



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

---

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.



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

**SENT REGISTERED MAIL**

August 29, 2018

ONTARIO HERITAGE TRUST

SEP 4 2018

RECEIVED

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

**Attention: Ms. Erin Semande, Provincial Heritage Registrar**

Dear Madam:

**RE: Ontario Heritage Act— By-law 98-2018 of  
The Corporation of the Town of Kingsville  
--1422 Road 3 East, Kingsville (The John S. Bruner House)**

Enclosed please find a certified copy of By-law 98-2018 passed by Council of The Corporation of the Town of Kingsville at its Regular Meeting held on August 27, 2018, which is being served upon you pursuant to Section 29(6) of the said Act.

Yours truly,

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

Sandra Kitchen  
Deputy Clerk/Council Services  
Corporate Services Department  
[skitchen@kingsville.ca](mailto:skitchen@kingsville.ca)

Enclosure

cc: Dr. L. Miljan, Chair, Kingsville Municipal Heritage Advisory Committee

# THE CORPORATION OF THE TOWN OF KINGSVILLE

## BY-LAW 98-2018

Being a by-law to designate a certain property, including land and buildings, known as The John S. Bruner House (1422 Road 3 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*, 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, 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 (the "Town") has consulted with the Kingsville Municipal Heritage Advisory Committee with respect to the designation of 1422 Road 3 East as being of cultural heritage value or interest, and authority was granted by Council to designate such property in accordance with the *Act*;

**AND WHEREAS** the Council for the Town has caused to be served upon the owners of the lands municipally known as 1422 Road 3 East., Kingsville, and upon the Ontario Heritage Trust, Notice of Intention to Designate the foregoing property and has caused the Notice of Intention to Designate to be 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 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 of the Town.

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

1. That the property known as The John S. Bruner House and municipally known as 1422 Road 3 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 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 Town as required by the Act;

4. That Schedules "A" and "B" be and they are hereby adopted as part of this By-law.

**The Corporation of the Town of Kingsville  
By-law 98-2018**

**Schedule "A"**

1422 Road 3 East, Kingsville, Ontario  
The John S. Bruner House

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

Constructed in 1888, The John S. Bruner House is a 3-storey brick house in the French Second Empire academic style located on the North side of Road 3 East in the Hamlet of Ruthven, in the Town of Kingsville. The cultural value of the house lies partly in its association with a prominent Kingsville family, the Bruners, and with one member of the family, John S. Bruner. John S. Bruner (1852-1910) was born on the family farm in the family's "old stone mansion". As an adult, he came into possession of 100 acres of land, eventually buying his brother's 100 acres of land and taking on his father's share of 200 acres, for a total of 400 acres. John S. Bruner is known for his association with the fruit industry as one of the most extensive fruit growers of the county. Fine peaches from his thirty-acre peach orchard at Elm Bluff Fruit Farm were his specialty. In addition, he grew apples, plums, pears and other fruit. He also raised tobacco. Assessment records from 1888 reveal that John S. Bruner's farm also included livestock, orchard, 30 acres of fall wheat, and 60 acres of woodland. His son Guranzey was engaged with his father in operating the home farm. After his father died, he, too, became one of the most successful farmers of the district.

Bruner was one of the organizers of the Erie Tobacco Company founded in 1900, acted as its manager and was elected its President. The tobacco factory occupied nearly 22,000 square feet on three floors, employed fifty people when running at full capacity and initially turned out 1,200 pounds of chewing tobacco daily. Bruner also had fishing interests, "stakes", in Lake Erie. In 1902, displayed in Doan's Drug Store window, was a herring caught by Mr. Bruner which was the largest ever caught in the area at 5 ¼ pounds and 22 ½ inches in length.

At the age of 21, John S. Bruner married Catherine E. Stewart in Leamington, Ontario. Catherine Stewart also came from a prominent local family. She was the youngest daughter of Charles Stewart, Jr. and Mary Whittle, natives of Pennsylvania and Essex County respectively. The Bruners had six children. John S. Bruner was a Forester and an Oddfellow, belonging to the lodges at Ruthven. Politically, he was independent. The Bruners were members of the Leamington Baptist Church. In 1905, Mrs. Bruner died at the age of 49 years. Two years later, in 1907, Mr. Bruner married Mrs. Eva Felt of Belleville, Michigan. In 1910, at the age of 58 years, Mr. Bruner passed away in a Detroit hospital.

The cultural heritage value of the John S. Bruner House also lies in it being a particularly fine example of the French Second Empire academic style of private dwelling in Kingsville, Ontario. The 3-storey brick dwelling features a raised, cut-fieldstone foundation typical to the Kingsville

storey square block, a simple box form. The overall composition of the house is formal and symmetrical. Consistent with the Second Empire style, the roof of the house is a Mansard hipped roof with its top surface spreading almost to the edges of the building to maximize the volume of space beneath it. The lower pitch is steeply-angled and finished with dichromatic, hexagonal-shaped slate shingles, including a stylized decorative floral pattern in differently-coloured tiles. To provide light on the top floor, the Mansard roof is pierced with arched dormer windows decorated with large, curved hoods, i.e. molding projecting above the window to throw off rain. The decorative window surrounds, including the scrolls at either side of the base of the windows, are also common to the Second Empire style. The Bruner House has an elevated, one-storey entry porch with upper full-width balcony. The front door is of the extra wide single type with sidelights and a fanlight. The house has many doors on the ground and second level which opens onto porches, balconies, balconettes and verandas.

The formal staircase is an impressive piece of workmanship. It is constructed of solid oak, with a large, hand-carved, decorative, circular newel post on the first stair. The handrail and balusters (spindles) which are also hand-carved, are made from a different type of wood which contrasts the honey-coloured oak. The staircase has a bullnose tread, a large starting step finished in a radius that curves out past the sides of the stairs.

Other notable features of the property include:

- hand-carved keystones
- the indoor floors, doors, and wide trim
- wide eaves supported by pairs of brackets in the Italianate style
- gingerbread detail on the exterior
- windows in singles, doubles and triples
- double bay windows in front façade

**The Corporation of the Town of Kingsville  
By-law 98-2018**

**SCHEDULE "B"**

**Description:**

Part Lot 8-9, Concession 3, Eastern Division Gosfield designated as Parts 10, 17, 18, 22, 23 & 24 Plan 12R25474; S/T R1530976; S/T R1530977; Together with an Easement as in CE595428; Together with an Easement over Part 31 Plan 12R25474 as in CE595440; Subject to an Easement over Parts 17 & 23 Plan 12R25474 in favour of Part Lot 9 Concession 2 Eastern Division Gosfield as in R272974 (thirdly and fourthly), Parts 1 & 2 Plan 12R16606 Except Parts 1 & 2 Plan 12R22782 & Part 13 Plan 12R25429 as in CE607406; Together with an Easement over Parts 29 & 30 Plan 12R25474 until 2035/05/07 as in CE609349; Town of Kingsville