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**REGISTERED MAIL**

September 28, 2015

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

**Attn: Mr. Calvin Ostner, Registrar**

Dear Mr. Ostner:

**RE: Ontario Heritage Act – Designation By-law 74-2015 of The Corporation of the Town of Kingsville – 126 Division Road North, Kingsville (The Warren R. Watters House)**

Enclosed please find a certified copy of By-law 74-2015 passed by the Council of The Corporation of the Town of Kingsville at its Regular Meeting held on September 14, 2015, which is being served upon you pursuant to Section 29(6) of the said Act.

Yours truly,

A handwritten signature in cursive script that reads "Sandra Kitchen".

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

Enclosure

# THE CORPORATION OF THE TOWN OF KINGSVILLE

## BY-LAW 74 – 2015

*Being a by-law to designate a certain property, including land and buildings, known as The Warren R. Watters House (126 Division Street North) 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 126 Division St. South 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 126 Division St. North, 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 Warren R. Watters House and municipally known as 126 Division St. North, 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*,

**CERTIFICATE**

I hereby certify the following to be a true and correct copy of By-Law 74-2015 of the Corporation of the Town of Kingsville dated September 14, 2015, the same having been compared by me to the original.

DATED at Kingsville, Ontario this 17<sup>th</sup> day of September, 2015.

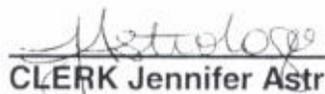


Sandra Kitchen, Deputy Clerk/Council Services  
The Corporation of the Town of Kingsville

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 14<sup>th</sup> day of September, 2015.**

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

  
\_\_\_\_\_  
CLERK Jennifer Astrologo

**The Corporation of the Town of Kingsville  
By-law 74-2015**

**Schedule "A"**

126 Division St. North, Kingsville, Ontario  
The Warren R. Watters House

**Description of Property:** The Warren R. Watters House  
Constructed in 1922, The Warren R. Watters House is a 2 and ½ storey brick house designed in the Edwardian Classic Style with some Arts and Crafts features. It is located on the west side of Division St. North in the original Town of Kingsville.

**Historical Significance:**

The cultural heritage value of the Warren R. Watters house lies in its association with Warren R. Watters, a railway employee. This house was part of a grand plan by Mr. Watters and W. Howard Gardner who were brothers-in-law. Watters and Gardner were married to two sisters Mabel A. and Minnie B. Griffith, whose father was Amos B. Griffith, the Chief of Police for Walkerville (Windsor) Ontario for 33 years. Griffith was appointed as police chief by Hiram Walker in 1887 and served until his retirement in 1920. The sisters wanted to live close to each other and Watters and Gardner planned to have twin, side by side houses constructed in Kingsville for their wives. Gardner owned Gardner's Fair, a furniture store at 21 Wyandotte Avenue, Walkerville and Watters was an employee. They chose Kingsville for their residences despite the daily railway commute that was entailed in living in this rural location.

The houses were located on North Division Road, with the Watters house north of the Gardner house, opposite what was at the time the Brown and Wigle Woolen Mill site. They were built side by side on a slight elevation, sharing a bridge across Mill Creek and a picturesque country laneway between them.

**Description of Heritage Attributes:**

Key attributes that embody the heritage value of the Warren R. Watters house:

The Watters House exhibits many of the characteristics of the Edwardian style. The house is a rectangular red brick building with 2 ½ stories. The entrance door is off-centre and includes a plain front porch which has been painted white and adorned with cobblestone columns. The battered piers (stone pillars with a wider base which narrows towards the top) contrast to the white floor and trim. The piers are topped with a unique, large, heavy supporting bracket. The porch roof is a pedimented gable.

Exterior features include:

- Low-pitched, gabled roof;
- Shed dormer with a window;
- Side verandah which carries its own roof;
- Vernacular use of local cobblestone as seen in the front pillars and the foundation, as well as the base and columns of the verandah.

Interior features include:

- Seven 15-pane glass doors, of which three are French;
- Original patterned hardwood oak floors;
- Oak staircase with handcrafted spindles with a simple repetitive motif;
- Simple square design of the newel post consistent with Arts and Crafts movement;
- Decorative oak beam ceiling in original dining room;
- Oak mantel

**The Corporation of the Town of Kingsville  
By-law 74 - 2015**

**SCHEDULE "B"**

**Description:**

**PT LT 1 CON 1 WESTERN DIVISION GOSFIELD (KINGSVILLE) AS IN  
R1405535; KINGSVILLE**