

Main Street Development Review Committee Heritage Report

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Focus Areas / Areas of Concern

1. Protecting properties designated under the Ontario Heritage Act
2. Protecting properties on the Kingsville Municipal Heritage Register that are key elements of the downtown streetscape
3. Protecting other properties on the Kingsville Municipal Heritage Register
4. Enhancing Main Street's heritage feel

Research Sources

- Division of Time website (divisionoftime.ca), a project of the Kingsville Municipal Heritage Advisory Committee
- Kingsville 1790 – 2000, *A Stroll Through Time*, Volumes 1 and 2, Kingsville-Gosfield Heritage Society, 2003.
- Kingsville Municipal Heritage Register
- Municipality of Bluewater Official Plan
- Oakville Liveable by Design
- Ontario Heritage Tool Kit
- Ontario Heritage Trust

Summary of Main Findings

1. More of the key heritage properties downtown need to be protected with designation under the Ontario Heritage Act.
2. Designated properties should be protected with controls on development on abutting lots.
3. Property owners need to be encouraged to repurpose heritage buildings on Main Street.
4. Bylaw controls such as limiting building heights, placement of buildings at the sidewalk to create a street wall and prohibiting the installation of internally lit signs will enhance Main Street's heritage feel without imposing restrictions that encourage "fake heritage."
5. Kingsville needs to implement programs to preserve its historic façades by means other than designation.
6. Using Victorian or Edwardian-inspired fixtures on public rights of way and installing historic-looking crosswalks will enhance the downtown core's heritage feel.

Recommendations (23 organized geographically)



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

Recommendations



- 3.** Both the Bon Jasperson House at 171 Main Street East and the Esther Jasperson Campbell House abutting it to the east should continue to be protected under the Ontario Heritage Act. The residential use of these buildings can change provided any future purposes preserve the heritage attributes of the properties and maintain the look of a single-family dwelling.
- 4.** To the west of the Bon Jasperson House is a vacant lot used as a side yard. If this property to the west were ever to be developed, we would recommend it be used for a single-family dwelling that faces Main Street, no more than six metres in height in keeping with the existing streetscape.

Recommendations



- 5.** We recommend The Wedding House at 98 Main Street East continue to be protected under the Ontario Heritage Act. Any future use of the property should preserve the heritage attributes of the home and maintain the look of a single-family dwelling.
- 6.** To protect the streetscape surrounding The Wedding House, the properties to the east and west of 98 Main Street East should continue to be used as single-family dwellings with permitted commercial uses.

Recommendations



- 7.** The Wible-Webb House at 90 Main Street East should continue to be protected under the Ontario Heritage Act and remain as a single-family dwelling, with uses such as a boutique hotel, bed and breakfast, home business or other commercial uses permitted providing the heritage attributes of the property are preserved.

Recommendations



- 8.** The Old Fire Hall at 30 Main Street East should continue to be protected under the Ontario Heritage Act. Currently used for commercial purposes, the building's future uses should be compatible with the preservation of the heritage attributes listed in the designation.

- 9.** There are commercial properties to the east and west of the Old Fire Hall. These are compatible with the preservation of the heritage attributes of the Old Fire Hall, which was purposefully sited to be centrally located in the commercial district of the town. The properties on either side, if redeveloped, should remain commercial, preferably two storeys high with commercial on the ground floor and residential above. Unlike the Old Fire Hall which has a small parking lot in front originally to accommodate fire trucks, commercial buildings to the east and west should remain close to the sidewalk in keeping with the desired character of the downtown streetscape.

Recommendations



10. The William T. Conklin House at 189 Main Street West should continue to be protected under the Ontario Heritage Act. It should remain as a single-family dwelling, with uses such as a boutique hotel, bed and breakfast, home business or other commercial uses permitted, providing the heritage attributes of the property are preserved. The landscape of trees and wetlands to the east is natural heritage that should be preserved.

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

Recommendations



12. The Church of England Parsonage at 108 Main Street West should continue to be protected under the Ontario Heritage Act. It should remain as a single-family dwelling, with uses such as a boutique hotel, bed and breakfast, home business or other commercial uses permitted providing the heritage attributes of the property are preserved.

13. The property to the west of 108 Main Street West is not designated, but it is on the Kingsville Municipal Heritage Register and should remain a single-family dwelling in keeping with the surrounding streetscape.

Recommendations



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

Recommendations



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

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



Recommendations



- 19.** Kingsville should discourage the demolition of any buildings on Kingsville's Municipal Heritage Register, pursue designation under the Ontario Heritage Act where warranted, and encourage the repurposing of these structures.

- 20.** Institute a program of façade protection for all buildings on the Municipal Heritage Register that discourages the cladding of brick façades and encourages owners to replace pediments and other design details lost over time. Signage on buildings with cultural heritage value should cover as little of the façade as possible.

Recommendations



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