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# CORPORATION OF THE TOWN OF KINGSVILLE

2021 Division Road North  
Kingsville, Ontario N9Y 2Y9

Phone: (519) 733-2305

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December 16, 2013

ONTARIO HERITAGE TRUST

DEC 2 2013

RECEIVED

Ontario Heritage Trust  
Heritage Programs and Operation  
10 Adelaide St. East  
Toronto, ON M5C 1J3

Attention: Mr. Jim Leonard, Registrar

Dear Mr. Leonard:

**RE: Ontario Heritage Act— By-law 102-2013 of  
The Corporation of the Town of Kingsville  
--189 Main St. West, Kingsville (The William T. Conklin House)**

Enclosed please find a certified copy of By-law 102-2013 passed by Council of The Corporation of the Town of Kingsville at its Regular Meeting held on December 9, 2013, which is being served upon you pursuant to Section 29(6) of the said Act.

Yours truly,

Sandra Kitchen, Deputy Clerk-Council Services  
Corporate Services Department

/sjk

Enclosure

**BY REGISTERED MAIL**

# THE CORPORATION OF THE TOWN OF KINGSVILLE

## BY-LAW 102 – 2013

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*Being a by-law to designate a certain property,  
including land and buildings,  
known as The William T. Conklin House  
(189 Main Street West, 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 189 Main Street West, Kingsville 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 189 Main St. West, 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 statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property 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 William T. Conklin House and municipally known as 189 Main Street West, 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 9<sup>th</sup> day of December, 2013.**

  
\_\_\_\_\_  
**MAYOR Nelson Santos**

  
\_\_\_\_\_  
**CLERK Ruth Orton-Pert**

I, Ruth Orton-Pert hereby certify the foregoing  
to be a true and correct copy of the original  
copy of Bylaw 102 2013 dated at Kingsville,  
Ontario this 9th day of December, 2013

  
\_\_\_\_\_  
**Signature**

**The Corporation of the Town of Kingsville  
By-law 102-2013**

**Schedule "A"**

189 Main St. West  
Kingsville, Ontario  
The William T. Conklin House

**Description of Property:** The William T. Conklin House  
Completed in 1923, the William T. Conklin House is a 2-storey brick dwelling located on the south side of Main Street West just west of downtown Kingsville. The house is predominately Georgian Revival in style although it also contains many elements of Italian Revival style as well as local Kingsville features.

**Statement of Cultural Heritage Value or Interest:**

The property's cultural heritage value lies in its association with William T. Conklin, one of Kingsville's leading citizens, and the Conklin family, one of Kingsville's leading families since the 1800s.

William Conklin's father, David, has been called "Kingsville's Grand Old Man". David Conklin acquired an early knowledge of timbering, operated a grist mill and became involved in Kingsville's first gas well among other enterprises, before returning to lumbering by purchasing a sawmill on Division St. N.

William T. Conklin began his career in the lumber business in 1895, at the age of 19, joining his father in the sawmill and planing mill business. In addition to achieving success with the planing mill business, he was also very successful as a real estate developer and investor, developing Essex County lakefront property, a subdivision on the east side of Kingsville, and various Windsor apartment buildings and homes.

Conklin was very civic-minded, serving on the Kingsville High School Board for a number of years, as well as the Kingsville Board of Trade. He was an honorary life member of Independent Order of Odd Fellows, St. George's Lodge Number 41 on the Registry of Grand Lodge of A.F. and A.M. (Masons). He was also a member of Epworth United Church and chairman of the building committee when the church was rebuilt after a 1935 fire, donating a new organ to the church. He was a great supporter of any community effort and organized a number of baseball teams.

**Description of Heritage Attributes:**

Key attributes that embody the heritage value of the William T. Conklin House include many examples of fine craftsmanship and materials:

- Rectangular-shaped 2-storey plan and four-window façade with the front entrance placed to the right of centre
- Porte-cochère (car shelter) which includes Roman arches
- Balanced, low-pitched, hipped roof with green glazed clay barrel tiles made by Ludowici Co. of Ohio
- Raised grey/pink cut fieldstone foundation typical of the Kingsville area
- Multi-pane (eight over one) double-hung windows; top windows have beveled glass; wooden shutters



- Paneled front door flanked with sidelites capped by an elaborate decorative entablature supported by pilasters; fan-shaped wooden detail above the door
- Leaded glass sidelites adjacent to exterior front door and to interior front door
- Widely overhanging eaves with large, ornate, paired cornice brackets
- Cornice emphasized by dentils
- Blind arches over first-floor windows, with bricks laid in a header pattern
- Large, decorative concrete medallions on façade
- Wrought iron railings on side porch and second storey porch
- Formal staircase of solid mahogany with unique balusters (pin top *and* bottom while most are pin top with square bottom), right-hand volute (banister curves outward to the right at the bottom of the stairs) goosenecks (curved rises in handrail), round newel posts and bullnose first step
- Back to back fireplaces in the living room and dining room that share the same chimney
- Mahogany fireplace mantel and wainscoting that runs from the floor almost to the ceiling in the dining room; decorative dark, silvery-brown clay inlay that runs through the mantel and along the top of the wainscoting just below the crown molding
- Fireplace mantel in the living room which came from one of the homes of Edsel Ford
- Interior doors in mahogany, with fifteen-lite, beveled, leaded glass (3 pairs of French doors and 7 individual doors on first floor)
- Solid mahogany panel doors (3 beveled panels with large vertical centre panel and smaller horizontal panels top and bottom)
- Solid mahogany baseboards and trim on windows and doors
- Ridged sterling silver doorknobs
- Intricate plaster work including ceiling medallions, ceiling corner ornamentation, bas-relief friezes and textured plaster
- Built-in linen cupboard in second floor hallway
- Handel & Company of New York (#6996) hanging globe lamp with reverse-painted blue parrot and grape vine
- Dining room pendant light fixture with lead ribbing and eight-sided pebble finish glass shade with reverse-painted grapevine motif
- Numerous chandeliers, pendant lights, flush ceiling mounted fixtures, and other light fixtures throughout the house, including various types of sconces plus two mantel lamps (table lamps) that match the living room sconces and two that match the dining room sconces
- Stained oak floors throughout
- Pewabic Pottery (Detroit, MI) tile floors in front and side door vestibules, side porch and first floor sunroom
- Steam radiators.

**The Corporation of the Town of Kingsville  
By-law 102-2013**

**SCHEDULE "B"**

**Description:**

**PT LT 3 CON 1 WESTERN DIVISION GOSFIELD (KINGSVILLE) AS IN  
R834858; S/T R387279, R644566; KINGSVILLE**