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# THE CORPORATION OF THE TOWN OF KINGSVILLE

January 10, 2012

**BY REGISTERED MAIL**

ONTARIO HERITAGE TRUST  
Heritage Programs and Operation  
10 Adelaide St. East  
Toronto, Ontario M5C 1J3

ONTARIO HERITAGE TRUST

JAN 18 2012

RECEIVED

Attention: Mr. Jim Leonard, Registrar

Dear Mr. Leonard:

**RE: Designation By-law 140-2011  
608 Seacliff Drive, Kingsville (The Adolphus H. Woodbridge House)**

**RE: Designation By-law 141-2011  
311 Lakeview Avenue, Kingsville (The Will Levington Comfort House  
and Stone Study)**

Enclosed please find copies of By-laws 140-2011 and 141-20101 enacted by Council of The Corporation of the Town of Kingsville, which By-laws are being served upon you pursuant to Section 29(6) of the said Act.

Yours truly,

Sandra Kitchen  
Deputy Clerk/ Council Services

ls/sjk

*Enclosures*

# THE CORPORATION OF THE TOWN OF KINGSVILLE

## BY-LAW 141 - 2011

*Being a by-law to designate a certain property,  
including land and buildings,  
known as the The Will Levington Comfort House and  
Stone Study (311 Lakeview Avenue) 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 311 Lakeview Avenue, 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 311 Lakeview Avenue, 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 Reasons for Designation 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:

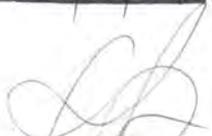
1. That the property known as The Will Levington Comfort House and Stone Study and municipally known as 311 Lakeview Avenue, including lands and buildings, more particularly described in Schedule "B" attached to this By-law, is hereby designated as being of cultural heritage value or interest under Part 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 19<sup>th</sup> day of December, 2011.**

I, Ruth Orton-Pert hereby certify the foregoing  
to be a true and correct copy of the original  
copy of By-law 141-2011 dated at Kingsville,  
Ontario this January 11, 2012.

  
MAYOR Nelson Santos

  
CLERK Ruth Orton-Pert

  
Signature

Schedule "A"

311 Lakeview  
Kingsville, Ontario

The Will Levington Comfort House and Stone Study

**Description of Property:** The Will Levington Comfort House and Stone Study  
Constructed in 1915, The Will Levington Comfort House is a two-storey stone house in the Mission style, located on the north shore of Lake Erie in the original Town of Kingsville. Constructed in 1914, the Stone Study is a 16-foot by 23-foot, one storey stone building in the Craftsman style occupying the same lot.

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

The property's cultural heritage value lies in its association with American author Will Levington Comfort. Comfort was a war correspondent and novelist. He was best known for his adventure novels, such as *Apache*. Many of his novels were adapted into films. Born in Kalamazoo, Michigan, he had served in the Fifth United States Cavalry during the Spanish American War. He was a war correspondent in the Philippine Islands, China, Russia and Japan for newspaper syndicates. His sudden death at the age of 54 led to a coroner's investigation.

The cultural heritage value of The Will Levington Comfort House also lies in it being a fine and one of the only examples of Mission architecture in Kingsville. It was constructed by the Oxley Brothers. The black metal lighting fixtures inside the house are original and reflect this style, as do the interior stucco walls. Typical of this style, the house features a red tile roof, stone façade and arched open balcony overlooking a sweeping view of Lake Erie. Levington had his Stone Study, with its commanding fireplace, beamed ceiling and large oak door, built first. He wrote at least one book in this "stone cave", as he described it.

**Description of Heritage Attributes:**

Key attributes that embody the heritage value of The William Levington Comfort House and Stone Study House include many examples of fine craftsmanship and materials unique to Essex County: stone façade; wood roof, painted red to look like tile; stone fireplaces; hardwood flooring; two-storey atrium with central fountain and peaked roof of wired glass; interior oak woodwork including balcony in atrium; oak cabinetry and oak interior doors.

**The Corporation of the Town of Kingsville**  
**By-law 141-2011**

**SCHEDULE "B"**

**Description:**

LT 1-3 PL 606 GOSFIELD SOUTH; KINGSVILLE