

## Description of Property

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The Pastorius House is a 3-storey hotel located on the north side of Main Street East in the former Village of Kingsville (formerly the Township of Gosfield). Situated on part of Lot 2 on Registered Plan 184-185, which is the original plan surveyed in 1850. Built by Walter Pastorius in 1885 as a 2-storey hotel to replace the Commercial Hotel that had been destroyed by fire. The third storey was added four years later. Major restoration was undertaken in 2010 and the addition on the west was completed in 2017.



## Chain of Ownership

Instr #	Type	Date	From	To	Price	Remarks
	Patent	9 Feb 1824	Crown	John Tofflemire		200 acres
58	Bargain & Sale	28 Jun 1824	John Tofflemire	Richard Herrington	Not mentioned	200 acres
184-185	Plan	29 Jan 1850	Surveyed by John A Wilkinson for Richard Herrington			
G20	Indenture	26 Jan 1853	Richard Herrington	Samuel Rose	£10	Lot 2 - 1/3 acre
G46	Indenture	10 Apr 1854	Samuel Rose	James King	£300	
G2857	Deed	4 Jan 1876	James King	Alfred L King	\$10	
G2967	Deed	3 Nov 1876	Alfred L King	Theodore Schmidt	\$2,000	
G4698	Deed	4 May 1881	Theodore Schmidt	Alfred L King	\$750	
KV205	Deed	13 Nov 1882	Alfred L King	Walter Pastorius	\$3,200	
KV225	Deed	13 Mar 1883	Walter Pastorius	George Pastorius	\$3,500	
KV405	Lien	26 Aug 1885	GA Daugherty	George Pastorius	\$578.20	
KV407	Deed	2 Sep 1885	George A Pastorius	Charlotte Pastorius	\$4,000	
KT45	Deed	2 Sep 1901	Charlotte Pastorius	George Lario	\$6,700	
KT68	Mortgage	23 Nov 1901	George Lario	Walkerville Brewing Co.	\$1,500	
KT73	Deed	30 Oct 1902	George Lario	Frank Stenlake	\$9,000	
KT672	Deed	13 Dec 1907	Frank Stenlake	Charlotte Pastorius	\$5,500	
KT1428	Deed	1 Apr 1914	Charlotte Pastorius	R H Pickard, D H McCay, W P Tinsley, H P D Evans, W A Smith (Trustees)	\$5,500	
KT1771	Deed	11 Sep 1915	R H Pickard, D H McCay, W P Tinsley, H P D Evans, W A Smith (Trustees)	The Kingsville Hotel Co Ltd	\$1	
KT2314	Deed	31 Mar 1920	The Kingsville Hotel Co Ltd	Alfred & May Hall	\$9,000	
KT2315	Mortgage	31 Mar 1920	Alfred & May Hall	Concord Lodge I.O.O.F.	\$6,000	
2789	Deed	8 May 1922	Alfred & May Hall	Morley & Alberta Shibley	\$35,000	
KT2948	Deed	2 Feb 1923	Morley & Alberta Shibley	Bon Jasperson	\$1 & assumption of mortgages	
KT4608	Order	21 Sep 1933	Concord Lodge No. 142 I.O.O.F.	Alfred & May Hall, Bon Jasperson		Foreclosure Part Lot 2
KT6063	Deed	20 Jun 1944	Concord Lodge No. 142 I.O.O.F.	John Vassar, Alfred Vassar & Bert Weir	\$6,000 & mortgage	
KT6567	Deed	24 Aug 1946	John Vassar, Alfred Vassar & Bert Weir	Simone Egan	\$40,000	
KT8408	Deed	1 Feb 1955	Simone Egan	William & Grace O'Malley	\$40,000	
273784	Grant	10 Jan 1963	William & Grace O'Malley	Stephen J Perrault	\$80,000	
486951	Deed	11 Dec 1970	Stephen J Perrault	Kingsville Hotel Ltd	\$150,000	
CE170964	APL	16 Sep 2005	Kingsville Hotel Ltd	Fogcutter Hotel Ltd		CH NAME OWNER
CE420453	APL	19 Apr 2010	Fogcutter Hotel Ltd	S Funtig & Associates Inc		TR BK-OWNER
CE420619	Transfer	20 Apr 2010	S Funtig & Associates Inc	The Kings Hotel, Inc		
CE707848	Transfer	8 Apr 2016	The Kings Hotel, Inc	2511369 Ontario Ltd		
CE823235	APL	5 Apr 2018	2511369 Ontario Ltd	The Grove Hotel Ltd		CH NAME OWNER

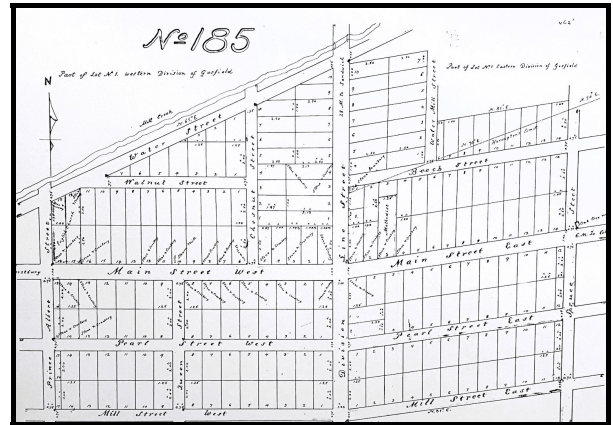
## History

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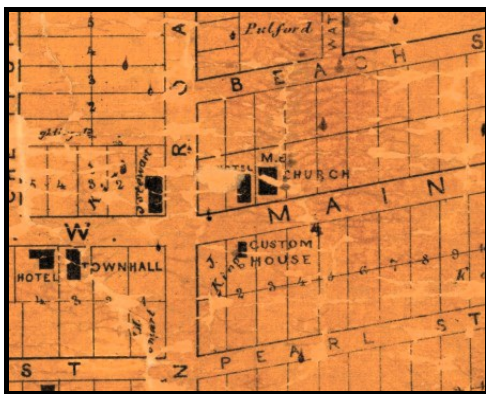
Present-day Main Street was established in the 1840s after a section of the road running along the shore caved into the lake. Where it intersects with Division Street, (the street that divides the Stewart farm on the west and the Herrington Farm on the east) became known as the Cross Roads.<sup>1</sup>

In 1850, encouraged by Colonel James King, Andrew Stewart and Richard Herrington had part of their farms surveyed into building lots to form the Village of Kingsville.

Samuel Rose purchased Lot No. 2 on the north side of Main Street East in 1853 for £10. He built the Temperance House, a hotel that catered to travelling businessmen offering food and drink, but no hard liquor. The following year, Rose sold the hotel to Col. King, who gave it to one of his sons, Alfred, in 1876.



**Registered Plan No. 185**



**H.F. Walling, 1877**

Later known as the Commercial Hotel, Alfred King sold the property to Walter Pastorius in 1882.

In February 1885, the Commercial Hotel was destroyed by fire. Four months later, Pastorius commenced work on a new 2-storey, brick veneered hotel:

*The main building will be 41x36 and the wing on the north end 25x35; two stories high, and will be of veneered brick. The ground floor will contain bar room, commercial room, private sitting room, dining hall, kitchen, pantry and the other necessary offices for a first-class hotel. The upper story will have 14 bedrooms, one bath room, two sitting rooms, closets, &c. There will be a large cellar under the main part of the building. The whole of the carpenter work inside will be finished in chestnut and oiled, and the whole building will be heated by a furnace.<sup>2</sup>*

The “Pastorius House” opened on 27 July 1885. On the roof of the hotel was an observatory with “a view covering 17 miles of the country” and “the whole village, the grove, the harbor, the lake and Pelee comprising the view.”<sup>3</sup>

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<sup>1</sup> Windsor Evening Record, 13 September 1901, p.2.

<sup>2</sup> Amherstburg Echo, 1 May 1885, p.6.

<sup>3</sup> Amherstburg Echo, 31 July 1885, p.6.



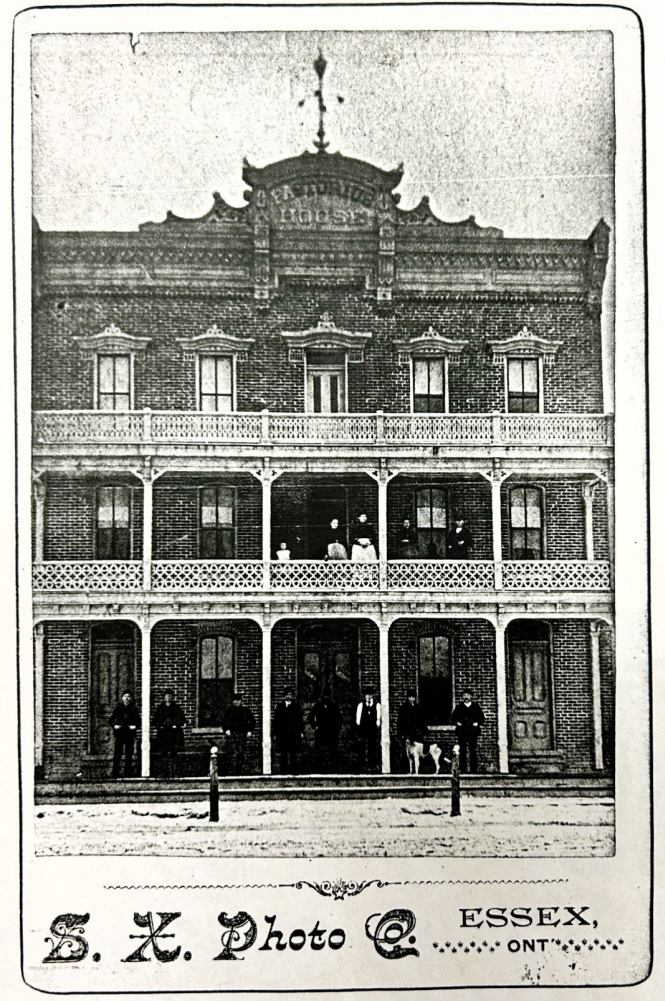
The foreman, J.W. Drake, used local materials and craftsman. "The brick was supplied by John Miner and it was of the best quality, the mason's work was undertaken by William Davey, Geo Cady did the plastering, Wm Brimner the painting and George Stephenson, the tin work, plumbing and heating arrangements."<sup>4</sup>

By 1889, Pastorius' business outgrew the hotel and he had to rent rooms above neighbouring stores to meet the demand. He engaged local architect, John Alexander Maycock, to design a third storey and upgraded facade. Maycock had recently designed the Union Block (29-33 Main Street West).

"Walter Pastorius has just completed the inside of his hotel. Having put another story on, it gives it a fine appearance and is a credit to the town."<sup>5</sup>

In addition to Walter, the whole Pastorius family lived and worked at the hotel including his wife Charlotte, sons James and Thomas, and daughter Malla, with her husband William Brundage. After Walter's death in 1895 from typhoid fever, the family continued to run the hotel until it was sold in 1901.

George Lario, who had been running the Kingsville Exchange Hotel on Main Street West, purchased the hotel from Charlotte Pastorius in 1901 for \$6,700. According to the Kingsville Reporter, "It is his intention to overhaul the house, fit up a nice office, repaint the outside, and put everything generally in good order. The hotel will hereafter be known as the 'King's.'"<sup>6</sup>



*Courtesy of the Kingsville Archives*

For the renovations, Lario took out a \$1,500 mortgage with the Walkerville Brewing Company.

The following year, George Lario exchanged the King's Hotel with Frank Stenlake for his hotel in Tilbury. In 1904, Stenlake gave a 5-year lease to Thomas Oke of Exeter, and in 1907 sold the property back to Charlotte Pastorius. When Oke's lease expired on 1 May 1909, Charlotte gave the day-to-day operating responsibilities to her son-in-law, William Brundage.

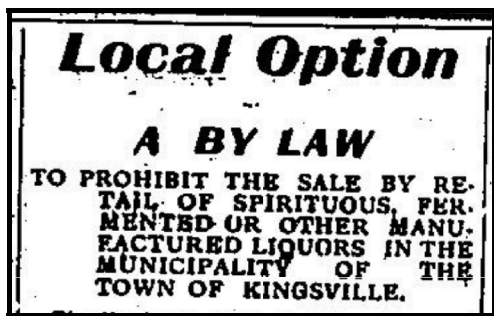
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<sup>4</sup> Ibid.

<sup>5</sup> Amherstburg Echo, 17 January 1890, p.6.

<sup>6</sup> The Kingsville Reporter, 5 September 1901, p.5.





*The Kingsville Reporter, 9 Dec 1909*

On 3 January 1910, the voters of Kingsville passed the Local Option By-Law (prohibiting the retail sale of liquor) by a margin of 257 to 140.<sup>7</sup> In disgust and “according to promise, Mr. Brundage proceeded to board up the Kings hotel.”<sup>8</sup>

Kingsville would remain a “dry” town until 1942 when the Local Option was repealed by a vote of 820 to 430.<sup>9</sup>

Thomas Pastorius promptly took over the running of the hotel until 1914 when the “Chief of police seized a couple of slot machines, which had been operating for some time at the Kings Hotel here. Mr Pastorius has been in Windsor or Detroit ever since, and no action has been started against him because the chief has been unable to serve the necessary papers on him.”<sup>10</sup>

The following month, Charlotte Pastorius sold the King’s Hotel to a group of local businessmen, who hired the Oxley Bros. to fix up the building.

*The house has been improved and cleaned up and put in the pink of condition. It was re-plastered, re-painted, re-papered and decorated, and the entire outside re-painted; the verandahs and balconies etc put in condition; flower baskets and boxes put out in front, making the entrance pleasant and attractive. Bath and toilet on every floor, bedrooms all bright and airy and spotlessly clean. Windows and doors are all screened, and the entire place practically fly proof. The house has been largely refurnished and contains twenty-four bedrooms.*<sup>11</sup>

There was a lot of excitement for the newly refurbished establishment, but it still had trouble staying on the right side of the law. In 1917, the proprietor Alfred Hall was charged and convicted of “selling beer that contained more than the regulation 2½ per cent of alcohol.”

Alfred Hall and his wife Olive purchased the hotel in 1920 and, except for a brief time running a fruit farm in Niagara-on-the-Lake, managed the business until 1933 when they lost it to Concord Lodge No. 142, I.O.O.F. (Independent Order of Odd Fellows), who held the mortgage.



*Courtesy of the Kingsville Archives*

<sup>7</sup> The Kingsville Reporter, 3 January 1910, p.3.

<sup>8</sup> The Kingsville Reporter, 5 May 1910, p.4.

<sup>9</sup> “Kingsville Goes Wet!” 22 January 1942, p.1.

<sup>10</sup> The Kingsville Reporter, 12 March 1914, p.5.

<sup>11</sup> “Our Hotels,” The Kingsville Reporter, 20 Aug 1914, p.1.

During the 1930s, Everett and Olive Moore managed the hotel for Concord Lodge No. 142.

**NOW OPEN**

THE NEW

# KINGSVILLE HOTEL

Government Licensed

Remodelled  
Reconditioned • Redecorated

Modern Dining Room Facilities

MEALS • PARTIES • BANQUETS

FRESH CLEAN ROOMS  
WITH RUNNING WATER

THE HOTEL WHERE A HOME-LIKE WELCOME AWAITS YOU

MR. AND MRS. E. G. GARDNER, RESIDENT MANAGERS

*The Essex County Reporter, 17 Sep 1942*

Pat and Grace O'Malley started managing the Kingsville Hotel in 1945 before being able to purchase the property in 1955 for \$40,000.

# KINGSVILLE HOTEL

At Main Intersection, Kingsville  
Phone RE 3-4102

## Now Under New Management

Watch for the  
Grand Opening Soon  
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**KINGSVILLE SUPPER CLUB  
AND TAVERN**

**Present Dining Room  
Operating As Usual**

Modern Rooms with TV  
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**Our Famous  
Lake Erie  
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All You **\$1.25**  
Can Eat  
Try Our Salad Bar —  
Wheeled right to your  
table.

*The Windsor Star, 29 June 1963*

The I.O.O.F. sold the property in 1942 to three businessmen from London. "We are going to give Kingsville the type of commercial hotel the citizens of Kingsville want. And we are certainly going to do our best to sell Kingsville as a summer town to our many friends in London."<sup>12</sup>

"The building has been completely overhauled and new floors laid throughout in the upstairs. The downstairs and basement floors are of terrazzo. The walls have all been replastered and complete new plumbing installed."<sup>13</sup>

# Kingsville Hotel

In the Heart of Kingsville

A friendly place to  
**DINE**

Southern Ontario's Most Modern  
Small Town Hotel

**FINEST FOODS  
OUR SPECIALTY**  
★ Steaks ★ Fish & Chicken Dinners

25 MODERN ROOMS—MANY WITH BATH

Phone RE 3-4102

*The Windsor Star, 9 July 1955*

Stephen and Ann Perrault bought the hotel for \$80,000 in 1963 and sold it for \$150,000 in 1970..

<sup>12</sup> "'Unite the town' is theme," The Essex County Reporter, 22 January 1942, p.1.

<sup>13</sup> "Kingsville hotel," The Essex County Reporter, 17 September 1942, p.6.

The early 1970s saw the introduction of topless dancers at the Kingsville Hotel. As owner-manager Jack Churchmuch explained, “We’ve had topless for two years and it helps us. We’ve tried to go without them but people keep asking for dancers.”<sup>14</sup>

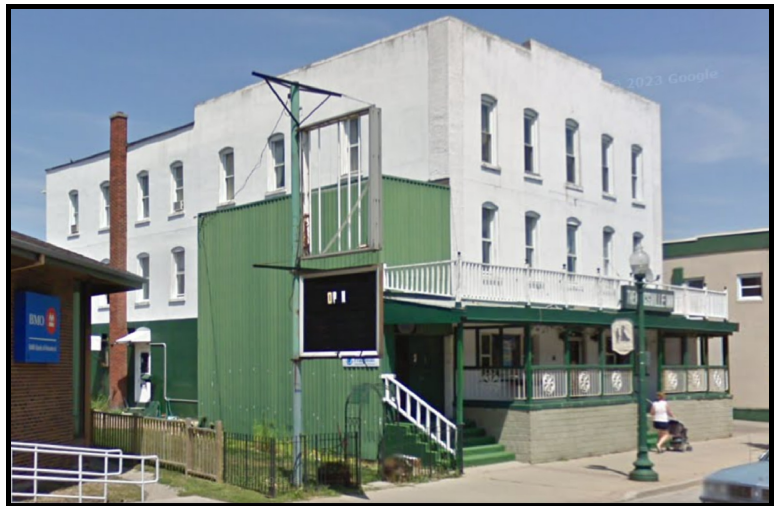
Churchmuch opened the Fogcutter Restaurant inside the hotel in 1978 in an attempt to draw in “the visitors, the summer people, and the tourists.”<sup>15</sup> The hotels rooms were converted into rental accommodations.



*Courtesy of the Kingsville Archives*

“Ted Chopin of the Fogcutter Hotel has provided an amazing transformation to date with the improvements on the building. The colour scheme and balcony intrigue residents as they watch Kingsville's first hotel built in 1885 return to the dimensions of the past. The Fogcutter received a certificate and the B.I.A. looks forward to presenting a Beautification Plaque for 1988 when the work is completed.”<sup>16</sup>

By 2006, the Fogcutter had been renamed The Kingsville Inn and featured live music on Friday and Saturday nights.



*Google Streetview, July 2009*

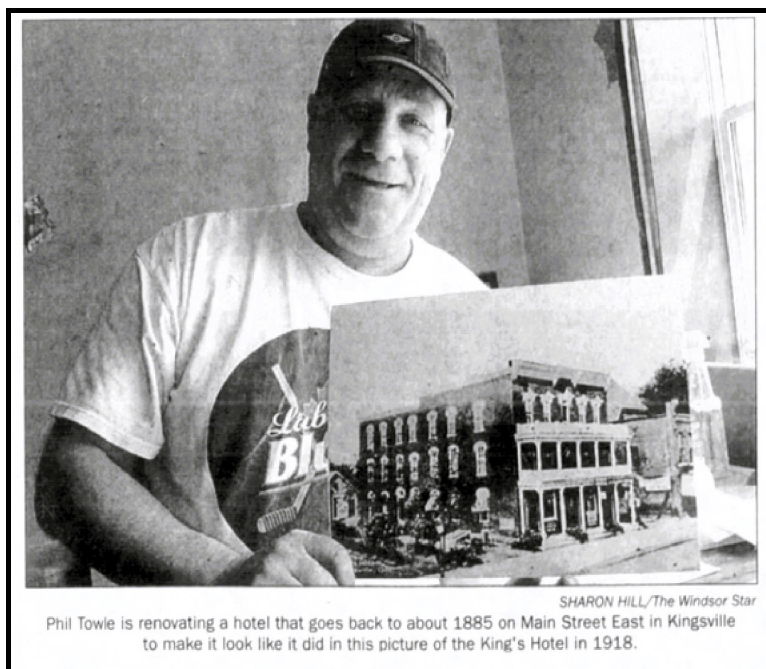
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<sup>14</sup> “Essex County: Strippers draw,” The Windsor Star, 22 July 1972, p.35.

<sup>15</sup> “You’ll feel at home in Fogcutter,” The Windsor Star, 4 July 1978, p.55.

<sup>16</sup> The Kingsville Reporter, 15 March 1988, p.1.





*The Windsor Star, 25 May 2010*

In the spring of 2010, Phil Towle acquired The Kingsville Inn and quickly started the renovations, transforming the exterior to reflect the original architecture.

The new name was to be the Kings Hotel Inn and Suites.



*The Windsor Star, 25 November 2010*



*Google Streetview, June 2012*

"Towle said his upscale inn will include some rooms with access to the balconies that will stretch across the front of the hotel. The inn will also have a restaurant in the lower level that features the original terrazzo floors."<sup>17</sup>

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<sup>17</sup> "The Fogcutter's transformation," The Windsor Star, 25 May 2010, p.4

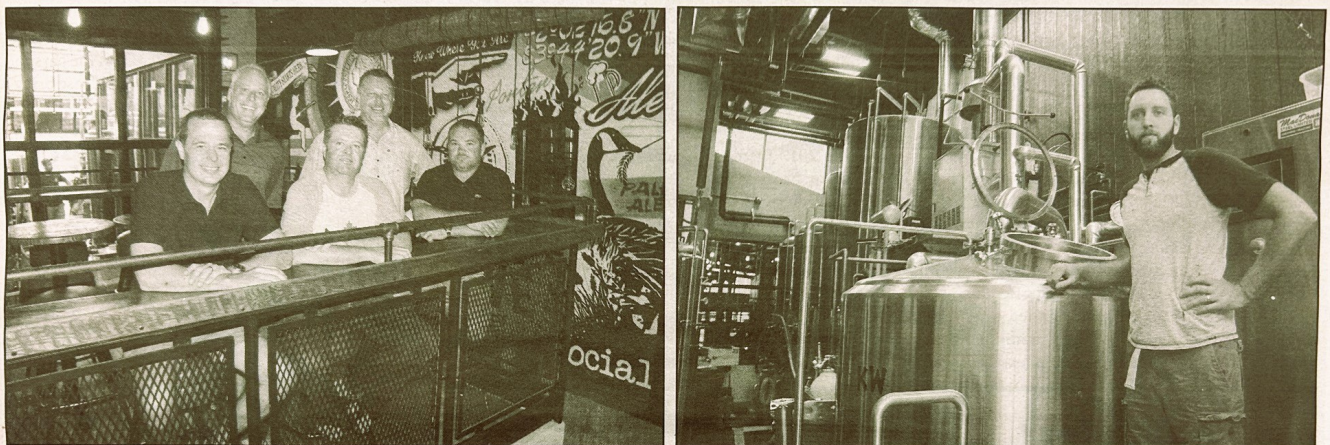


*The Grove, August 2019*

The property changed hands again in the spring of 2016:

“The five Kingsville businessmen who bought the former King’s Hotel, changed the name and created a destination attraction will soon begin work on their next project, a craft brewery and restaurant, which they expect to unveil In March.”<sup>18</sup>

### Grove Brew House set to open Monday with final preparations underway



Pictured in the soon to open Grove Brew House are owners (standing) Jim Flynn, Jeff Smith, (seated) Shawn Chapman, Trevor Loop and Jeremy Truax. Also pictured is Head Brewer Donovan McFadden inside the brewery.  
Photos by Steve l'Anson

*The Kingsville Reporter, 25 July 2017*

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<sup>18</sup> “Kingsville’s Grove Hotel: Transforming Main Street,” The Windsor Star, 22 September 2016, p.B6.