario. The Late Woodland period is divided into three distinct stages: Early Iroquoian (CE 1000–1300); Middle Iroquoian (CE 1300–1400); and Late Iroquoian (CE 1400–1650).³⁰ The Late Woodland is generally characterized by an increased reliance on the cultivation of domesticated crop plants, such as corn, squash, and beans, and development of one to six-hectare palisaded village sites which included more and larger longhouses.

4.3 Confederacy of the Three Fires

The Great Lakes area has been home to various Indigenous communities for millennia and was controlled by the Confederacy of the Three Fires from the 1600s to 1700s.³¹ The Confederacy of the Three Fires was formed by the Ojibway, Odawa, and Potawatomi Nations who “..maintained relations with the Iroquois Confederacy, Sauk Fox, Menominee, Sauk, Winnebago, Sioux, British and French Nations, among others. Occasionally, these international relations would deteriorate into wars, though most frequently, trade and peaceful co-existence prevailed”.³² In the mid-1700s, the Confederacy of the Three Fires grew to include “..the Hurons, Algonquins, Nipissing, Sauks, Foxes.. after the Treaty of Niagara of 1764, which marked the formal beginning of the peaceful relations with Great Britain, this powerful body provided the British with important allies in times of war and a balance to the Iroquois Confederacy to the south and east”.³³

4.4 European Settlement and Treaty 2

Europeans started moving to the area around the western end of Lake Erie in the mid-to-late 1700s. Former French American soldiers moved from Fort Ponchartrain and Fort Detroit in the 1740s and Loyalists immigrated to Canada after the American Revolution (1775-1783).³⁴ This led to a push by the Crown for greater settlement in Canada leading to treaties. The Property is located within the Treaty 2 area also known as the McKee Treaty which was signed in 1790 between Alexander McKee, Deputy Agent of the British Indian Department Crown and the Ottawa, Potawatomi, Chippewa and Huron Nations.³⁵ The Crown agreed to pay £1,200 Halifax currency in valuable merchandise and wares in exchange for the land (Figure 3).³⁶

³⁰ Ibid.

³¹ Johnston, D. 2006. “Connecting People to Place: Great Lakes Aboriginal History in Cultural Context”. Ipperwash Commission of Inquiry. University of British Columbia. p.3.

³² Anishinabek Nation. 2019. History of The Anishinabek Nation. Accessed from: <https://www.anishinabek.ca/who-we-are-and-what-we-do/>

³³ Ibid.

³⁴ County of Essex. n.d. ‘Early Settlement History’. *County of Essex*. Accessed from: <https://www.countyofessex.ca/en/discover-the-county/early-settlement-history.aspx>

³⁵ Province of Ontario. n.d. ‘Map of Ontario treaties and reserves’. *Ontario Treaties and Reserves*. Accessed from: <https://www.ontario.ca/page/map-ontario-treaties-and-reserves>

³⁶ Whose Land. n.d. ‘McKee Treaty 2, 1790’ *Whose Land*. Accessed from: <https://www.whose.land/en/treaty/treaty-2-1790>

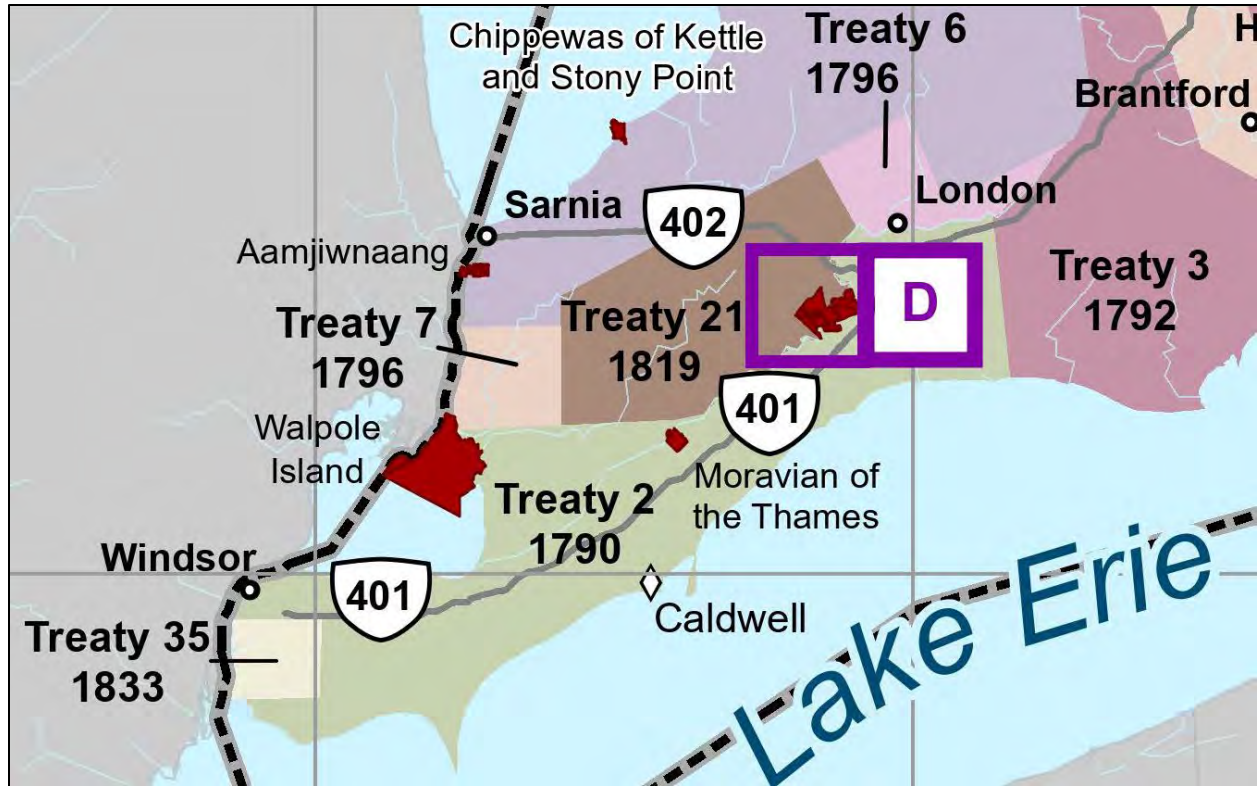


Figure 3: Map of McKee Treaty 2, 1790 (Source: Province of Ontario, 2019).

4.5 County of Essex

In 1788 the Government of the Province of Quebec (which included what would become Ontario) began creating administrative districts and counties. Four districts were created west of the Ottawa River called Lunenburg, Mecklenburg, Nassau and Hesse. In 1792 the districts were renamed Eastern, Midland, Home and Western. In 1792 Lieutenant-Governor Simcoe divided Upper Canada into 19 counties, creating the County of Essex as part of the Western District.³⁷ In 1800, the *Act for the Better Division of the Province* defined the boundaries of the County as including “..Rochester, Mersea, Gosfield, Maidstone, Sandwich, Malden, and the tracts of land occupied by the Huron and other Indians upon the Strait, together with such islands as are in Lake Erie, St. Clair and the Straits. .”³⁸ By 1897, the County was composed of seven districts, including District 3 made up of the Townships of Gosfield North, Gosfield South and the Town of Kingsville. By 1906, the County was composed of twenty municipalities.

The Union of Ontario Indians was established by the Anishinabek Nation in 1949 as a continuation of the Confederacy of the Three Fires to coordinate governance, land and resources, education, and social services among other services in the province.³⁹ The County falls within the southwest region.

The County was restructured on 1 January 1999 to reduce the number of municipalities from twenty-one to seven.⁴⁰

³⁷ County of Essex. n.d. ‘Early Settlement History’. *County of Essex*.

³⁸ Ibid.

³⁹ Union of Ontario Indians. 2020. *The Anishinabek Nation*. p.5. Accessed from: https://www.anishinabek.ca/wp-content/uploads/2020/04/AN_Book.pdf

⁴⁰ County of Essex. n.d. ‘History of Essex County’. *County of Essex*. Accessed from: https://www.countyofessex.ca/en/county-government/resources/Documents/History_Of_Essex_County_Municipal_Directory.pdf

4.6 Township of Gosfield

European settlement in what would become Gosfield began when Captain William Caldwell negotiated a parcel of land along Lake Erie with the Ojibwe.⁴¹ This parcel was called the “New Settlement” comprising the townships of Gosfield South, Gosfield North, Colchester South, and Colchester North.⁴² The New Settlement was divided into 97 lots in a narrow French pattern (660 feet wide by 2 miles deep) from 4 miles east of the Detroit River to present day Division Street in Kingsville.⁴³ These lots were granted to British army settlers and were popular, resulting in the creation of 13 additional lots in the larger 200-acre British pattern east of present day Division Street in Kingsville.⁴⁴ These lots comprised the majority of Gosfield South and Gosfield North Townships. Due to the distance of these lots from fortifications along the Detroit River, the area attracted pacifist German farmers from Pennsylvania along with military settlers.⁴⁵

Following Lieutenant-Governor Simcoe’s creation of counties in 1792, surveyors Patrick McNiff and Abraham Iredell surveyed the Township’s outline.⁴⁶ In 1805, Government Surveyor Thomas Smith, with a team of local settlers, mapped out the existing lots in detail (Figure 4).⁴⁷ In 1821, surveyor Mahlon Burwell planned the placement of Talbot Road through Gosfield and placed numbered lots along the road.⁴⁸

4.7 Kingsville

Located in Gosfield Township, Kingsville was established in 1843 when Colonel James King built the first house and school. The community was named for him.⁴⁹ Kingsville grew east and west from Division Road in the 1840s and develop a distinct identity from the surrounding Gosfield Township. The new town quickly included a dock, trading post, school, post office, blacksmith, and general store.⁵⁰ Kingsville was incorporated as a village in 1878 with a population of 1,000.⁵¹ A business boom occurred in the 1890s as natural gas wells were found near Kingsville, making it the most prosperous town in the southern part of the County.⁵² Kingsville was incorporated as a town in 1901.⁵³ It continued to experience growth through the 1900s and became a tourist destination with a booming hotel and resort industry.⁵⁴ The Town’s main source of industry from 1950-1980 was the automotive sector and tourism industry.⁵⁵ Kingsville amalgamated with the Townships of Gosfield North and Gosfield South in 1999 when the County was restructured.⁵⁶

⁴¹ Kingsville-Gosfield Heritage Society. 2000. *Kingsville 1790-2000: A Stroll Through Time*. Volume 1. Kingsville, ON: Kingsville-Gosfield Heritage Society. p.4.

⁴² Kingsville Centennial Committee. 1952. *Kingsville Through the Years 1783-1952*. Kingsville, ON: Kingsville Centennial Committee. p. 7.

⁴³ Kingsville-Gosfield Heritage Society. 2000. *Kingsville 1790-2000*. p.4.

⁴⁴ Ibid. p. 4-5.

⁴⁵ Ibid. p. 5-6.

⁴⁶ Ibid. p. 9.

⁴⁷ Ibid. p. 9-10.

⁴⁸ Ibid. p. 10.

⁴⁹ Welch, D. and Payne, M. 2015. 'Kingsville'. *The Canadian Encyclopedia*. Accessed from: <https://www.thecanadianencyclopedia.ca/en/article/kingsville>

⁵⁰ Kingsville Centennial Committee. 1952. *Kingsville Through the Years 1783-1952*. p. 17.

⁵¹ Kingsville Centennial Committee. 1952. *Kingsville Through the Years 1783-1952*. p. 17.

⁵² Kingsville-Gosfield Heritage Society. 2000. *Kingsville 1790-2000*. p. 106.

⁵³ Welch, D. and Payne, M. 2015. Kingsville.

⁵⁴ Ibid. p. 124-140.

⁵⁵ Welch, D. and Payne, M. 2015. Kingsville.

⁵⁶ Town of Kingsville. n.d. 'History'. *Town of Kingsville*. Accessed from: <https://www.kingsville.ca/en/our-community/history.aspx>

4.8 Property History

4.8.1 Scratch 1790-1853

The Property is part of Concession 1 East Division Lot 2. It was granted to John Wist in 1791. Wist received the patent on 8 June 1792 and traded land grants with his army friend Leonard Scratch⁵⁷ on 17 May 1802.⁵⁸

Scratch was born in 1756 in Germany and served as a Hessian soldier in the American Revolution.⁵⁹ He married Kentucky-born Mary Munger in 1779.⁶⁰ After receiving Lot 2 from Wist, Scratch built a log cabin on the front of Lot 2. His family lived in the cabin until 1823 when they moved into a large brick house on the property (Figure 4).⁶¹ Scratch passed away in 1829 and Munger passed away in 1840.⁶²

4.8.2 Wigle 1853-1902

Scratch's family retained the lot following his death and sold the section that now contains the Property in 1853. They sold 117 acres for \$600 to Daniel Wigle, the son of earlier settler John Wendel Wigle.⁶³ Daniel Wigle was a farmer with two mills in Kingsville and two mills in Gosfield and Colchester.⁶⁴ He served as deputy-reeve and as a council member in Gosfield. The 1861 Census reports Daniel and his wife Mary June Wigle with five children living in a one-storey log house on the Property (Figure 4).⁶⁵ Daniel Wigle passed away in 1888, leaving the property to his wife and sons, David and Colin.⁶⁶ In 1895, David Wigle deeded to his brother Colin the northern portion of Lot 2 for \$1,000.⁶⁷

Colin Wigle owned the Riverside Flour Mills in Amherstburg. He was a member of the F.P. & Scratch Co. and he served as deputy reeve and council member in Amherstburg.⁶⁸ He married Harriet Russel in 1877 and later married Susan Dobb in 1894.⁶⁹ Colin Wigle deeded part of Lot 2 to his brother Melvin Wigle in 1901 and 1903.⁷⁰ Based on census records, Colin Wigle resided in Amherstburg and Melvin Wigle resided in Amherstburg and Windsor, neither lived on the Property.⁷¹

4.8.3 Jasperson 1902-1926

Melvin Wigle deeded $\frac{3}{4}$ of an acre of Lot 2 to Gertrude Jasperson in 1902 for \$100⁷² and deeded parts of Lot 2 to George and Bonzano Jasperson in 1903 for \$4,400.⁷³ George and Bonzano Jasperson then deeded $\frac{1}{2}$ an acre of

⁵⁷ Originally spelled as Kratz but anglicized to Scratch.

⁵⁸ Kingsville Centennial Committee. 1952. *Kingsville Through the Years 1783-1952*. p. 12-13.

⁵⁹ Essex County Branch O.G.S. 1905. *Commemorative Biographical Record of the County of Essex Ontario*. Toronto, ON: J.H. Beers & Co. p. 33.

⁶⁰ Ibid. p. 33.

⁶¹ Ibid. p. 34.

⁶² Ibid. p. 86.

⁶³ ONLAND. Essex (12), Gosfield Concession 1; Eastern Division; Lot 2. Instrument No. 234.

⁶⁴ Essex County Branch O.G.S. 1905. p. 638.

⁶⁵ Library and Archives Canada. 1861. Canada West Census of 1861. Image No.: 4107404_00348. Accessed from <https://www.bac-lac.gc.ca/eng/census/1861/Pages/about-census.aspx>

⁶⁶ Ancestry. 1888. Ontario, Canada, Deaths and Deaths Overseas, 1869-1948. Archives of Ontario; Toronto, Ontario, Canada; Collection: MS935; Reel: 50. and ONLAND. Gosfield. Instrument No. 157.

⁶⁷ ONLAND. Instrument No. 1622.

⁶⁸ Essex County Branch O.G.S. 1905. p. 638.

⁶⁹ Ancestry. 1877. Archives of Ontario; Toronto, Ontario, Canada; Registrations of Marriages, 1869-1928; Reel: 23 and Ancestry. 1894. Archives of Ontario; Toronto, Ontario, Canada; Registrations of Marriages, 1869-1928; Reel: 82.

⁷⁰ ONLAND. Gosfield. Instrument No. 2914. and ONLAND. Essex (12), Kingsville Concession 1; Eastern Division; Lot 2. Instrument No. 212.

⁷¹ Ancestry. 1891. Year: 1891; Census Place: Amherstburg, Essex South, Ontario, Canada; Roll: T-6335; Family No: 9. and Ancestry. 1901. Year: 1901; Census Place: Windsor (City/Cité), Essex (North/Nord), Ontario; Page: 6; Family No: 51.

⁷² ONLAND. Kingsville. Instrument No. 152.

Lot 2 to Gertrude in 1905 for \$1.00.⁷⁴ The Jaspersons continued to purchase portions of Lot 2 surrounding the Property.

Brothers George and Borzano Jasperson worked in the Kingsville lumber industry.⁷⁵ Borzano Jasperson also worked in banking, grain, canning, and founded the Pelee Gas and Oil Company.⁷⁶ He married Gertrude Kent, the daughter of Nova Scotia businessman Charles A. Kent in 1892. The Jaspersons built their family home on Lot 2—present day 171 Main Street East—in 1903. They had two children, Esther born in 1897 and Fredrick born in 1900.⁷⁷ Topographic maps of the Property show a wooden structure immediately east of 171 Main Street East in 1920 (Figure 5).

Before her marriage, Esther Jasperson was the first president of the Evening Guild at the Church of the Epiphany and a member of the Nora Hoover chapter of the Imperial Order Daughters of the Empire in both World Wars.⁷⁸ In 1916, Esther Jasperson, along with Miss. Marguerite Smart, Miss. Edna B. Fox, Miss Eva Conklin, and Mrs. W.J. Patten began Kingsville's first Girl Guides group.^{79, 80}

4.8.4 Jasperson Campbell 1926-1987

Esther Jasperson married Dr. Thomas Campbell, on 24 October 1922. The wedding was covered in the *Kingsville Reporter*.⁸¹ By June 1925, the couple were welcoming guests to their “Main Street East” home and in October 1925 hosted a party at the home for Esther Jasperson Campbell's brother.⁸² The Campbells had two daughters, Ann and Jane.⁸³ Dr. Campbell was a dentist and served with the Canadian Army Dental Corps in the First World War.

On 23 March 1926, Borzano and Gertrude Jasperson deeded a lot running 163' x 88' to Esther Jasperson Campbell, the deed does not mention a house and it is unknown if this land contained the Property.⁸⁴ However, construction of the home on the Property can be dated between 1920 and June 1925 as a wooden structure is shown in a 1920 topographic map and the Campbells are reported as entertaining from their Main Street East house in June 1925 (Figure 5).

⁷³ Ibid. Instrument No. 213.

⁷⁴ Ibid. Instrument No. 375.

⁷⁵ Essex County Branch O.G.S. 1905. p. 511.

⁷⁶ Ibid.

⁷⁷ Ibid.

⁷⁸ *The Kingsville Reporter*. 20 December 1973. 'Mrs. T.D. Campbell Succumbs at 76'. p.3. and Kingsville-Gosfield Heritage Society. 2000. *Kingsville 1790-2000*. p.579.

⁷⁹ Essex County Branch O.G.S. 1905. p. 579.

⁸⁰ The Boy Scouts were founded by Lord Baden-Powell in England in 1907 and began in Canada in 1908 at Merrickville and St. Catharines, Ontario, and Port Morien, Nova Scotia. The Girl Guides were founded by Lord Baden-Powell and Miss. Agnes Baden-Powell in England in 1909 as an extension of the Boy Scouts. Girl Guides was quickly adopted in Canada. The first unit started in St. Catharines, Ontario in 1910 and a Girl Guides unit was established in each province by 1912. Due to increasing size, Lady Mary Pellatt, a prominent Torontonian who lived in Casa Loma, became the first Girl Guides Chief Commissioner for Canada. Soon after their beginning, the Girl Guides supported the war effort in both World Wars through first aid classes, family support, and fundraising. Girl Guides continue to have an important role in many Canadian communities with the mission “To be a catalyst for girls empowering girls”.

⁸¹ *The Kingsville Reporter*. 23 October 1924. 'Campbell — Jasperson'. p. 4 and Government of Canada. 1920. 'Canadian Expeditionary Force Certificate of Service for Thomas Donald Campbell'.

⁸² *The Kingsville Reporter*. 18 June 1925. 'Local News'. p. 5 and *The Kingsville Reporter*. 1 October 1925. 'Local News'. p. 7.

⁸³ *The Kingsville Reporter*. 20 December 1973. p. 3.

⁸⁴ Ontario Land Registry Access. Essex (12), Kingsville Concession 1; Eastern Division; Lot 2. Instrument No. 3589. and United Typewriter Co. 23 March 1925. Deed of Land situate in the Town of Kingsville. Bon Jasperson and wife to Esther Jasperson Campbell.

Esther Jasperson Campbell continued to work with the Girl Guides after her marriage and Dr. Thomas Campbell became the Boy Scoutmaster in December 1925.⁸⁵ Scouts officially began in Kingsville in 1929, but informal Scout groups, including those lead by Dr. Thomas Campbell, existed earlier.⁸⁶ Like Girl Guides, the Scouts supported the war effort in both World Wars and also volunteered with the Kingsville fire department.⁸⁷

Esther Jasperson Campbell received another deed from her parents on 21 July 1947 for three parcels of land on Lot 2.⁸⁸ In 1952, Kingsville District High School purchased six and a half acres from Esther Jasperson Campbell for a playing field (Figure 6).⁸⁹ Kingsville District High School opened in 1921.⁹⁰

Dr. Thomas Campbell and his daughter Esther Jane Lynd became the executors of the Property in 1974.⁹¹ Esther Jasperson Campbell died on 14 December 1976 and Dr. Thomas Campbell died on 14 February 1987.⁹²

4.8.5 Late 1980s to Present Day

The Property was then sold to the current property owners Willy and Donna Krahn in 1987. The Krahn's are currently entered into an Agreement of Purchase and Sale with Botto Family Holdings Ltd.

⁸⁵ *The Kingsville Reporter*. 10 December 1925. 'Scout News' p. 1.

⁸⁶ Kingsville-Gosfield Heritage Society. 2000. *Kingsville 1790-2000*. p. 581.

⁸⁷ Ibid.

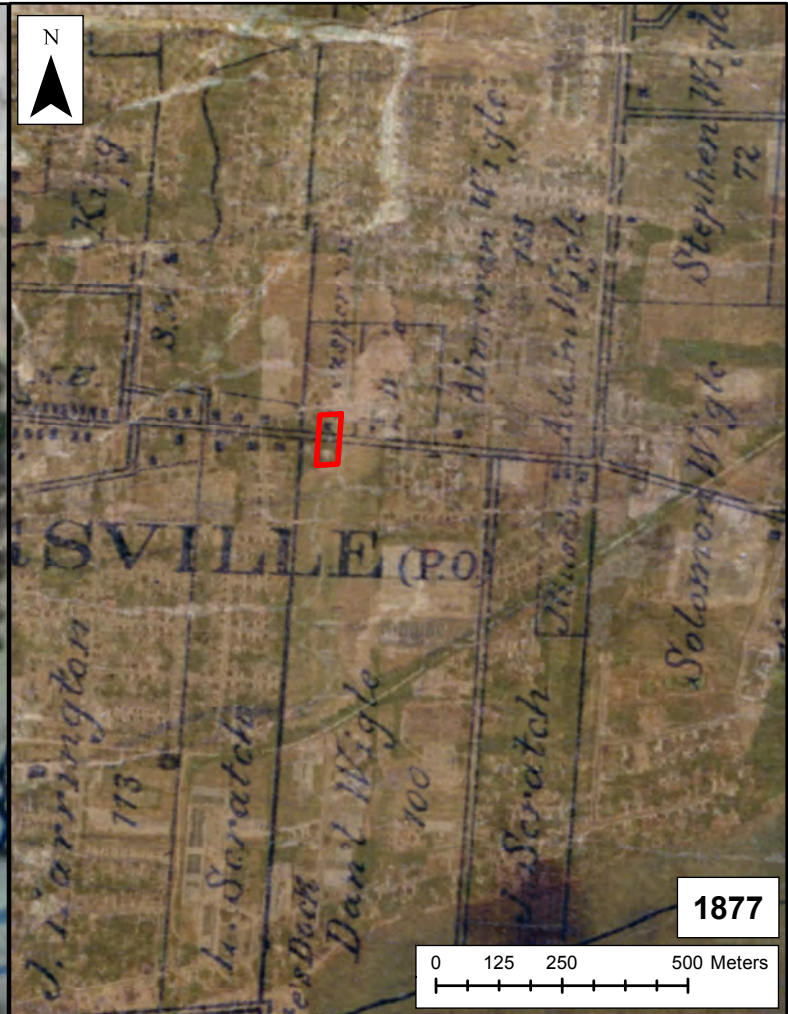
⁸⁸ Newcastle and Gilbert Ltd. 21 July 1947. Bonzano Jasperson to Esther Gertrude Campbell Deed of Land.

⁸⁹ Kingsville-Gosfield Heritage Society. 2000. *Kingsville 1790-2000*. p.422. and Ontario Land Registry Access. Essex (12), Kingsville Concession 1; Eastern Division; Lot 2. Instrument No. 7860.

⁹⁰ Kingsville District High School. n.d. 'School History'. *Kingsville District High School*. Accessed from: <https://www.publicboard.ca/school/kdhs/About%20Us/Pages/Schod-History.aspx#>

⁹¹ Ontario Land Registry Access. Essex (12), Kingsville Concession 1; Eastern Division; Lot 2. Instrument No. 619037.

⁹² Ibid. and *The Kingsville Reporter*. 18 February 1987. 'T.D. Campbell Passes a 90'. p. 3.



Legend

Property

CLIENT
Town of Kingsville

PROJECT
Cultural Heritage Evaluation Report
183 Main Street East, Kingsville, Ontario

PROJECT NO. LHC0221

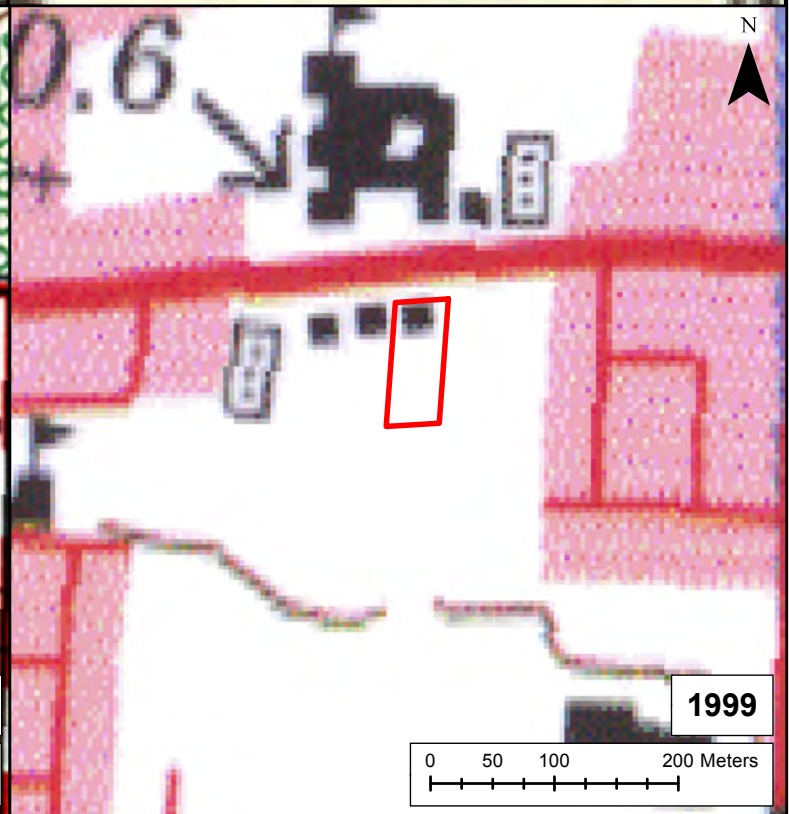
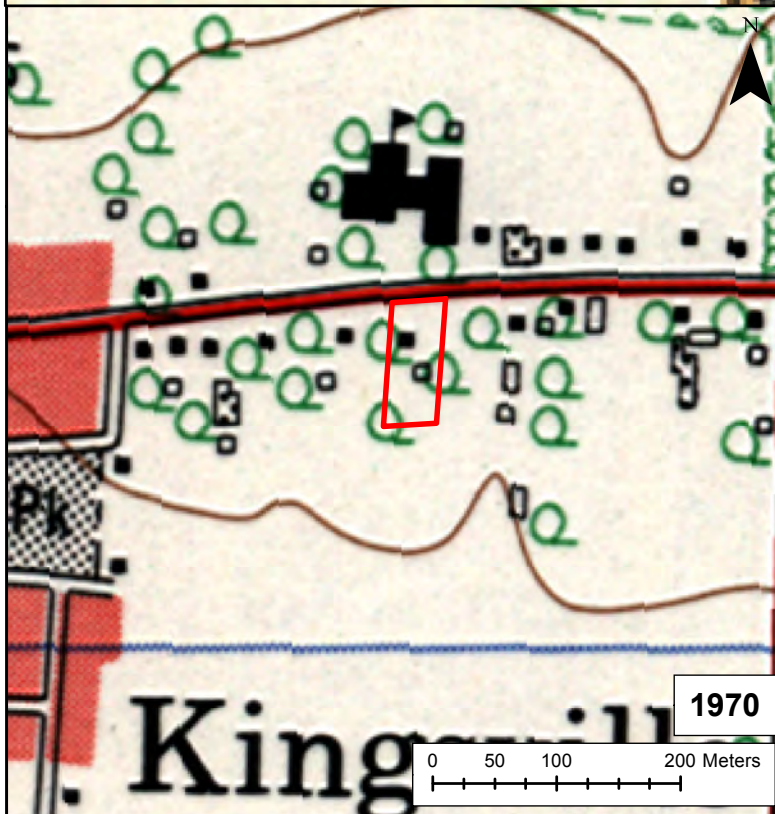
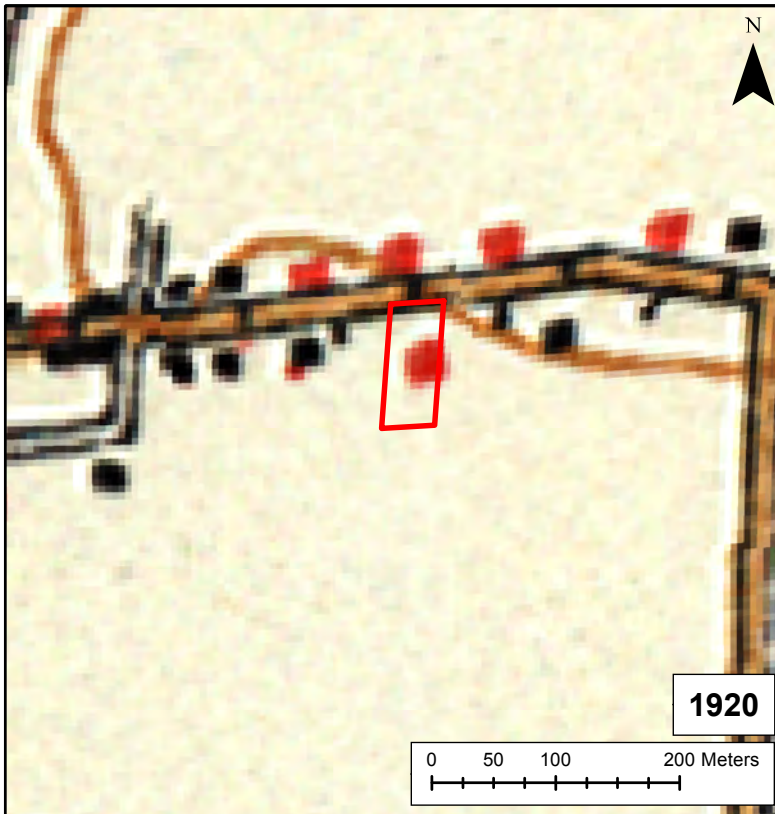
TITLE
1805, 1877 & 1880 Maps of Subject Property

NOTE(S)
1. All locations are approximate.

REFERENCE(S)
1. Crown Patent Map. *Gosfield Township*. Scale 1:31,680. Unknown, 1805. Provided by Ontario Ministry of Government and Consumer Services, reference code RG 1-100-0-0-784.
2. H.F. Walling. *Map of Essex County, Ontario*. Scale 1:35,640. Toronto: R. M. Tackabury, 1877.
3. H. Beldon and Co. *Map of Gosfield Township*. Scale 1:63,360. Unattributed: H. Beldon and Co. 1880
4. Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community.

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CONSULTANT	YYYY-MM-DD	2020-09-03
	DESIGNED	LHC
	PREPARED	JG
	FIGURE #	5



Legend

 Property

REFERENCE(S)

1. Department of Militia and Defence. *Topographic Map, Ontario, Essex Sheet*. Scale 1:63,360. Canada 1 Inch to 1 Mile, Sheet 40 J/2. Unattributed. 1920.
 2. Geographical Section, General Staff, Department of National Defence. *Essex, Ontario*. Scale 1:63,360. National Topographic Series, sheet 40 J/2. Ottawa: Surveyor General, Department of Mines and Resources. 1936.
 3. Surveys and Mapping Branch, Department of Energy, Mines, and Resources. *Kingsville, Essex County, Ontario*. Edition 1, Scale 1:25,000. Historical Topographic Maps of Canada, 40 J/2b. Ottawa: Map Distribution Office, Department of Energy, Mines, and Resources. 1970.
 4. The Centre for Topographic Information, Natural Resources Canada. *Essex, Essex County, Ontario*. Edition 8. Scale 1:50,000. NRCan Topographic Maps, sheet 40 J/2. Unattributed. 1999. Provided by Government of Canada.
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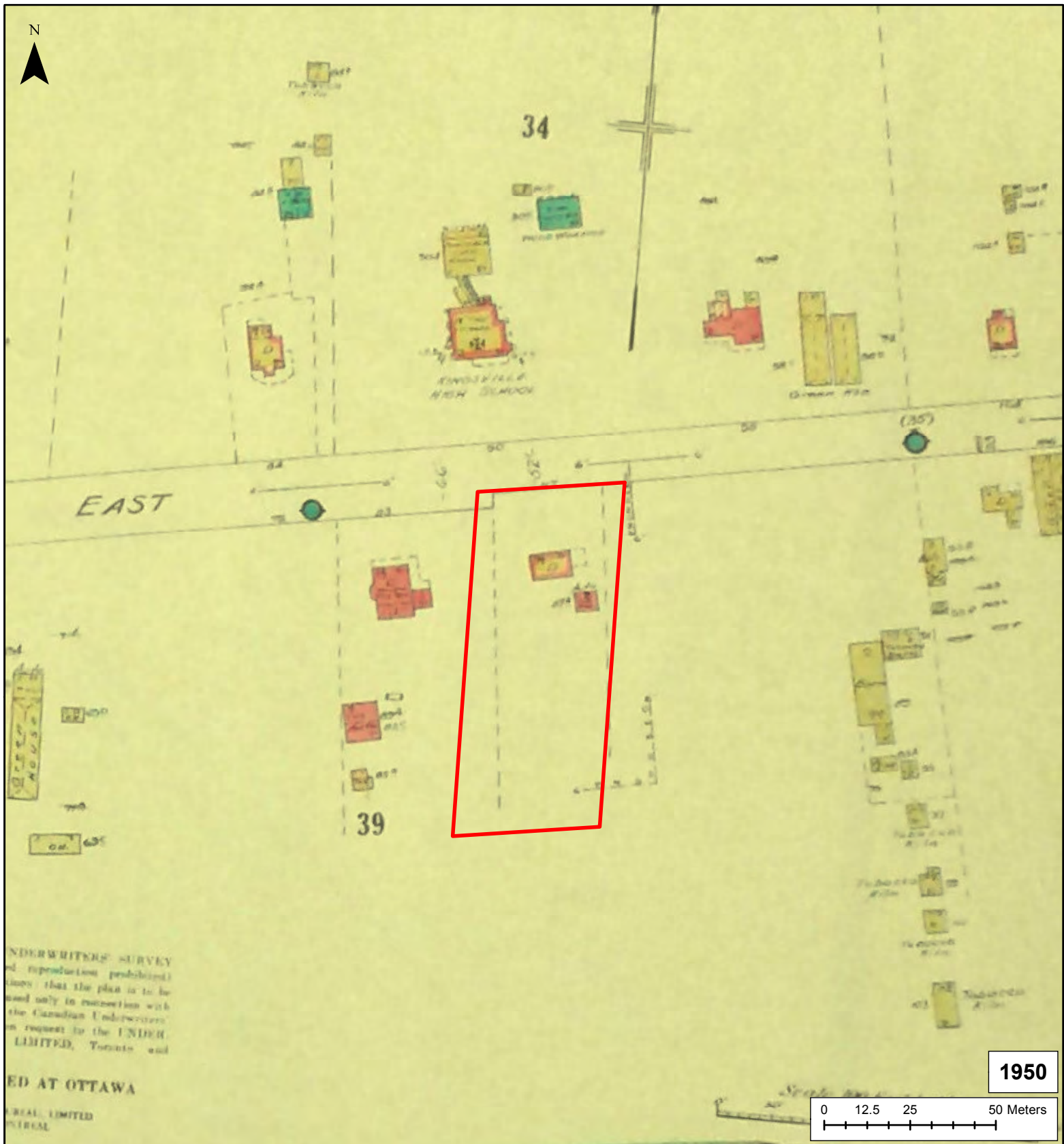
PROJECT
Cultural Heritage Evaluation Report
183 Main Street East, Kingsville, Ontario

PROJECT NO. LHC0221

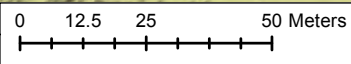
TITLE
1920, 1940, 1970, and 1999 Topographic Maps of Subject Property



NOTE(S)
1. All locations are approximate.

CONSULTANT	YYYY-MM-DD	2020-09-03
	DESIGNED	LHC
	PREPARED	JG
	FIGURE #	5



1950



Legend  Property	CLIENT Town of Kingsville		
	PROJECT Cultural Heritage Evaluation Report 183 Main Street East, Kingsville, Ontario		
NOTE(S) 1. All locations are approximate.	PROJECT NO. LHC0221		
	TITLE 1950 Fire Insurance Plan of Subject Property		
REFERENCE(S) 1. Underwriters Survey Bureau Ltd., Kingsville, Ont. Sheet 7. Scale 1:1,200. Insurance Plan of the Town of Kingsville, Ont. Toronto & Montreal: Underwriters Survey Bureau Ltd. 1950. Portions of the document include intellectual property of ESRI and its licensors and are used under license. Copyright (c) ESRI and its licensors. All rights reserved.	CONSULTANT	YYYY-MM-DD 2020-09-03	
		DESIGNED	LHC
		PREPARED	JG
		FIGURE #	6

4.9 House Architecture

The house on the Property appears to be inspired by the Arts and Crafts style Brentwood kit home design from the 1913 and 1916 Aladdin Homes catalogue (Figure 7 to Figure 10).⁹³ However, the Property differs from the Brentwood design due to its brick exterior instead of stucco/siding/shingles, Georgian style windows instead of lattice windows, and in the reversed placement of the second-floor windows. The house may also be larger than the Brentwood design.

The house is a vernacular collection of architectural styles, with elements from Colonial Revival (central entrance and massing) and Arts and Crafts (exposed wood rafters, integration with its landscape and use of natural materials). A review of the surrounding area and the Kingsville Municipal Heritage Register found two properties, 163 Division Street North and 63 Division Street North, that have some similarities in design (Figure 11 and Figure 12). However, both houses demonstrate more classic Colonial or Georgian Revival style influences such as the symmetry of their facades, classical entablature and details.



Figure 7: The Brentwood (Source: Aladdin Houses, Spring 1913, Catalog No. 24, Cover).

⁹³ Aladdin Houses, Spring 1913, Catalog No.24. p. 42. and Aladdin Homes, 1916, Catalog No. 28. p. 41.



Figure 8: The Brentwood (Source: Aladdin Houses, Spring 1913, Catalog No. 24, p. 42).



Figure 9: The Brentwood (Source: Aladdin Homes, 1916, Catalog No. 28, p. 41).



Figure 10: Property exterior (Source: ML, 2020).



Figure 11: 163 Division Street North (Source: Google Maps, 2018).



Figure 12: 63 Division Street North (Source: BH, 2020).

5 ASSESSMENT OF EXISTING CONDITIONS

5.1 Surrounding Context

The Property is on the south side of Main Street in the urban area of the Town approximately 680m from the intersection of Main Street and Division Street. The general character of the surrounding area is residential. The topography is flat. Lake Erie is approximately 1.0 km south of the Property. Main Street East runs east-west in front of the Property and the former Lake Erie and Detroit River Railway –now the Chrysler Greenway multi-use trail—is approximately 600m south of the Property.

The Property is adjacent to –north and west of—an agricultural field approximately 9 hectares (ha) in size (Figure 13). The Kingsville District High School is across the road from the Property (Figure 14). 171 Main Street East—a Section 29 Part IV designated heritage property—is adjacent to the west (Figure 15). The area east of the Property along Main Street includes a new two-storey residential development on the north side of the street and properties with single detached homes (Figure 16).

Main Street East has an urban cross section. The street consists of three traffic lanes—one for each traffic direction and a central turning lane. It has sidewalks on both sides of the street, narrow grass boulevards, curbs and gutters. Above ground, electrical transmission wires on wood poles with attached streetlights run along the south side of Main Street in the boulevard between the sidewalk and the street (Figure 16).

Additional cultural heritage resources known around the Property include; Section 27 Part IV “listed” properties at 102 Main Street East and 135 Main Street East, and Section 29 Part IV designated properties at 90 Main Street East and 98 Main Street East west of the Property (Figure 17).



Figure 13: View southwest at a field adjacent to 183 Main Street East (Source: BH, 2020).



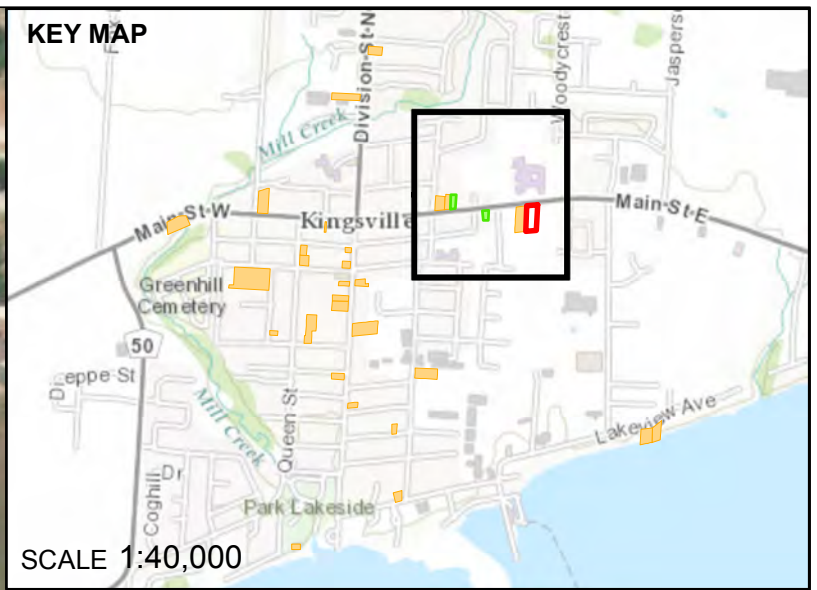
Figure 14: View north at Kingsville District High School from 183 Main Street East (Source: ML, 2020).



Figure 15: View south at 171 Main Street East (Source: BH, 2020).



Figure 16: View east along Main Street from 183 Main Street East (Source: ML, 2020).



Legend
Property
Listed Heritage Properties
Designated Heritage Properties
NOTE(S) 1. ALL LOCATIONS ARE APPROXIMATE
REFERENCE(S) 1. Service Layers: Sources: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL Portions of this document include intellectual property of Esri and its licensors and are used under license. Copyright (c) Esri and its licensors. All rights reserved.



CLIENT Town of Kingsville	PROJECT NO. LHC0221
PROJECT Cultural Heritage Evaluation Report 183 Main Street East, Kingsville, ON	
TITLE Heritage Properties Adjacent to Subject Property	
CONSULTANT LHC Lakeshore Heritage Consulting Inc.	YYYY-MM-DD 2020-09-03 DESIGNED LHC PREPARED JG FIGURE # 17

5.2 183 Main Street East

5.2.1 Exterior House

The house is a two-and-a-half-storey red brick building (Figure 18). It has a rectangular footprint and three single-storey wings, one each on the east, west, and south sides. It has a basement under the main house and a crawlspace under the east wings. The beams found in the basement were not stamped with kit home marker marks. The basement walls are a combination of concrete and rubble. The poured concrete and rubble walls are below grade with an above ground veneer of fieldstone. The basement walls are capped with a concrete sill. The red brick cladding has a rough vertical tooled surface and is laid in a stretcher pattern.

The roof of the house is a hipped gable style roof (Canadian Inventory of Historic Building description) –also known as a jerkinhead, clipped gable or half-hip roof (Figure 18). It has flat roofs on the wings. It is clad in asphalt shingles. The roof has projecting eaves with exposed decorative rafters (Figure 19). The verges project with tongue and groove wood soffit. The fascia is plain. A large dormer with hip roof is on the back of the house (Figure 20). The house has a plain brick chimney extending from the peak of the roof in the west half of the building.

The front façade not including the wings is divided into three bays. The front door is in the centre of the house with a set of three windows above it. The east bay was formally a garage and includes a set of three adjoined windows on the ground floor and a narrow set of French doors with a small balcony on the second floor. The west bay has a bay window with a set of three windows and a flat roof on the ground floor and two sets of paired windows on the second floor (Figure 18).

Windows on the house are in large plain openings with wood sills and frames. Many of the windows are adjoined in sets of two or three double-hung sash windows in wood frames (Figure 19 and Figure 21). The windows include sets with 9 over 9, 12 over 12 and 16 over 16 panes.

The front door is a single leaf door with sidelights on either side. It is surrounded by a wood-panelled doorcase. The doorcase has a simple entablature with a row of dentils (Figure 22). The front door is approached across a concrete porch accessed by five steps.

Other doors on the house include a set of French doors on the second-floor east bay on the façade which opens onto a small balcony (Figure 23). A patio door is located on the back of the west wing and a single leaf door from the basement of the rear wing.



Figure 18: View southwest at the front of 183 Main Street East (Source: BH, 2020).



Figure 19: View at the second-floor windows, projecting eaves, soffit and exposed rafters in the northwest corner of 183 Main Street East (Source: BH, 2020).



Figure 20: View of the rear dormer on 183 Main Street East (Source: BH, 2020).



Figure 21: Detail view of a first-floor window on the front of 183 Main Street East (Source: ML, 2020).



Figure 22: View of the front door of 183 Main Street East (Source: BH, 2020).

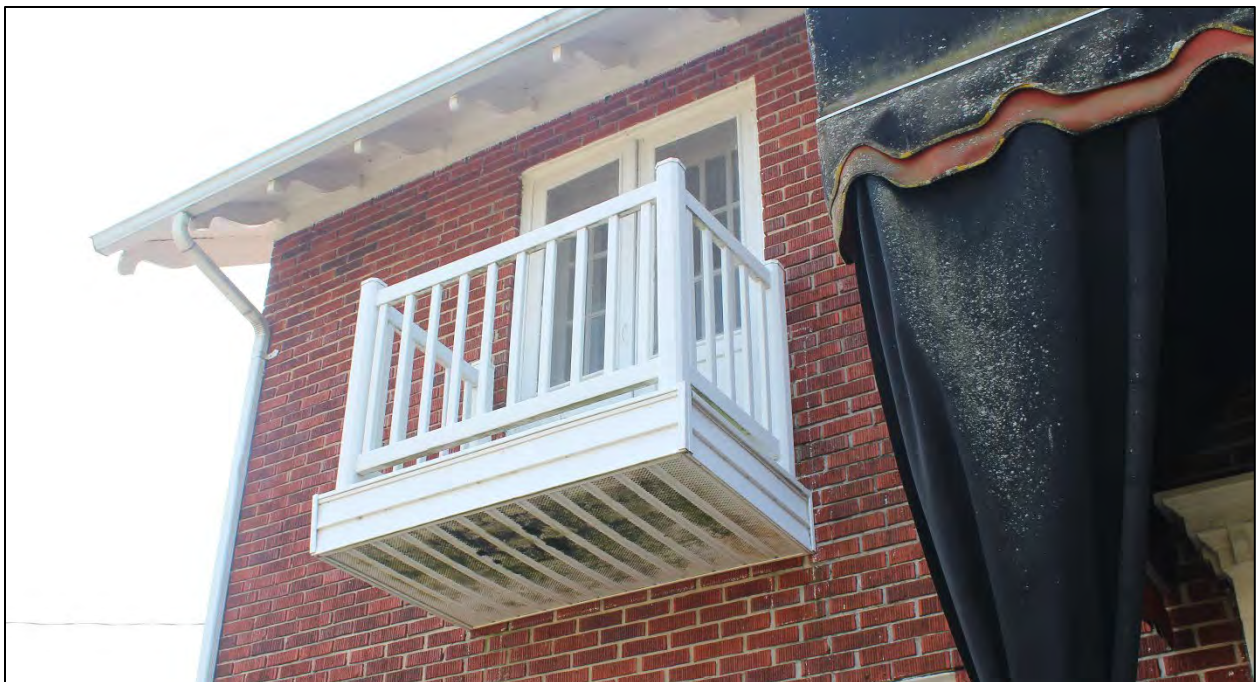


Figure 23: View of the second-floor balcony on the front of 183 Maine Street East (Source: BH, 2020).

5.2.2 Exterior Setting

The Property is rectangular and approximately 0.43 ha in size. The narrow end of the property fronts onto Main Street East. It is approximately 43m wide by 100.5m deep. The house is set back approximately 20m from the sidewalk. A driveway extends from the road along the east side of the house to a large garage. A sidewalk curves from the driveway to the front porch and gardens with shrubs are located along the front of the house (Figure 24).

The back yard includes several mature deciduous and coniferous trees. Trees line the west, south and east sides of the Property and a row of trees divides the back yard in half (Figure 25). A stone-lined depression from an artificial pond is located next to the trees dividing the property (Figure 25). The middle section of the Property, behind the house and in front of the row of trees and pond includes gravel and interlocking brick pathways.

The rearmost section of the property includes a large grass open space and a gazebo connected to a covered pavilion structure (Figure 26). The pavilion has a low-pitched gable roof supported on square pillars and wood floor over gravel base. The west end of the structure is enclosed for storage. The gazebo is east of the pavilion. They are connected by a canvas awning. The gazebo is raised a few steps. It is a long, narrow structure with a general oval shape. The roof is hipped with a monitor. It is supported on square pillars. Moulding has a diamond pattern.



Figure 24: View of the gardens in front of 183 Main Street East (Source: ML, 2020).



Figure 25: View west at the pond and trees in the backyard at 183 Main Street East (Source: BH, 2020).



Figure 26: View north at the pavilion and gazebo in the back yard at 183 Main Street East (Source: BH, 2020).

5.2.3 Interior First Floor

The first floor inside of the house includes a front vestibule and hall with stairs to the second level (Figure 27). A small washroom at the back of the house includes access to the basement. East of the hall the house has a dining room, kitchen and sunroom (Figure 28 and Figure 29). West of the hall the house has a front parlour, office and a sunroom with access to the back deck (Figure 30 and Figure 31). The rooms generally have hardwood floors and wood trim completed recently by the Krahns.

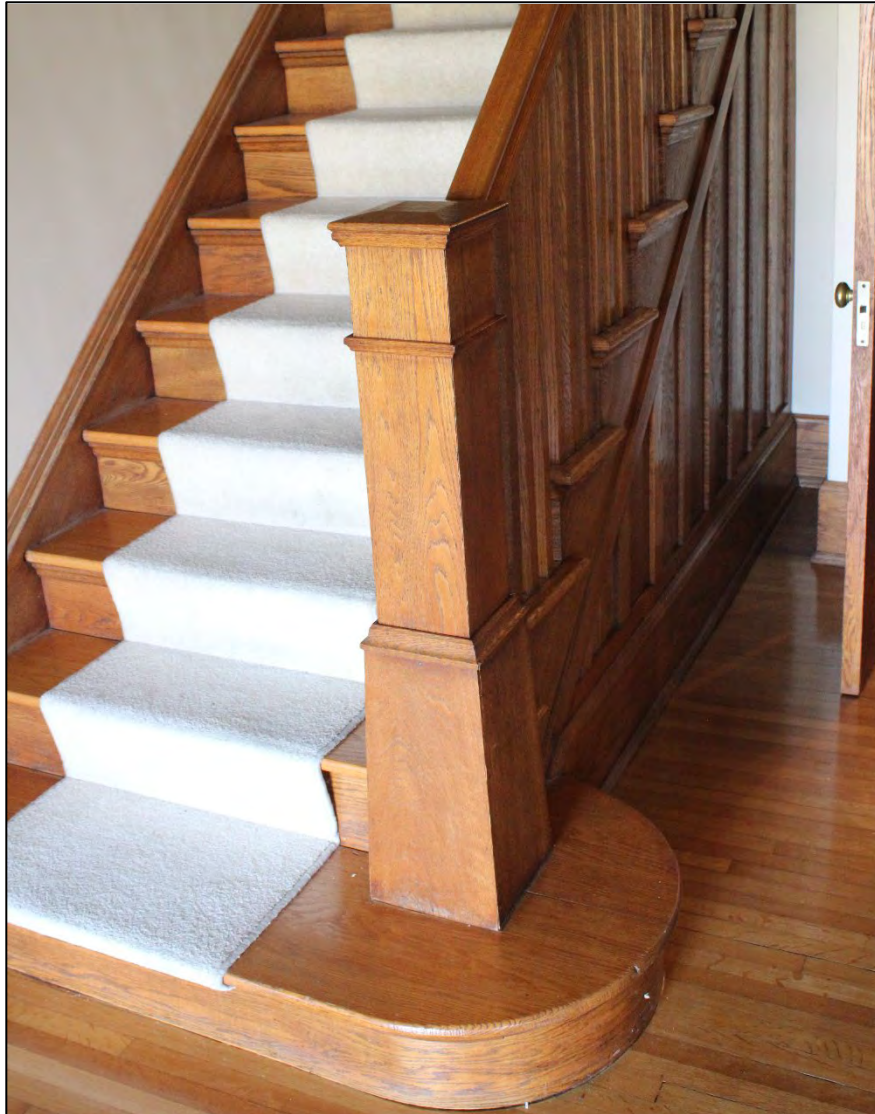


Figure 27: View of the main stairs from the first floor (Source: BH, 2020).



Figure 28: First floor dining room east of the central hall (Source: BH, 2020).



Figure 29: First floor kitchen (Source: ML, 2020).



Figure 30: First floor parlour (Source: BH, 2020).



Figure 31: First floor west sunroom (Source: BH, 2020).

5.2.4 Interior Second Floor

The second floor consists of three bedrooms, bathrooms and stair access to the attic (Figure 32).



Figure 32: Second floor front west bedroom (Source: BH, 2020).

5.2.5 Interior Attic

The attic has empty space under the roof behind the walls and livable space including a large room and a small bathroom (Figure 33 and Figure 34).



Figure 33: Attic (Source: ML, 2020).



Figure 34: Attic living space (Source: ML, 2020).

5.2.6 Interior Basement

The basement is unfinished (Figure 35). It is divided into three main rooms under the main house and a crawlspace under the east wing. The rear wing is partially crawlspace but includes a walkway from the basement to a back door. A hollow brick wall separates divides the basement in half across the width of the house.



Figure 35: Basement (Source: ML, 2020).

5.2.7 Garage

There is a detached garage on the property. It is unknown when this garage was constructed. It is a single storey structure with an “L” shape footprint approximately 6 m behind (southeast) the house. It is a frame structure with red brick cladding on part of the front and west side and white siding on the rest of the building (Figure 36 and Figure 37). The garage has a hipped gable roof with projecting eaves and exposed decorative rafters. The gable end is clad in wood shingle siding. The garage has a combination of fixed and horizontal sliding windows. It has a pair of patio doors on the back.



Figure 36: Front of the garage (Source: ML, 2020).



Figure 37: Back of the garage (Source: BH, 2020).

6 EVALUATION

The Property was evaluated for its CHM against *O. Reg. 9/06* under the *OHA*.

Table 1: *O. Reg. 9/06 Evaluation*

Criteria	Criteria Met (Y/N)	Justification
1. The property has design value or physical value because it,		
i. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	Y	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. A review of the surrounding area and the Kingsville Municipal Heritage Register found two properties, 163 Division Street North and 63 Division Street North, with similarities in their design (Figure 11 and Figure 12), making this one of the few properties built in the form. However, while the building may have been influenced by Aladdin Homes, no clear evidence was found to support the position it was “kit home.”
ii. displays a high degree of craftsmanship or artistic merit, or	N	The Property does not display a high degree of craftsmanship or artistic merit. The two-and-a-half-storey main residence appears to be inspired by Aladdin Homes’ Brentwood style with alterations. The house is built of common materials and includes attributes with a standard degree of craftsmanship consistent with the time.
iii. demonstrates a high degree of technical or scientific achievement.	N	The Property does not demonstrate a high degree of technical or scientific achievement. The house on the Property appears to be a common type, built from common materials, and employing well-known construction methods.
2. The property has historical or associative value because it,		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	Y	<p>The Property has direct associations with people who are significant to a community, notably Esther Jasperson Campbell and her husband Dr. Campbell.</p> <p>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.</p> <p>The Property is directly associated with organizations significant to a community, including 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</p>

Criteria	Criteria Met (Y/N)	Justification
		Scouts second Scoutmaster in 1925.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	As the Property has been inhabited since at least 1792, there is potential for archaeological resources on it. However, this is best addressed through the archaeological requirements of the <i>OHA</i> and <i>PPS</i> . Nevertheless, an archaeological assessment should be undertaken on the property in advance of any development or site alteration.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	The house on the Property appears to be inspired by Aladdin Homes' Brentwood style with alterations. However, neither the architect of the original Brentwood design nor the designer or builder of the house is known. Therefore, the Property is not known to demonstrate or reflect the work of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,		
i. is important in defining, maintaining or supporting the character of an area,	N	The Property is not important in defining, maintain, or supporting the character of the area as it is in a transitional neighbourhood. The Property is surrounded by a mixture of land uses and is at the edge of the historic stretch of Main Street East.
ii. is physical, functionally, visually or historically linked to its surroundings, or	Y	The Property is historically linked to its surroundings. Specifically, the property 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.
iii. is a landmark.	N	The Property is not a landmark as per the MHSTCI's definition of a landmark "...as a recognizable natural or human-made feature used for a point of reference that helps orienting in a familiar or unfamiliar environment; it may mark an event or development; it maybe conspicuous...The key physical characteristic of a landmark is its prominence within its context". ⁹⁴ The Property does meet these criteria and is not a prominent property within its context across the road from the Kingsville District High School.

⁹⁴ Ministry of Tourism, Culture, and Sport. 2014. *Standards & Guidelines for Conservation of Provincial Heritage Properties: Heritage Identification & Evaluation Process*. p.17. Accessed from: http://www.mtc.gov.on.ca/en/heritage/MTCS_Heritage_IE_Process.pdf

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.

7 CONCLUSION AND RECOMMENDATIONS

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*.

SIGNATURES



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APPENDIX A: QUALIFICATIONS

Marcus R. Létourneau, PhD, Dipl (PACS), MCIP, RPP, CAHP – Managing Principal

Marcus Létourneau is the Managing Principal for Letourneau Heritage Consulting Inc., an Ontario-based heritage consultancy established in 2015. He is also a Senior Associate with Bray Heritage; an Adjunct Assistant Professor in the Department of Geography and Planning at Queen's University; and, both an Adjunct Assistant Professor and Contributing Associate for the Heritage Resources Centre at the University of Waterloo (where he teaches heritage planning). He co-teaches heritage planning at the Willowbank School of Restoration Arts, co-teaches the facilities management course for historic house museums for the Ontario Museum Association, and teaches a course called "Heritage Planning for Practitioners" at Algonquin College.

Marcus currently serves on the Board of Directors of the Friends of the Rideau, on the Board of Directors for the Heritage Resources Centre at the University of Waterloo, and as Vice-Chair for the Township of Leeds and the Thousand Islands Municipal Heritage Committee. He is a professional member of the Canadian Institute of Planners (MCIP), a Registered Professional Planner (RPP) and a full Canadian Association of Heritage Professionals (CAHP) member.

Marcus was previously the Manager for the Sustainability and Heritage Management Discipline Team (Ottawa/Kingston) and a Senior Cultural Heritage Specialist for Golder Associates Limited (2011-2015). His other positions included: serving as a contract professor at Carleton University in both the Department of Geography and Environmental Studies and School of Canadian Studies (Heritage Conservation); as the senior heritage planner for the City of Kingston (2004-2011) where he worked in both the Planning & Development and Cultural Services Departments; and, in various capacities at Queen's University at Kingston (2001-2007). He previously served on the Executive and Board of Directors for the Ontario Association of Heritage Professionals; on the Board of Directors for Community Heritage Ontario; and, on the Executive and Board of Directors for the Kingston Historical Society.

Marcus has a Ph.D. in Cultural/Historical Geography (Queen's University); a MA in Cultural Geopolitics (University of Western Ontario); BA (Hons) in Geography with a History Minor (Queen's University); a Diploma in Peace and Conflict Studies (University of Waterloo); a Professional Certificate in Heritage Conservation Planning (University of Victoria); a Certificate in Museum Studies (Ontario Museum Association); and training in Marine/Foreshore Archaeology. In 2018, he completed UNESCO/ICCROM/WHITRAP training in China on impact assessments for heritage.

Marcus brings over 20 years of experience to his practice, which is particularly focused on heritage legislation, process, and heritage planning. He has been involved in over 225 projects either as the project manager or as the senior heritage planner. He has been qualified as an expert heritage witness at the former OMB/LPAT (heritage planning with a specialization in cultural heritage landscapes/land use planning/ heritage conservation), CRB (cultural heritage specialist), for a Superior Court Hearing, and for a judicial inquiry for the *Public Lands Act*. He is currently co-authoring the second edition of *Heritage Planning* (Routledge) with Dr. Hal Kalman (expected 2020).

Benjamin Holthof, M.Pl., M.M.A., CAHP – Heritage Planner

Ben Holthof is a heritage consultant, planner and marine archaeologist with experience working in heritage consulting and not-for-profit museum sectors. He holds a Master of Urban and Regional Planning degree from Queens University; a Master of Maritime Archaeology degree from Flinders University of South Australia; a Bachelor of Arts degree in Archaeology from Wilfrid Laurier University; and a certificate in Museum Management and Curatorship from Fleming College. Ben has consulting experience in cultural heritage screening, evaluation, heritage impact assessment, cultural strategic planning, cultural heritage policy review, historic research and interpretive planning.

His work has involved a wide range of cultural heritage resources including on cultural landscapes, institutional, industrial, commercial, and residential sites as well as infrastructure such as wharves, bridges and dams. Much of his consultant work has been involved in heritage for environmental assessment.

Before joining LHC, Ben worked for Golder Associates Ltd. as a Cultural Heritage Specialist from 2014-2020. Ben is experienced in museum collections management, policy development, exhibit development and public interpretation. He has written museum strategic plans, interpretive plans and disaster management plans. He has been curator at the Marine Museum of the Great Lakes at Kingston, the Billy Bishop Home and Museum, and the Owen Sound Marine and Rail Museum. These sites are in historic buildings and he is knowledgeable with collections that include large artifacts including, ships, boats, railway cars, and large artifacts in unique conditions with specialized conservation concerns. Ben is also a maritime archaeologist having worked on terrestrial and underwater sites in Ontario and Australia. He has an Applied Research archaeology license from the Government of Ontario (R1062). He is also a professional member of the Canadian Association of Heritage Professionals (CAHP).

Hayley Devitt Nabuurs, M.Pl. – Heritage Planner

Hayley Devitt Nabuurs is a Heritage Planner with Letourneau Heritage Consulting Inc. She holds a Bachelor of Arts in Anthropology from Trent University and a Master's of Urban and Regional Planning from Queen's University. Hayley's master's report research concerned the reconciliation of heritage and accessibility.

Hayley has experience in both the public and private planning sector and the museum sector. She has previously worked as a Heritage Planning Research Assistant with the City of Guelph, completing a heritage plaque inventory and property designation research. She has also worked at Lang Pioneer Village Museum and The Canadian Canoe Museum in both historic interpreter and supervisor roles. Hayley is currently a committee member with the OBIAA on the development of a provincial heritage and accessibility conference. At Letourneau Heritage Consulting Inc., Hayley has worked on various and complex cultural heritage evaluation reports, planning strategy reports, and heritage impact assessments. She specializes in policy research and analysis, and property history research. Hayley is a Candidate Member of the Ontario Professional Planners Institute and an Intern Member of the Canadian Association of Heritage Professionals.

Jordan Greene, B.A. – Mapping Technician

Jordan Greene is a mapping technician with Letourneau Heritage Consulting Inc. (LHC). She holds a Bachelor of Arts in Geography with a Certificate in Geographic Information Science and a Certificate in Urban Planning Studies from Queen's University. The experience gained through the completion of the Certificate in Geographic Information Science allowed Jordan to volunteer as a research assistant contributing to the study of the extent of the suburban population in America with Dr. David Gordon.

Prior to her work at LHC, Jordan spent the final two years of her undergraduate degree working in managerial positions at the student-run Printing and Copy Centre as an Assistant and Head Manager. Jordan has had an interest in heritage throughout her life and is excited to build on her existing professional and GIS experience as a part of the LHC team.

APPENDIX B: GLOSSARY

Definitions are based on those provided in the *Ontario Heritage Act (OHA)* and the *Provincial Policy Statement 2020 (PPS)*, *County of Essex Official Plan 2014 (COP)*, and *Corporation of the Town of Kingsville 2012 (OP)*.

Adjacent lands mean those lands, contiguous to a specific natural heritage feature or

area, where it is likely that development or site alteration would have a negative impact on the feature or area. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives. (*COP*).

Alter means to change in any manner and includes to restore, renovate, repair, or disturb and “alteration” has a corresponding meaning (“transformer”, “transformation”) (*OHA*).

Areas of Archaeological Potential means areas with the likelihood to contain archaeological resources. Criteria to identify archaeological potential are established by the Province. The *Ontario Heritage Act* requires archaeological potential to be confirmed by a licensed archaeologist. (*PPS*).

Archaeological Resources include artifacts, archaeological sites, marine archaeological sites, as defined under the *Ontario Heritage Act*. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*. (*PPS*).

Built Heritage Resources means one or more buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. (*OP*).

Cultural Heritage Landscape means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms. (*PPS*).

Cultural Heritage Resources shall mean resources that are valued for the important contribution they make to our understanding of the history of a place, an event or a people. (*OP*).

Conserved means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decisionmaker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments. (*PPS*).

Development means the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the *Planning Act*; but does not include activities that create or maintain infrastructure authorized under an environmental assessment process; or works subject to the *Drainage Act*. (*COP*).

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, constructed, or manufactured elements, as

well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property). (PPS).

Protected heritage property means real property designated under Parts IV, V or VI of the *Ontario Heritage Act*; heritage conservation easement property under Parts II or IV of the *Ontario Heritage Act*; and property that is the subject of a covenant or agreement between the owner of a property and a conservation body or level of government, registered on title and executed with the primary purpose of preserving, conserving and maintaining a cultural heritage feature or resource, or preventing its destruction, demolition or loss. (COP).

Significant in regard to cultural heritage and archaeology means, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*. (PPS).

APPENDIX C

Esther Jasperson Campbell House, 183 Main Street East, Designation By-law 100-2021



2021 Division Road North
Kingsville, Ontario N9Y 2Y9
Phone: (519) 733-2305
www.kingsville.ca
kingsvilleworks@kingsville.ca

SENT REGISTERED MAIL

December 30, 2021

Baroudi Law Professional Corporation
150 Dufferin Avenue; Suite 702
London, Ontario N6A 5N6
Attention: Ms. Analee J. M. Baroudi

-AND TO-

Willy Krahn and Donna Jean Krahn
183 Main Street East
Kingsville, Ontario N9Y 1A5

-AND TO-

✓ Brotto Investments Inc.
1133 Lesperance Road
Tecumseh, Ontario N8N 1X2
Attention: Mr. Christian Lefave

Dear Ms. Baroudi, Mr. and Mrs. Krahn, and Mr. Lefave:

**RE: Designation By-law 100-2021 of The Corporation of the Town of Kingsville
--183 Main Street East, Kingsville (The Esther Jasperson Campbell House)**

Enclosed please find for your records and safekeeping certified copy of By-law 100-2021, being a by-law to designate the above-captioned property as being of cultural heritage value or interest under the provisions of the Ontario Heritage Act, which By-law is being served upon you pursuant to Section 29(6) of the said Act.

The By-law was passed at Kingsville Council's Regular Meeting held December 13, 2021.

If you should have any questions, please do not hesitate to contact the undersigned.

Yours truly,

A handwritten signature in blue ink that reads "Sandra Kitchen".

Sandra Kitchen
Deputy Clerk/Council Services
Legislative Services Department

RECEIVED
Enclosure

JAN 12 2022

cc: S. Sacheli, Chair, Kingsville Municipal Heritage Advisory Committee

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 100 - 2021

Being a by-law to designate the Esther Jasperson Campbell House located at 183 Main Street East, Kingsville, Ontario legally described as Concession 1 Eastern Division Part of Lot 2, as being of Cultural Heritage Value and Interest

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as amended (the "Act"), authorizes the council of a municipality to enact by-laws to designate real property within the municipality, including all the buildings and structures thereof, to be of cultural heritage value or interest;

AND WHEREAS the Council for The Corporation of the Town of Kingsville (the "Town") deems it desirable to designate the Esther Jasperson Campbell House located at 183 Main Street East, Kingsville, legally described as Concession 1 Eastern Division Part of Lot 2, as being of Cultural Heritage Value and Interest;

AND WHEREAS Notice of Intention to Designate the Esther Jasperson Campbell residence was served on the owner of the property and on the Ontario Heritage Trust and such Notice was published in a newspaper having general circulation in the municipality as required by the Act;

AND WHEREAS the statements explaining the cultural heritage value or interest and a description of the heritage attributes are set out in Schedule "A" to this By-law;

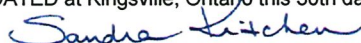
AND WHEREAS the sole notice of objection to the proposed designation which has been served on the Clerk of the Municipality has been revoked conditional on this by-law being passed.

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

1. That the Esther Campbell House located on property municipally known as 183 Main Street East, Kingsville, 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 a Description of property, Statement of Cultural Heritage Value or interest for the property, along with the heritage attributes of the Esther Jasperson Campbell House are set out in Schedule "A".
3. That the Clerk is hereby authorized and instructed to register a copy of this By-law against the lands described in Schedule "B", attached hereto, in the Land Registry Office of the Land Registry Division of Essex.
4. That the Clerk is hereby authorized to cause a copy of this By-law to be served upon the owners of the aforesaid property and the Ontario Heritage Trust and to cause notice of this By-law to be published in a newspaper having general circulation in the Municipality as required by the Act.
5. That Schedules "A" and "B" hereto form an integral part of this By-law;

CERTIFICATE

I hereby certify the following to be a true and correct copy of By-law 100-2021 of The Corporation of the Town of Kingsville enacted December 13, 2021, the same having been compared by me to the original.
DATED at Kingsville, Ontario this 30th day of December, 2021.


Sandra Kitchen, Deputy Clerk/Council Services
The Corporation of the Town of Kingsville

6. That this By-law shall come into full force and effect on the final date of passage hereof.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 13th day of December, 2021.



MAYOR, Nelson Santos



CLERK, Paula Parker

**The Corporation of the Town of Kingsville
By-law 100-2021**

Schedule "A"

183 Main Street East, Kingsville, Ontario
The Esther Jasperson Campbell House

Description of Property:

The property is located at civic address 183 Main Street East on Concession 1 Eastern 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.

Statement 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 with 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.

Description of 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 building, and are:

- 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 100-2021**

SCHEDULE "B"

Description:

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

APPENDIX D

Bon Jasperson House, 171 Main Street East, Designation By-law 82-2012

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

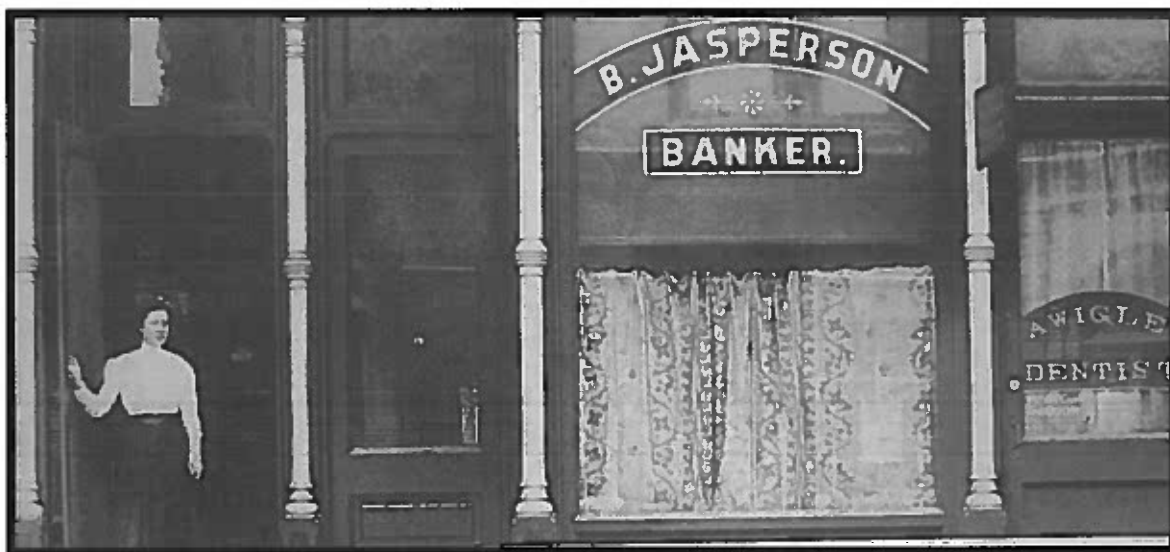


Photo from Kingsville 1790 - 2000, A Stroll Through Time

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 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.

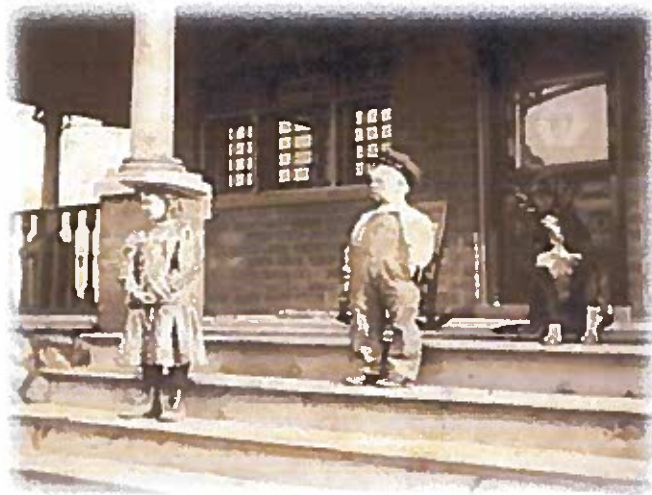
²⁹ "Funeral Services for Mrs. Bon Jasperson Being Held Today," *The Kingsville Reporter*, December 5, 1963.

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.

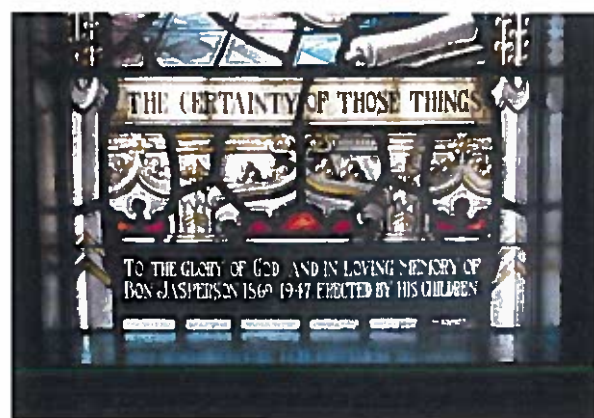
³⁶ Newspaper Obituary, *The Windsor Star*, November 5, 1947.

^{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.

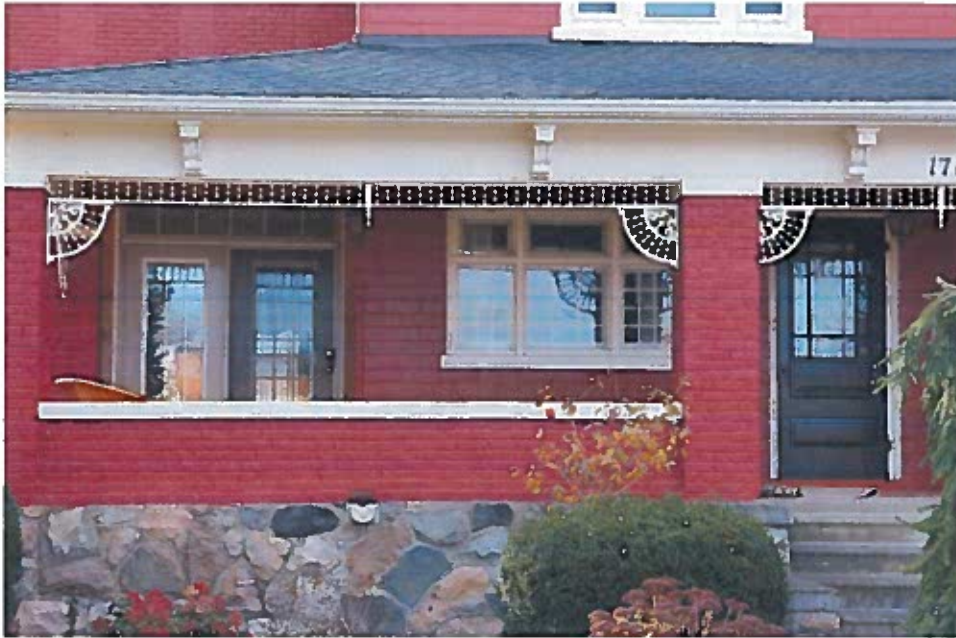
The house features a raised cut-stone foundation, large bevelled, poured glass and stained glass windows which are designed and placed asymmetrically, a peaked roof, wrap-around verandah and a

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

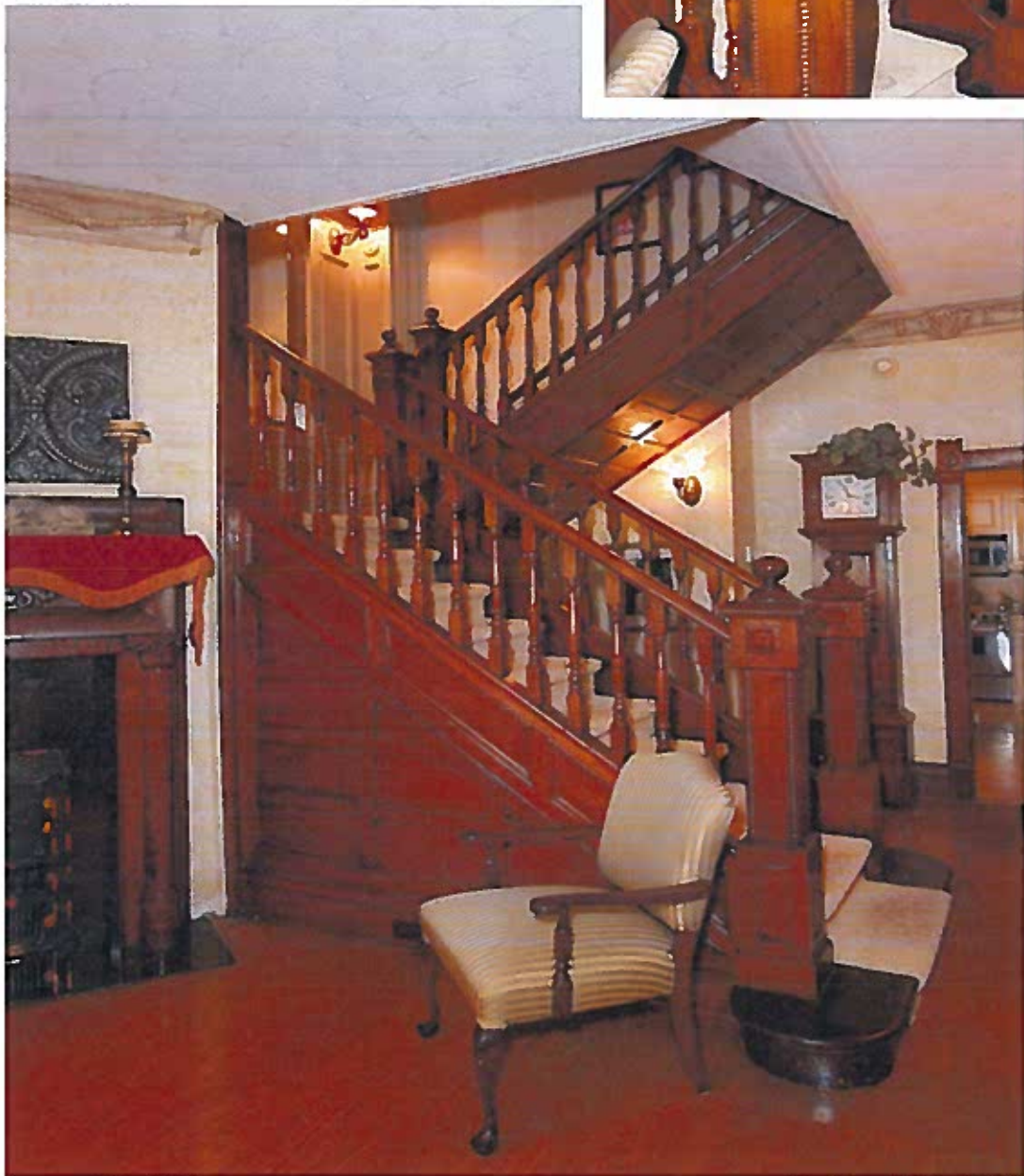


Photo by Anna Lamarche

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 mantle 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:



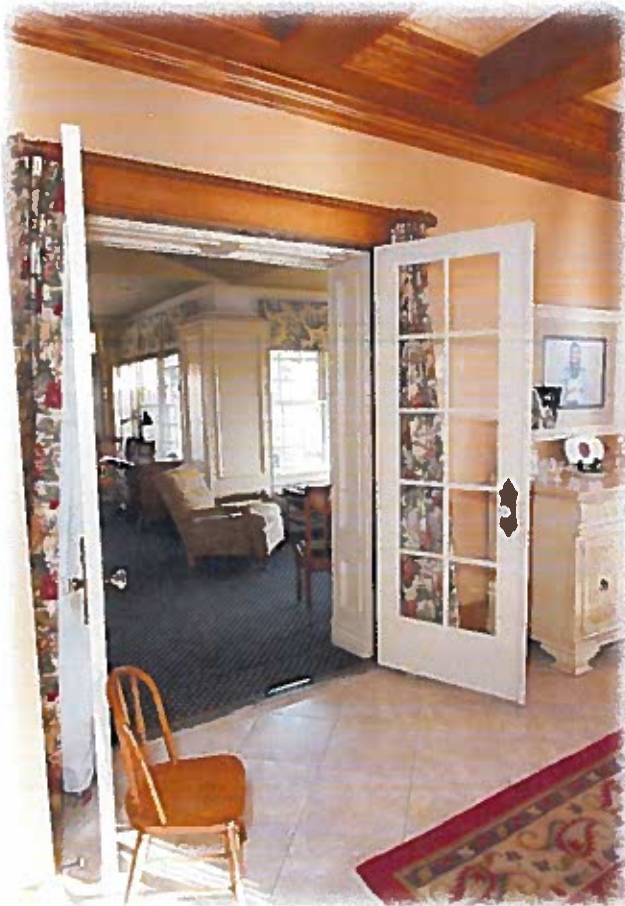
Photo by Elvira Cacciavillani



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



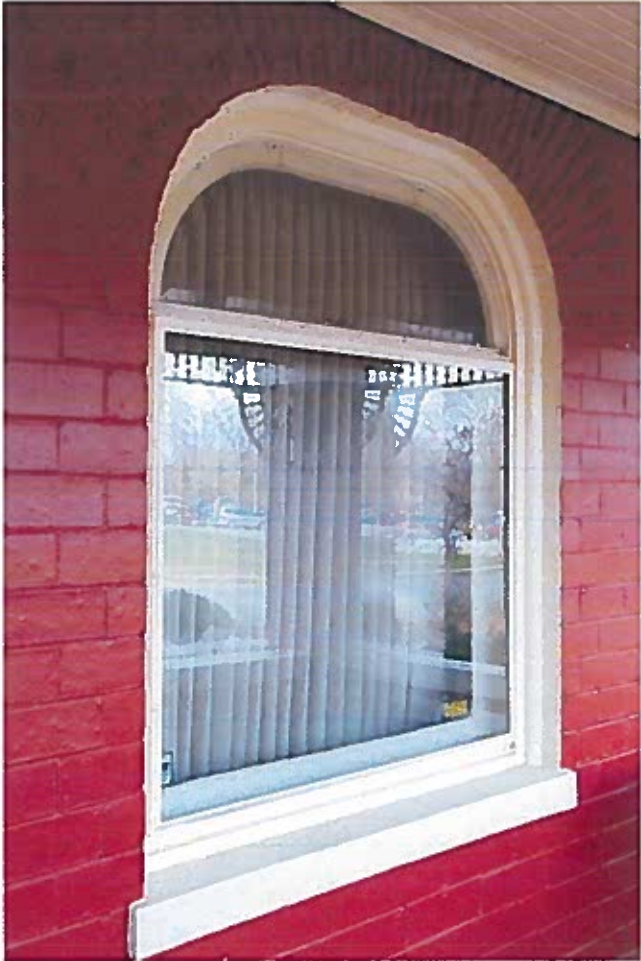
Bedroom with bay window



Raised cut-fieldstone foundation

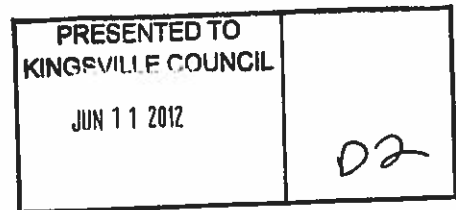


Large front porch window and semi-elliptical fanlight with beveled glass:



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 C T U R 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
	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
	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
	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	23

Notes Re Evaluation _____

HISTORY- 23

ARCHITECTURE - 41

CONTEXT- 23

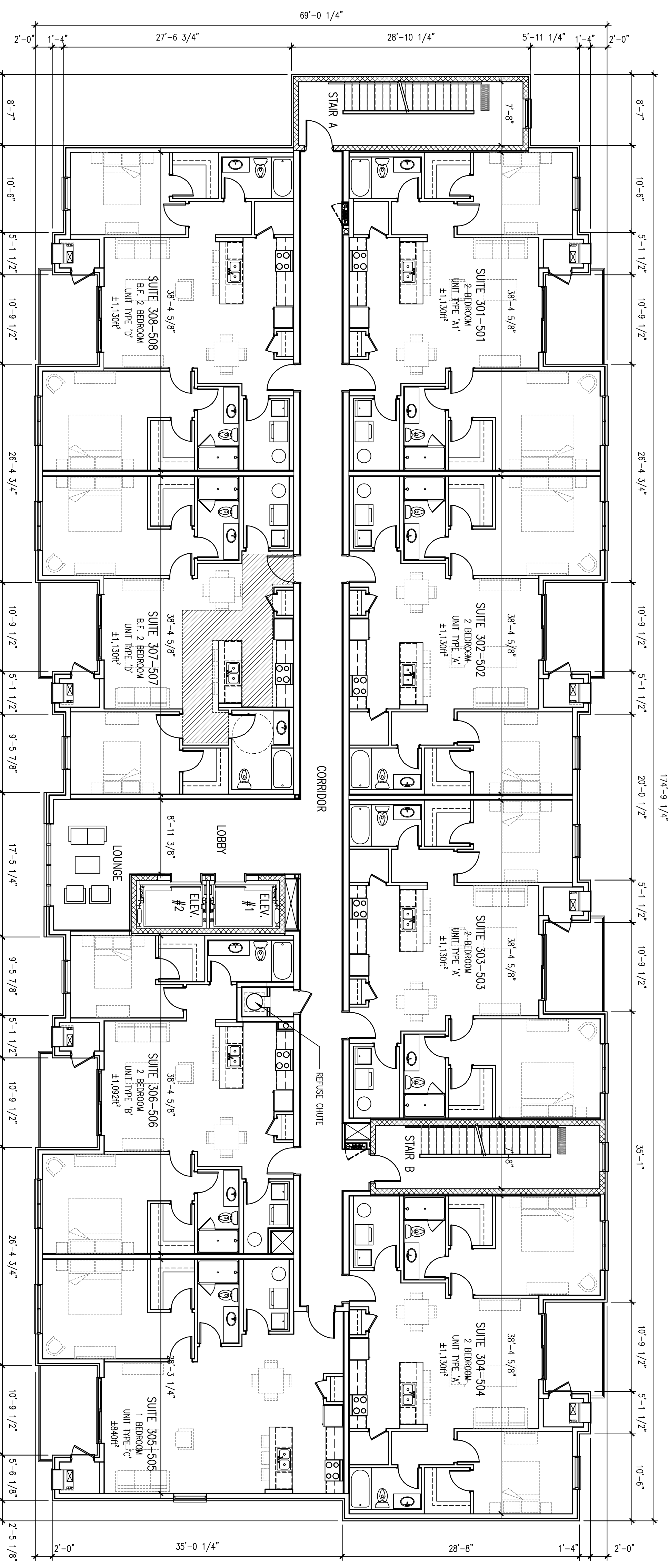
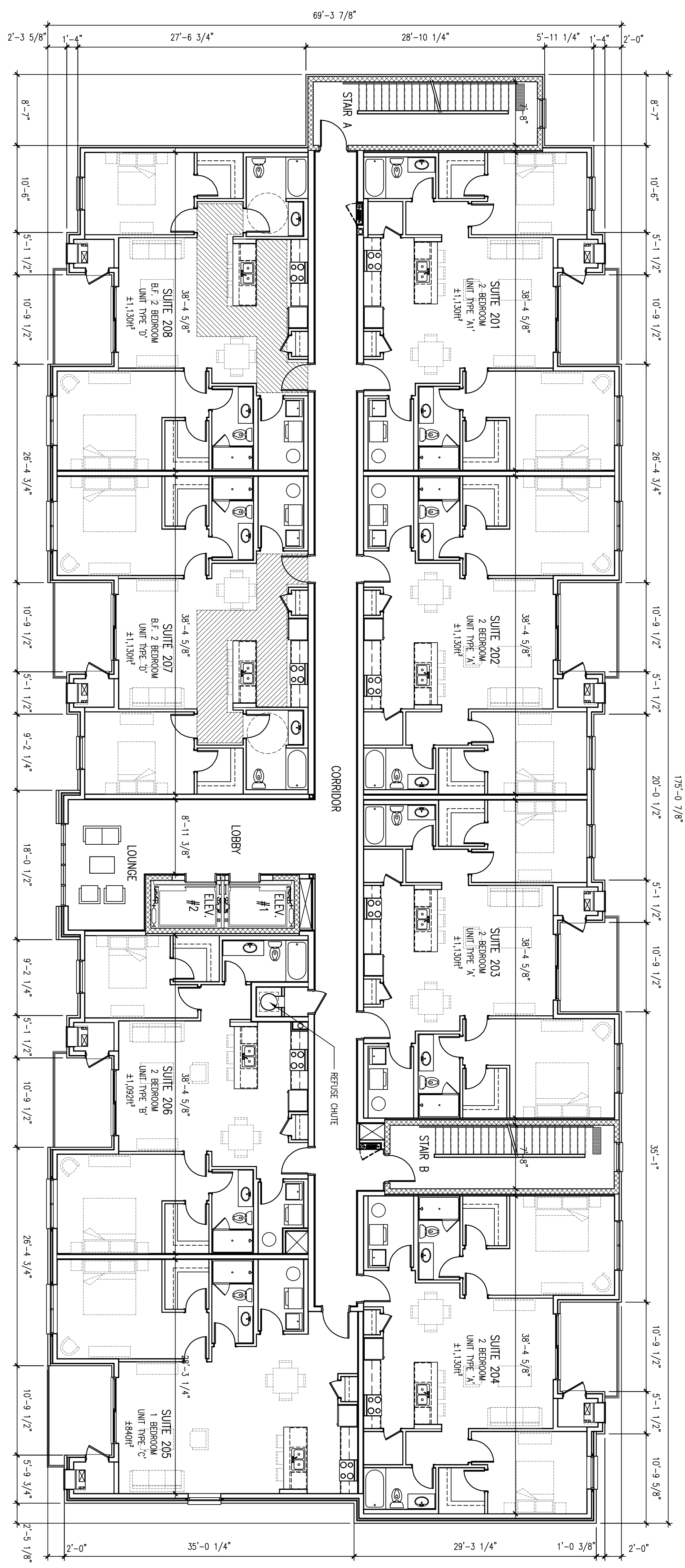
GRAND TOTAL - 87

Recommendation: _____

Evaluator: _____ Signature: _____ Date: _____

APPENDIX E

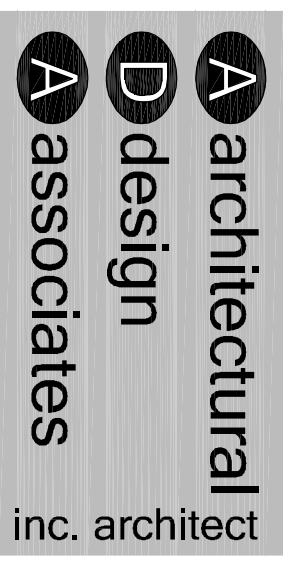
Architectural Drawing Set, ADA Architects Inc. (July 2023).



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Stamp:



1670 mercer street
 Windsor ontario canada n8X 3G7
 ph 519.254.3430 fax 519.254.3642
 email - info@dda-architect.ca www.dda-architect.ca

project:
 PROPOSED 6 STOREY
 MULTI-FAMILY RESIDENTIAL
 DEVELOPMENT
 183 MAIN STREET EAST
 KINGVILLE, ONT.

client:
 J. CHRISTIAN LEFAVE

title:
 2ND FLOOR PLAN & TYPICAL
 FLOOR PLAN-3RD THRU 5TH

scale:
 AS SHOWN

drawn by:
 TF

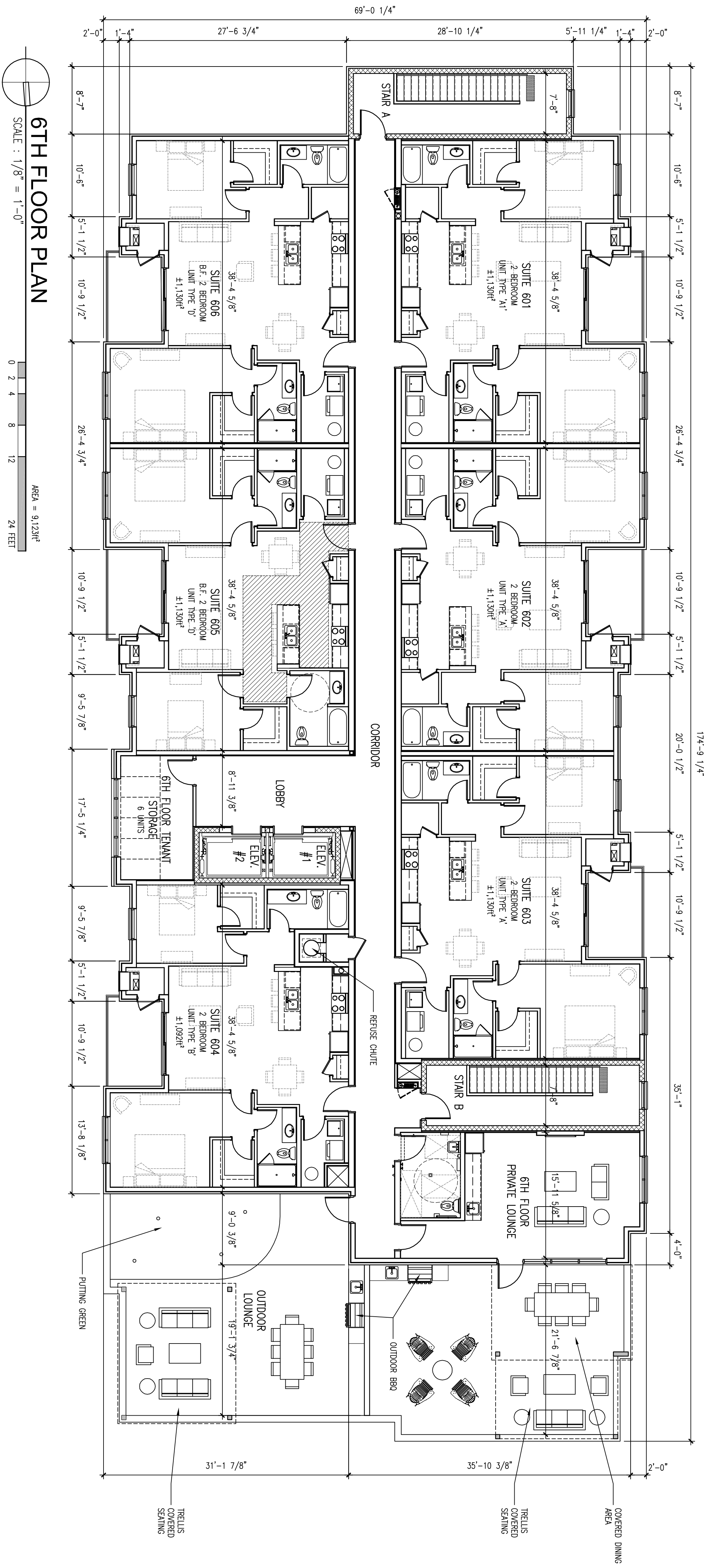
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 SMB

date:
 JUNE 2023

comm. no.:
 2020-023

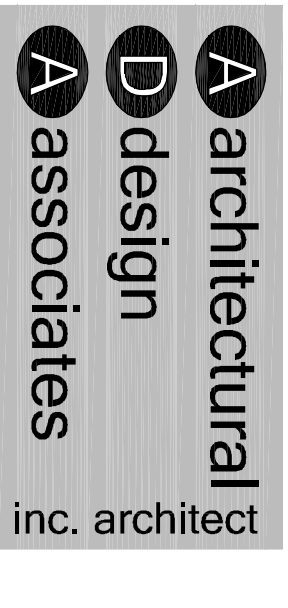
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 3. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN BY THESE.
 4. ATTENTION IS DIRECTED TO DIMENSIONS IN THE GENERAL NOTES AND TO DIMENSIONS IN THE GENERAL NOTES.
 5. IN THE EVENT THE ARCHITECT IS REQUIRED TO REVIEW OR CONDUCT A VISUAL CHECK OF THE WORK, THE ARCHITECT'S REVIEW IS LIMITED TO VISUAL CHECK AND SHALL NOT BE CONSIDERED AS AN INSPECTION OR A GUARANTEE OF THE CONSTRUCTION OF THE WORK.
 6. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN BY THESE.
 7. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THIS FACILITY.

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 Windsor ontario canada n8x 3p7
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 email - info@ada-architect.ca www.ada-architect.ca

project:
 PROPOSED 6 STOREY
 MULTI-FAMILY RESIDENTIAL
 DEVELOPMENT
 183 MAIN STREET EAST
 KINGVILLE, ONT.

client:
 J. CHRISTIAN LEFAVE

title:
 6TH FLOOR PLAN

scale:
 AS SHOWN

drawn by:
 TF

checked by:
 SMB

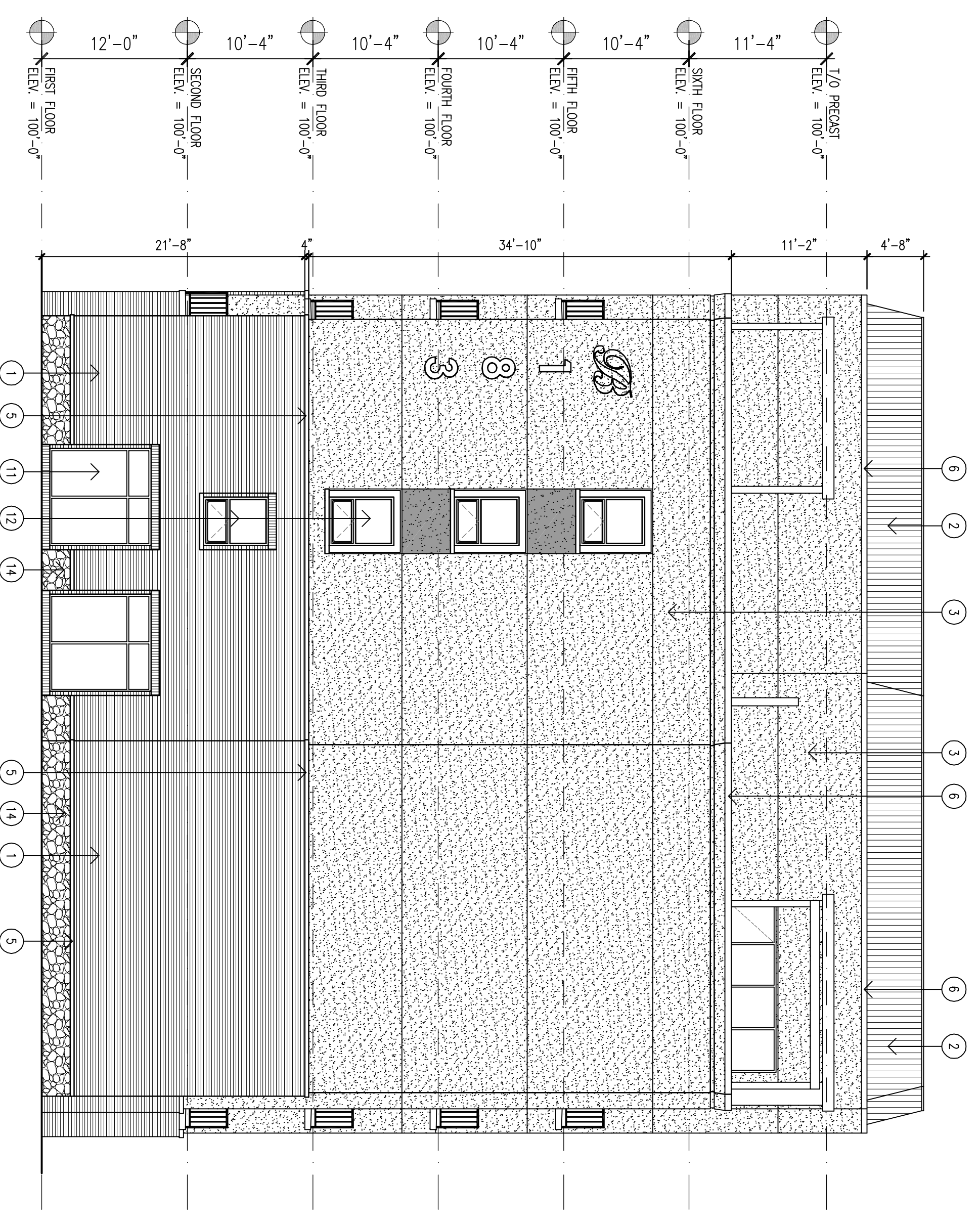
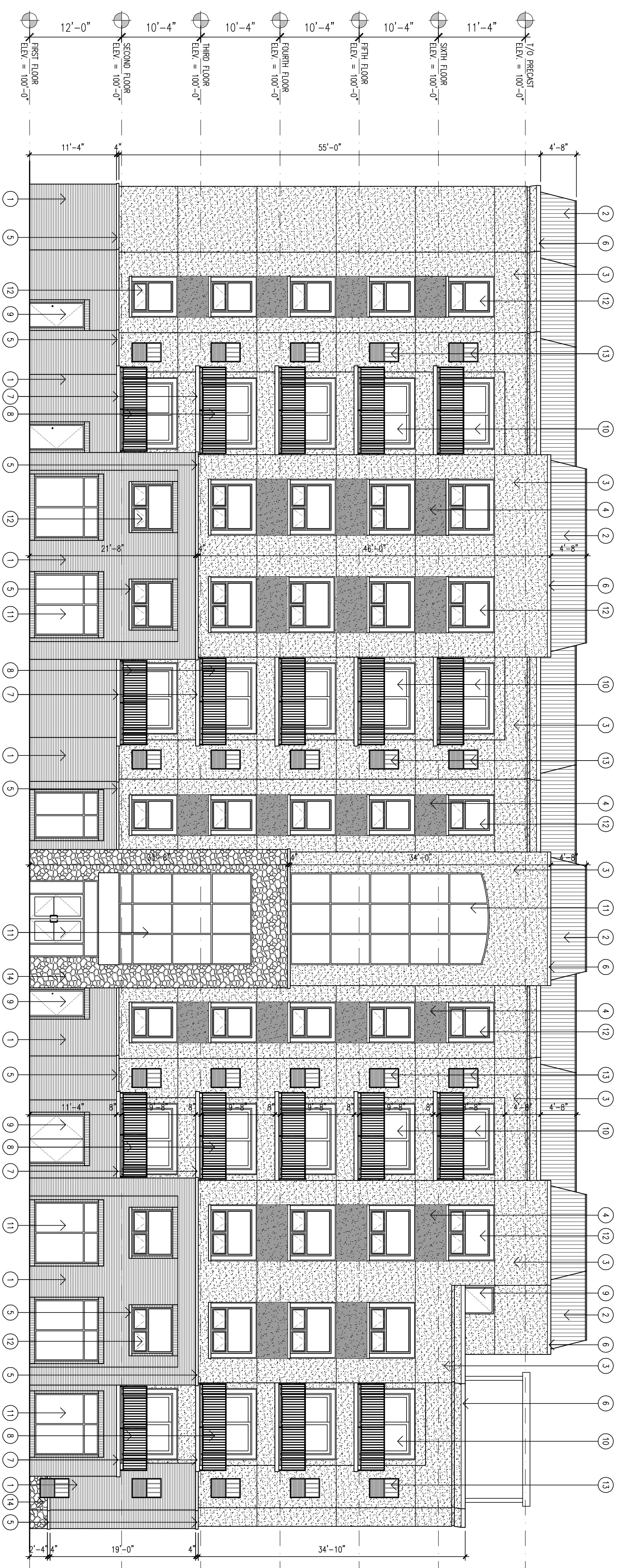
date:
 JUNE 2023

comm. no.:
 2020-023

sheet no.:

SPC1.3

6TH FLOOR PLAN
 SCALE : 1/8" = 1'-0"
 AREA = 9,123sqft



ITEM NO.	FINISH DESCRIPTION	PRODUCT	SIZE	COLOR	NOTE
1	BRICK VENEER				
2	METAL SIDING				
3	E.F.S. 01				
4	E.F.S. 02				
5	PRECAST SILL				
6	METAL FLASHING				
7	CONCRETE BALCONY				
8	ALUMINUM GUARDRAIL SYSTEM				
9	HALI DOORS & FRAMES				
10	ALUMINUM / GLASS BALCONY DOOR SLIDING SYSTEM				
11	ALUMINUM / GLASS BALCONY DOOR & WINDOW GLAZING SYSTEM				
12	WIND WINDOWS				
13	WACC-FHX				
14	CULTURED STONE				

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 3. ATTENTION IS DIRECTED TO DIMENSIONS IN THE GENERAL NOTES.
 4. THE ARCHITECT IS REQUIRED TO REVIEW THE GENERAL NOTES AND CONDITIONS WITH THE CONSULTANTS AND TO SIGN AND DATE THE GENERAL NOTES AND CONDITIONS WITH THE CONSULTANTS.
 5. THE ARCHITECT SHALL REVIEW AND SIGN THE GENERAL NOTES AND CONDITIONS WITH THE CONSULTANTS.
 6. THE ARCHITECT SHALL REVIEW AND SIGN THE GENERAL NOTES AND CONDITIONS WITH THE CONSULTANTS.
 7. THE ARCHITECT SHALL REVIEW AND SIGN THE GENERAL NOTES AND CONDITIONS WITH THE CONSULTANTS.
 8. THE ARCHITECT SHALL REVIEW AND SIGN THE GENERAL NOTES AND CONDITIONS WITH THE CONSULTANTS.

Stamp:
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 windsor ontario canada n8x 3p7
 ph 519.254.3430 fax 519.254.3642
 email - info@ada-architect.ca www.ada-architect.ca

architectural
 D design
 A associates
 inc. architect

project:
 PROPOSED 6 STOREY
 MULTI-FAMILY RESIDENTIAL
 DEVELOPMENT
 183 MAIN STREET EAST
 KINGSVILLE, ONT.

client:
 J. CHRISTIAN LEFAVE

title:
 ELEVATIONS

scale:
 AS SHOWN

drawn by:
 TF

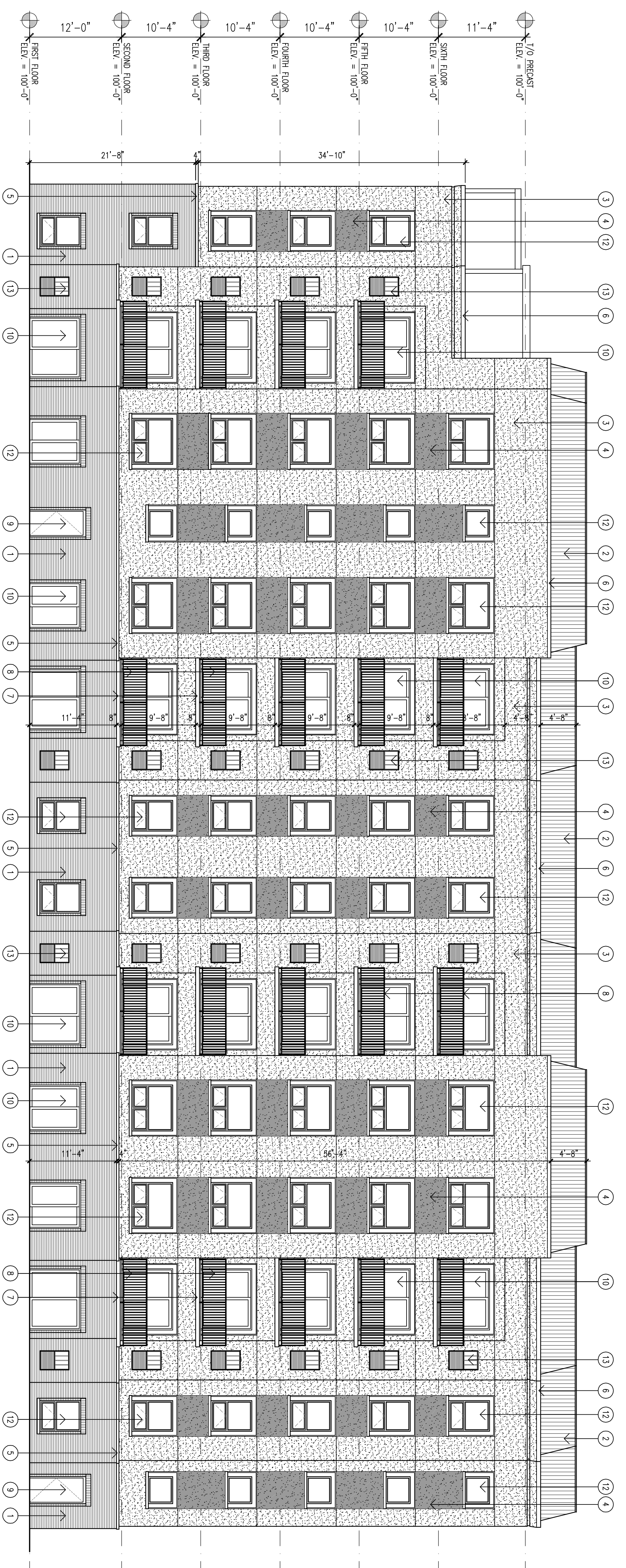
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 SMB

date:
 JUNE 2023

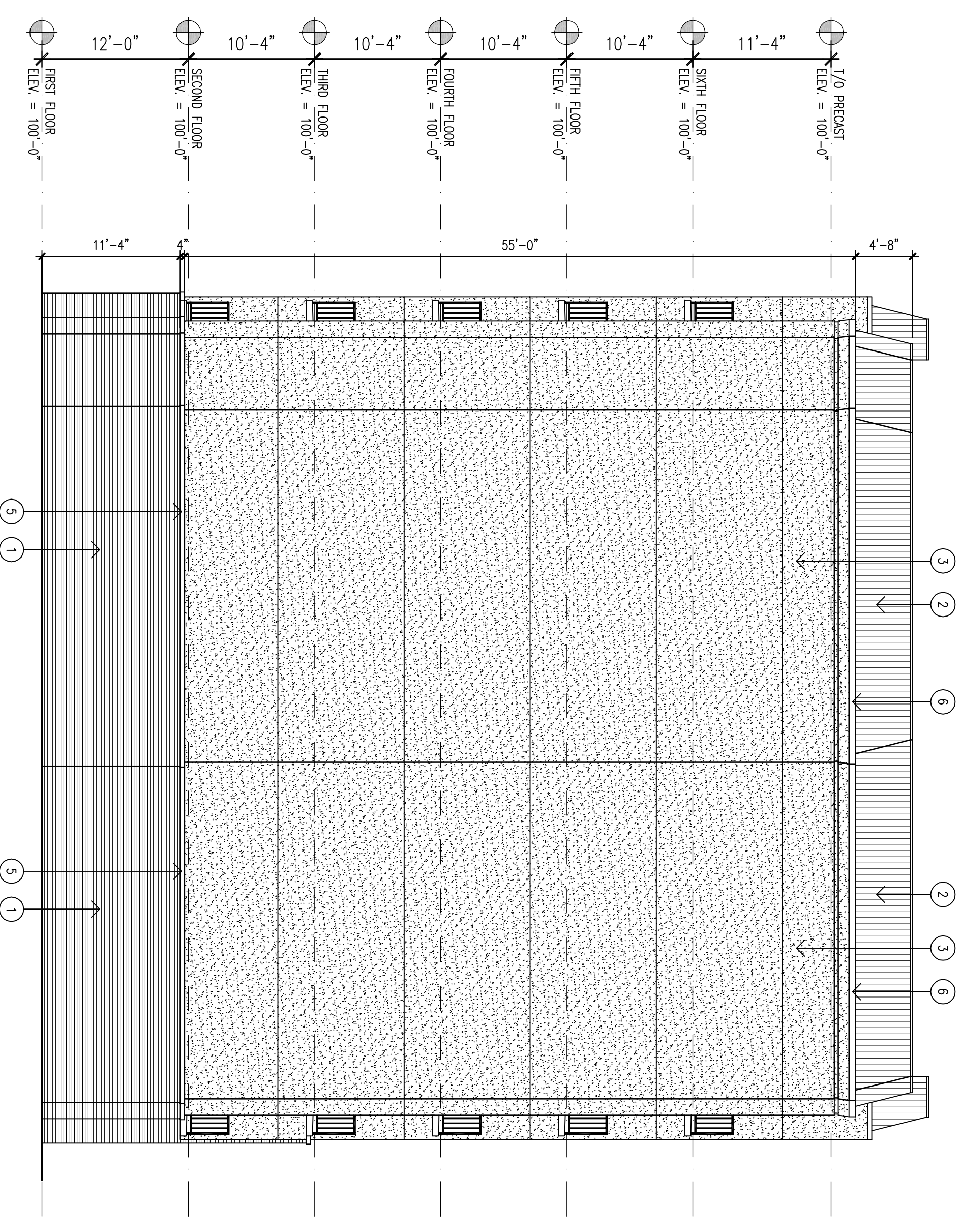
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 2020-023

sheet no.:

SPC3.1



WEST ELEVATION
SCALE : 1/8" = 1'-0"



SOUTH ELEVATION
SCALE : 1/8" = 1'-0"

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

general notes:

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A associates
 inc. architect

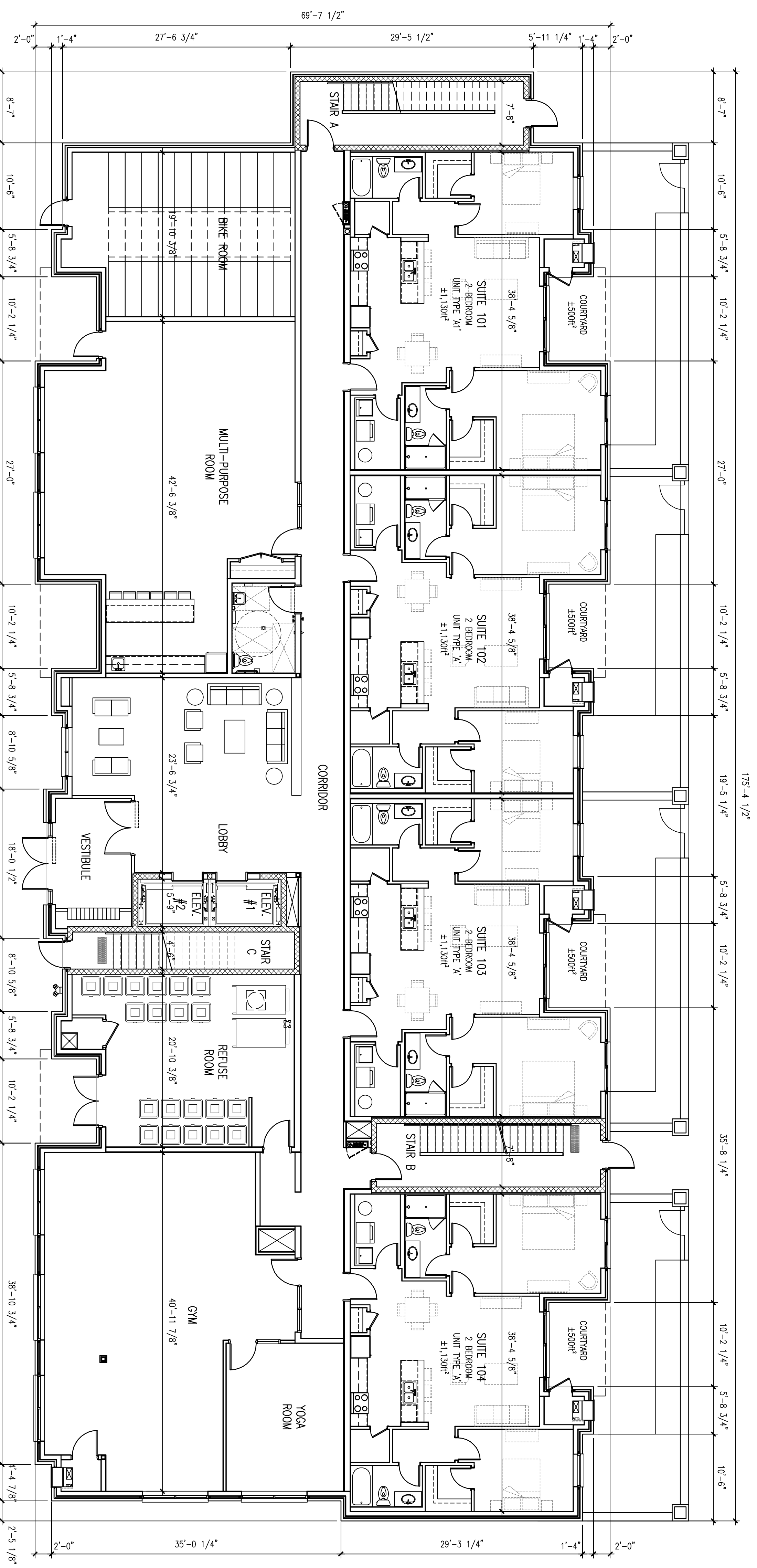
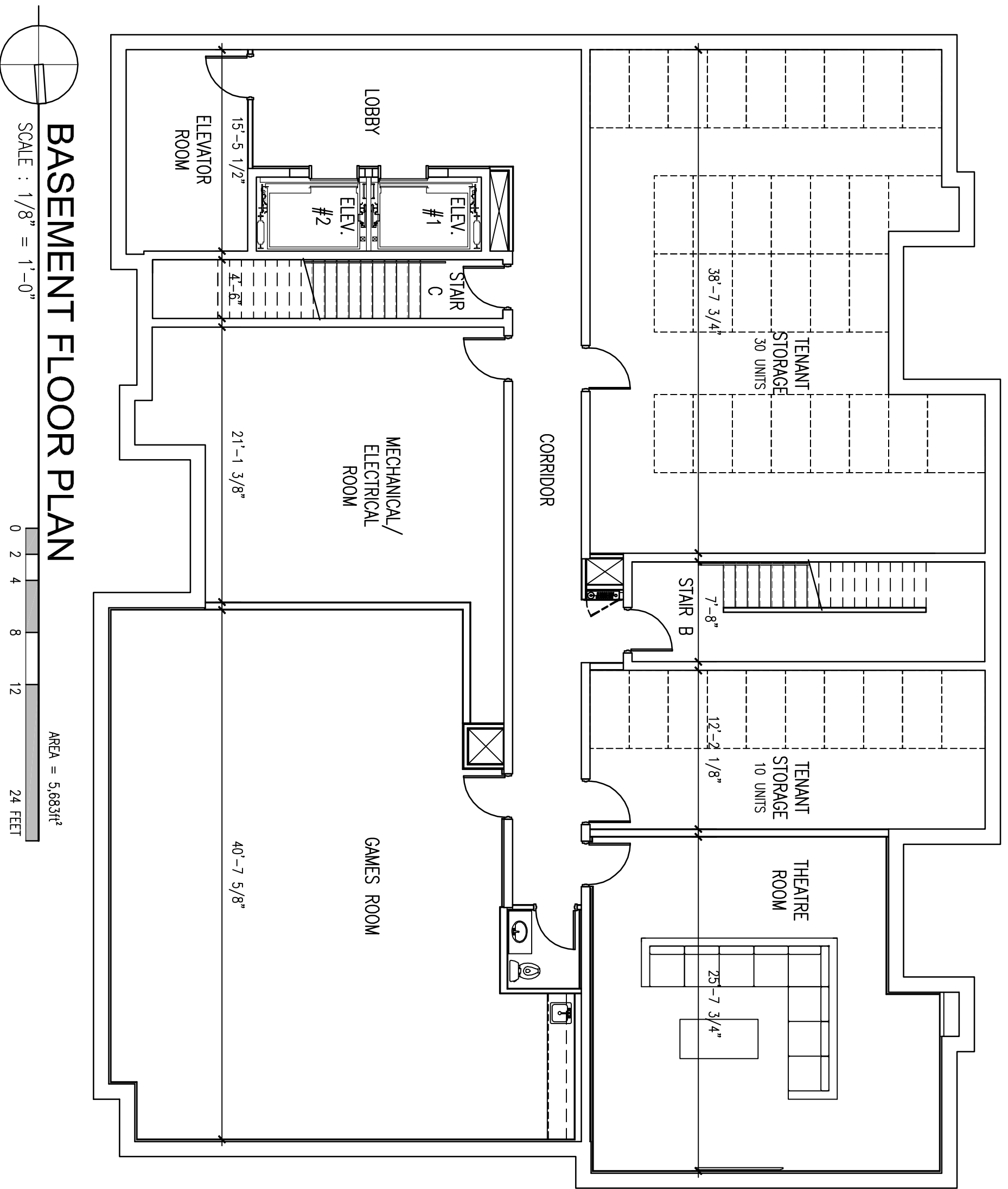
1670 mercer street
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 ph 519.254.3430 fax 519.254.3642
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project:
 PROPOSED 6 STOREY
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 183 MAIN STREET EAST
 KINGSVILLE, ONT.

client:
 J. CHRISTIAN LEFAVE

title:
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scale:
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 3. ATTENTION IS DIRECTED TO DIMENSIONS IN THE GENERAL NOTES AND TO ANY DISCREPANCIES IN THE GENERAL NOTES AND DIMENSIONS SHOWN BY THESE PLANS.
 4. CONTRACTORS SHALL VERIFY THE DIMENSIONS AND CONDITIONS SHOWN BY THESE PLANS AND NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES IN THE GENERAL NOTES AND DIMENSIONS SHOWN BY THESE PLANS.
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A associates
 inc. architect

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 email - info@dda-architect.ca www.dda-architect.ca

project:
**PROPOSED 6 STOREY
 MULTI-FAMILY RESIDENTIAL
 DEVELOPMENT
 183 MAIN STREET EAST
 KINGSVILLE, ONT.**

client:
J. CHRISTIAN LEFAVE

title:
**BASEMENT & 1ST FLOOR
 PLAN**

scale:
 AS SHOWN

drawn by:
 TF

checked by:
 SMB

date:
 JUNE 2023

comm. no.:
 2020-023

sheet no.:

SPC1.1

APPENDIX F

Engineer Letter, Aleo Associates Inc., Consulting Engineers (July 2023).





ALEO ASSOCIATES INC.
C O N S U L T I N G E N G I N E E R S

7807.docx

July 7, 2023

*Brotto Development Corporation
1133 Lesperance Road,
Tecumseh, Ontario
N8N 1X3*

Attn.: Mr. Christian Lefave, *President*

Re: Structure Relocation of Existing Dwelling Located at 183 Main Street, Kingsville, ON

Dear Mr. Lefave,

Further to your request, we attended the existing dwelling located at 183 Main Street East in the Town of Kingsville on May 26, 2023. We understand that you would like to move the existing dwelling within the same property. The purpose of our site visit was to review the condition and construction of the structure and to give an opinion of the feasibility of moving it.

The existing structure is a two storey wood framed dwelling with small one storey areas on the east and west sides. The façade of the dwelling is entirely clay brick. The existing dwelling has a full basement over the two storey area and crawl spaces below the one storey area's. I consider the existing dwelling to be in good structural condition.

Based on our review and knowledge of construction, I am of the opinion that the existing dwelling can be moved without damage provided that an experienced and qualified house moving contractor is selected to complete the move. If the correct equipment, methods and care are utilized the dwelling can be successfully moved. This particular dwelling is a good candidate to be relocated especially since it's being moved a very short distance away from the present location.

If you have any concerns or require additional information please contact me.

Yours Very Truly,

Piero A. Aleo, P.Eng.

ALEO ASSOCIATES INC.

APPENDIX G

Relocation Letter, Desjardins House Movers Ltd. (July 2023).

Telephone (519) 979-0033
(519) 735-4307

P.O Box 3247
Tecumseh, Ontario, N8N 2M4
H.S.T. R101363315

Desjardins House Movers Ltd.

Established 1944
-General Contractors-

Dear Sir/Madam

July 6, 2023

Structural Review
183 Main St. East
Kingsville, Ont.

Further to your request on May 26, 2023 we attended the site with Mr. Lefave for the purpose of determining the proposed relocation of the existing structure at 183 Main St. E. in Kingsville to another location on the same property.

After reviewing the existing structural framing in the basement and the condition of the exterior brick veneer it is in my professional opinion the home is structurally sound and would not be adversely effected during the relocation process. We create a temporary steel structure under the existing wood framing and brick veneer and then with the use of special bidirectional rollers relocate the structure to the new site where the new foundation is built to fit the existing structure.

We have been a family owned business since 1944 and in my past 45 years we have moved many brick structures both old and newer. We have also moved many heritage properties from small log cabins to 2 storey homes including Jack Miners original home relocated to Heritage Village. Prior to that we relocated several 2 storey brick homes from the Metropolitan Hospital area.

In conclusion we do not foresee any issues with the relocation of this structure and for a further review of brick structures that were relocated please see our web site at www.desjardinshousemovers.com

Yours truly,

Desjardins House Movers Ltd.
Randy Joinville

APPENDIX H

Landscape Plan, Bezaire Partners (July 2023).



Plant List

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QUAN
DECIDUOUS TREES					
ArJ	ACER FREEMANNII 'JEFFERSBRED'	AUTUMN BLAZE MAPLE	70 mm	UB	3
ArA	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	70 mm	UB	6
ArF	ACER RUBRUM 'FRANKSRED'	RED SUNSET RED MAPLE	70 mm	UB	2
GtBk	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEY-LOCUST	70 mm	UB	2
PcCh	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER FLOWERING PEAR	60 mm	UB	4
SrB	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	60 mm	UB	3
TcCo	TILIA CORDATA 'CORINTHIAN'	CORINTHIAN LINDEN	60 mm	UB	5
CONIFEROUS TREES					
PaL	PINUS STROBUS	WHITE PINE	175 cm	UB	1
DECIDUOUS SHRUBS					
CgH	CORNUS ALBA 'IVORY HALO'	IVORY HALO DOGWOOD	40 cm	POT	1
RNG	FORSYTHIA OVATA 'NORTHERN GOLD'	NORTHERN GOLD FORSYTHIA	60 cm	POT	3
HnB	HYDRANGEA MACRO 'NIKKO BLUE'	NIKKO BLUE FLORIST HYDRANGEA	50 cm	POT	5
HpB	HYDRANGEA PANICULATA 'BOBO'	BOBO HYDRANGEA	50 cm	POT	9
Lv	LIGUSTRUM VICARYI	GOLDEN PRIVET	60 cm	POT	10
RaGL	RUBUS AROMATICUS 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	40 cm	POT	38
SgM	SPIRAEA BUMALDA 'GOLDMOUND'	GOLDMOUND SPIREA	40 cm	POT	31
SjB	SPIRAEA JAPONICA 'SHIROBANA'	SHIROBANA SPIREA	40 cm	POT	20
SnP	SYRINGA MEYERI 'PALIBIN'	PALIBIN DWARF LILAC	50 cm	POT	12
SsS	SORBARIA SORBIFOLIA 'SEM'	SEM FALSE SPIREA	50 cm	POT	16
EVERGREENS					
BGV	BUXUS GREEN VELVET	GREEN VELVET BOXWOOD	40 cm	POT	68
EFGC	EUONYMUS FORTUNEI 'CANADALE GOLD'	CANADALE GOLD EUONYMUS	40 cm	POT	4
JcCo	JUNIPERUS COMMINSI 'GOLD CONE'	GOLD CONE JUNIPER	80 cm	POT	12
JhB	JUNIPERUS HORIZONTALIS 'ICEE BLUE'	ICEE BLUE JUNIPER	40 cm	POT	14
TnD	TAXUS MEDIA 'DENSIFORMIS'	DENSE YEW	50 cm	POT	15
TnH	TAXUS MEDIA 'HILLII'	HILL'S YEW	60 cm	POT	11
PERENNIALS & ORNAMENTAL GRASS					
CaKF	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	2 gal	POT	26
HcA	HEUCHERA 'CARMEL'	CARMEL CORAL BELLS	1 gal	POT	13
HDC	HEMEROCALLIS 'DOUBLE CUTIE'	DOUBLE CUTIE DAYLILY	2 gal	POT	41
HGP	HEUCHERA 'GEORGIA PEACH'	GEORGIA PEACH CORAL BELLS	1 gal	POT	24
MaML	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAP. SILVER GRASS	2 gal	POT	5
PvTP	PANICUM VIRGATUM 'TOTEM POLE'	TOTEM POLE SWITCH GRASS	2 gal	POT	4

General Landscape Notes

ITEMS OTHER THAN SOFT LANDSCAPING (PLANTS, MULCH, POLYEDGER, FINE GRADE AND SEED AND/OR SOD) ARE SHOWN ON THIS PLAN FOR REFERENCE ONLY. WHEN BIDDING AND/OR OBTAINING MATERIAL QUANTITIES, PLEASE REFER TO THE APPROPRIATE PLAN(S) FOR NON-SOFT LANDSCAPE ITEMS SUCH AS DEMOLITION, DRAINAGE, PAVEMENT AND CURBS, FENCING ETC.

FINE GRADE ALL AREAS DESIGNATED FOR SEED OR SOD, REMOVING ALL EXISTING VEGETATION, DEBRIS, AND STONES WHETHER IMPORTED OR NATIVE TO THE SITE. SEED OR SOD ALL SITE AREAS AS INDICATED ON THE LANDSCAPE PLAN EXCEPT THOSE WHERE PLANTING BEDS, PAVEMENT, OR BUILDINGS ARE INDICATED. EXTEND SOD TO PROPERTY LINES FOR INTERIOR LOT LINES AND TO THE CURB FOR STREET FRONTAGE. APPLY A ROOTING FERTILIZER PRIOR TO INSTALLING SOD OR SEED. RESTORE ANY AREAS OF THIS SITE OR ADJACENT PROPERTIES RESULTING FROM CONSTRUCTION OF THIS PROJECT.

SOD/SEED ESTABLISHMENT AND PLANTING BED MAINTENANCE

PROVIDE WATER, CARE AND PROTECTION TO ENSURE PROPER AND FULL ESTABLISHMENT OF ALL TURF AREAS. REPAIR ALL BARE AREAS. CARE OF SOD AREAS WILL EXTEND FROM THE TIME OF INSTALLATION TO THE FIRST CUT BY THE CONTRACTOR. AT TIME OF FIRST CUT, REMOVE WEEDS THAT HAVE COME THROUGH THE SOD FROM THE SOIL AND REMOVE ANY WEEDS IN THE PLANTING BEDS (WEED BEDS 30 DAYS AFTER INSTALLATION IF NO SOD HAS BEEN INSTALLED).

SPREAD EXISTING TOPSOIL OVER SMOOTH SUBGRADE IN ORDER TO ACHIEVE A 4" MINIMUM DEPTH FOR ALL TURF AREAS. PROVIDE ADDITIONAL TOPSOIL AS REQUIRED.

ADVISE THE LANDSCAPE ARCHITECT OR PROJECT MANAGER OF THE LOCATION OF THE STOCKPILE AND ALLOW ADEQUATE TIME FOR TESTING PRIOR TO IMPORTING SOIL.

REMOVE PAVEMENT BASE AND ALL DEBRIS FROM PLANTING BEDS AND PARKING LOT ISLANDS AND ENSURE THERE IS FRIABLE TOPSOIL TO A DEPTH OF 18" IN ALL PLANTING AREAS. SUPPLY ADDITIONAL TOPSOIL AS REQUIRED.

INSTALL 15mm (3/4") DEPTH 1"-3" BEACH FLEBBLE OR CANADA RED IN ALL PLANTING BEDS AS INDICATED AND CANADA RED MULCH IN THE ROOT SAUCERS OF TREES THAT ARE IN TURF AREAS. MULCH SHOULD BE 15mm (1/2") BELOW THE ADJACENT SURFACE WITHIN 600mm (24") OF THE EDGE OF THE BED. INSTALL A WEED CONTROL BARRIER OF LANDSCAPE FABRIC BENEATH THE BEACH FLEBBLE.

SUPPLY AND INSTALL COMMERCIAL GRADE POLYEDGER WHERE PLANTING BEDS ARE ADJACENT TO TURF. SECURE EACH 20' LENGTH OF POLYEDGER WITH 6 STEEL PEGS AND JOIN WITH A PLASTIC CONNECTOR.

WHERE EAVES TROUGHS DISCHARGE INTO PLANTING BEDS, SUPPLY AND INSTALL CONCRETE SPLASH BLOCKS. ADJUST PLANTING AS REQUIRED TO ENSURE THAT THE PLANTS WILL NOT BE IN LINE WITH THE WATER DISCHARGED FROM THE DOWN SPOUTS.

GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM ACCEPTANCE. REPLACE ALL DEAD OR WEAK PLANT MATERIAL PROMPTLY WHEN DIRECTED BY THE OWNER OR PROJECT MANAGER. GUARANTEE REPLACEMENT PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM PLANTING. PLANTS DAMAGED DUE TO VANDALISM ARE NOT GUARANTEED.

VERIFY QUANTITIES OF PLANTS INDICATED IN THE PLANT KEYS AND PLANT LIST WITH THOSE SHOWN ON THE PLAN.

NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO TENDERING.

ALL WORK TO BE IN COMPLIANCE WITH THE HEALTH AND SAFETY ACT 1980, ONTARIO Reg. 213/91, 114/82 AND LATEST REVISIONS.

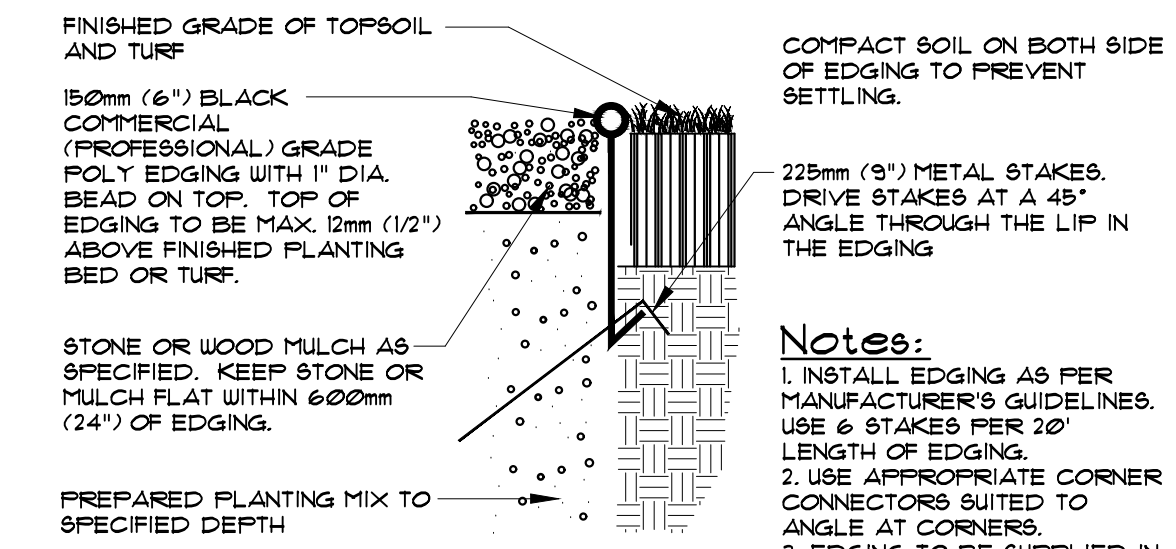
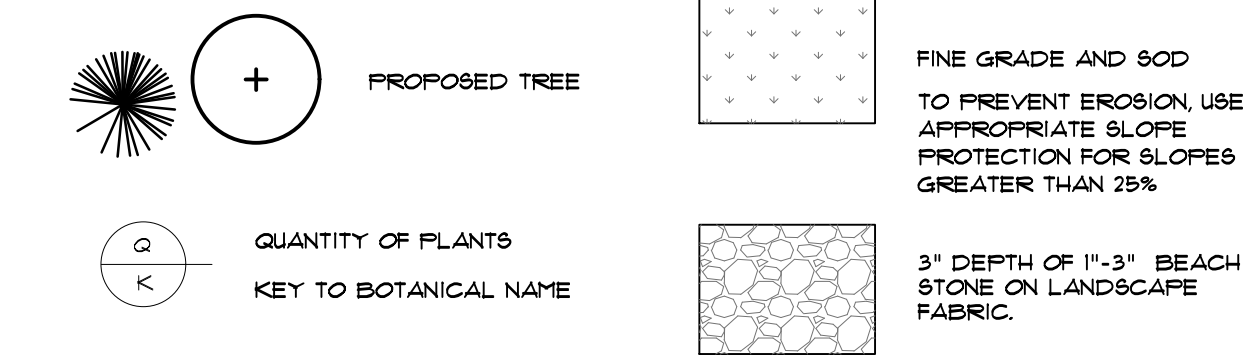
DETERMINE AND VERIFY THE LOCATION AND EXISTENCE OF ALL UNDERGROUND UTILITIES AND IRRIGATION SYSTEM COMPONENTS PRIOR TO COMMENCING CONSTRUCTION.

ADVISE THE LANDSCAPE ARCHITECT OF ANY CONFLICT BETWEEN THE PROPOSED WORK AND EXISTING UTILITIES AND/OR EXISTING IRRIGATION PIPE, VALVES ETC.

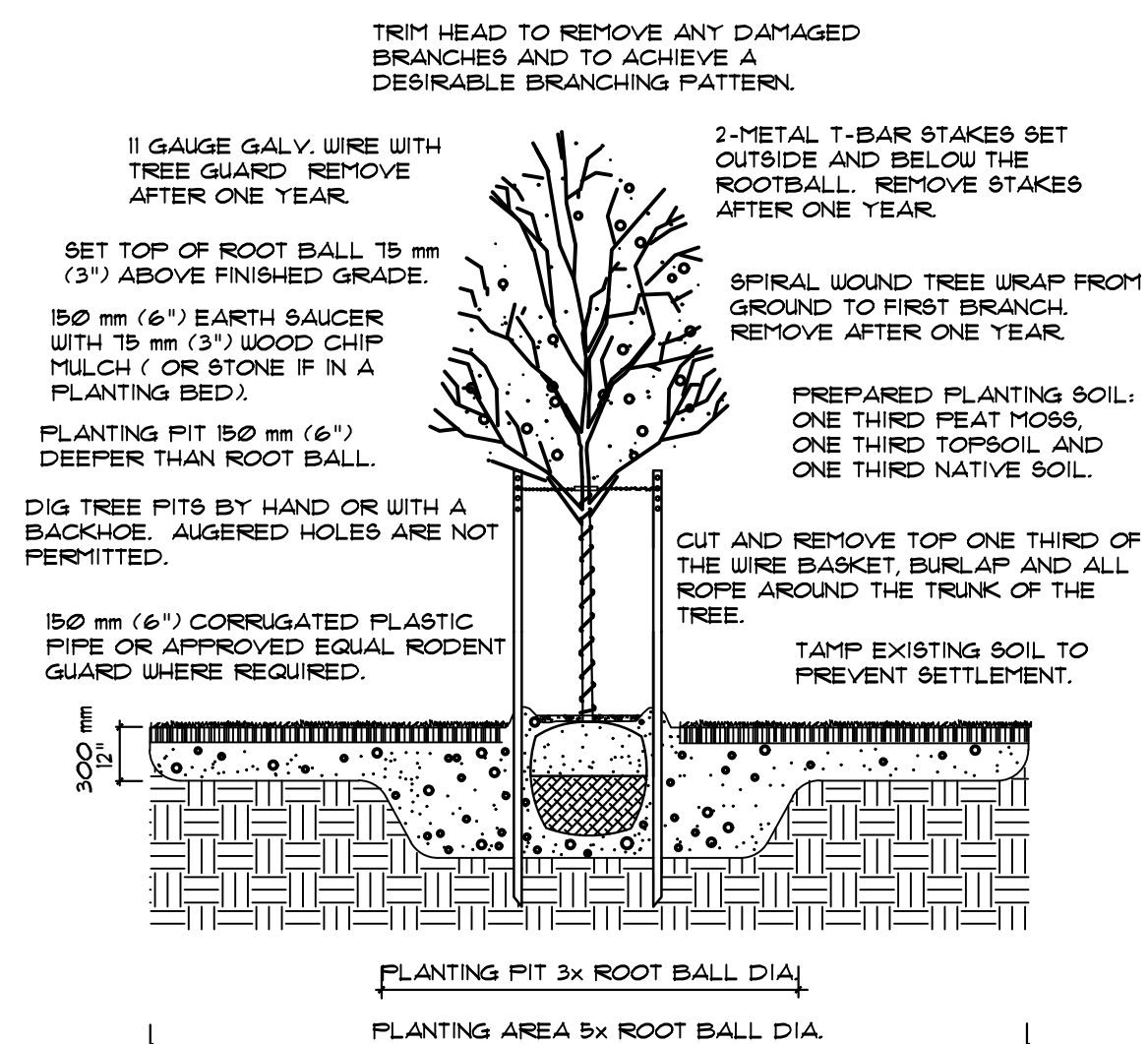
REPAIR ANY AND ALL DAMAGE DONE TO THIS SITE OR ADJACENT SITES RESULTING FROM CONSTRUCTION OF THIS PROJECT.

VERIFY THAT ALL EXISTING SITE CONDITIONS ARE AS SHOWN ON THIS PLAN.

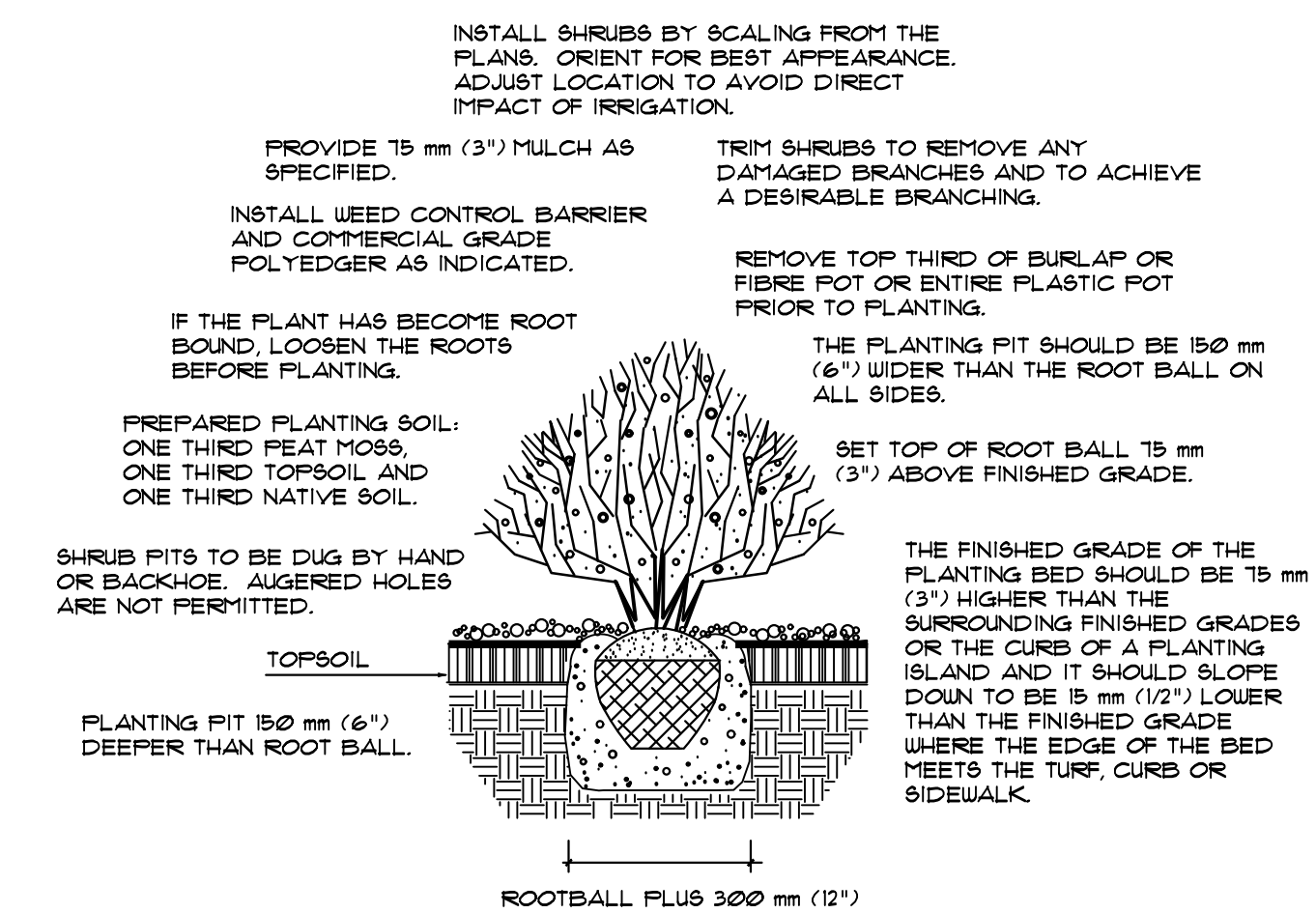
Legend



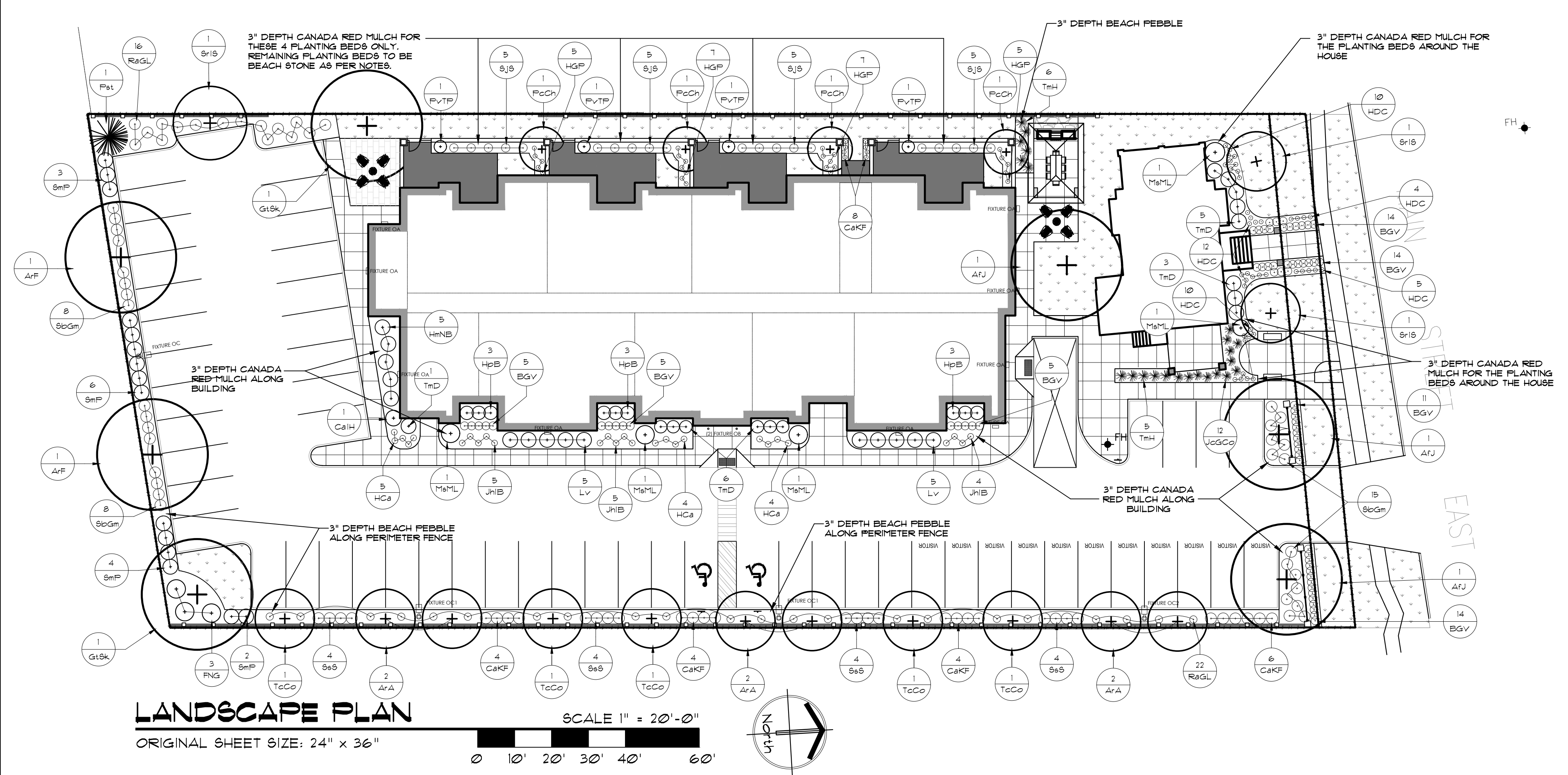
Poly Edging Installation



Deciduous Tree Planting



Shrub Planting



BP
Bezaire Partners
Planners, Landscape Architects,
Mediation, Public Consultation,
Project Management
302-180 Eugene St. West
Windsor, ON N8X 2X6
p. 519 966 6844
gbezaire@bezaire.ca



ISSUED:

REVISIONS:

PROJECT:
PROPOSED 4-STOREY MULTI-FAMILY RESIDENTIAL DEVELOPMENT
183 MAIN STREET E.
KINGSVILLE, ONTARIO

DRAWING TITLE:
LANDSCAPE PLAN AND DETAILS

SCALE:
As Noted
DRAIN BY:
GDB
CHECKED BY:
FLB
APPROVED BY:
DATE:
APR 2021

DRAWING NO:
LA-1
CAD file: 1471 Lnds R10

APPENDIX I

Shadow Study, ADA Associates Inc., Consulting Engineers (July 2023).



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SHADOW STUDY

KINGSVILLE, ON.
MARCH/21



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KINGSVILLE, ON.
JUNE/21



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SEPTEMBER/21



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DECEMBER/21