

**98 Hope Street West, Tavistock
Plan 307, Lot 63, North Side of Hope, West of William Street**

Sometimes all it takes is a tiny bit of information or a tiny part of a photo to pique an interest. That was the case when the owner of the house partially seen in the picture on the left below read the story of the house featured prominently to the right in that same photo.



*Lemp Studio Collection photo
circa 1920*



98

94

The two houses, now 98 Hope Street West and 94 Hope Street West have a shared history. They were built in the same year, 1901, by the same builder. At one point the owners of one house (# 98) became the owners of the other (# 94). Today, well over a century later, they are still proudly standing side by side.

For those of you who have read the history of # 94 the first part of this story will seem like *deja vu*. The shared history will start to diverge in the John Kalbfleisch section and take its own course thereafter.

In The Beginning

The year was 1901. Tavistock, population 1000, was booming. John Kalbfleisch, a noted local carpenter built 11 houses in the community that year. Two of them were the white-brick houses now known as 94 and 98 Hope Street West.

Our story starts much earlier. This property traces its history back to the Canada Company that contracted land to the early settlers. It was part of a large package of land ... Lots 21 and 22 on Concession 6 in South Easthope Township ... contracted to Casper Mogk by lease in 1844 and finalized by deed in 1853.

During that same timeframe, in 1848, Captain Henry Eckstein (the man credited with founding Tavistock) moved from his home in Sebastopol and built a log dwelling on what we now call the five corners in the centre of town. The building was on the northeast corner and served as the Eckstein home and tavern where people could have a drink or a meal or stay overnight.

Captain Eckstein called the new settlement Freiburg after his home in Germany. Time marched on and in 1855 the name was changed to Inkerman after a battle in the Crimean War. Then the railway came and things started to come alive. Once again, in 1857, the name changed, this time more from necessity than desire. The community wanted a Post Office and the village of Inkerman near Winchester was already using the name. The Post Office offered up a listing of possible place names and Tavistock was chosen.

As the village grew in size and stature, Casper Mogk and later his son John sold parts of their farmland to facilitate the expansion. A portion was sold to the railroad. Land was parcelled off for commercial development on Hope Street West. Yet more property was subdivided and sold for a housing development along William, Oxford and Mogk Streets.

John Kalbfleisch 1899 - 1903

It wasn't until 1899 that John Mogk agreed to sell land on Hope Street West to John Kalbfleisch. The price was \$340 for what was described in the deed as "one half acre more or less". According to the Tavistock Gazette, John Kalbfleisch intended to build 2 or 3 small brick houses, all of which would be for sale.

Plans changed and in 1901 he built 2 houses, both for rent. Number 94 was built first at an estimated cost of \$2,000. An October 1901 issue of the Tavistock Gazette reported that "the walls of John Kalbfleisch's second house are rapidly going up". The estimated cost of the second house, now 98 Hope Street West, was \$1,800. The masonry work for both homes was done by the local tradesmen Woelfle & Quehl and by Jacob Seltzer.

John Kalbfleisch, the builder, was an interesting man. His obituary quite correctly states that he was "one of the best known and highly esteemed residents of the Village, an active factor in its growth and industrial development". A cabinet maker by trade, John formed a partnership with his brother-in-law, Adam Schaefer, under the name Kalbfleisch and Schaefer. Perhaps their most noteworthy and longstanding building / carpentry project is Trinity Lutheran Church in Sebastopol.



*Kalbfleisch & Schaefer Planing Mill
& Furniture Factory*

Woodstock Street North

*John Kalbfleisch is to the left of the
steps with his hands on his lapels*

*Lemp Studio Collection photo
circa 1900*

After the partnership dissolved John continued in the contracting business. While mainly building houses, he is also remembered for constructing the Fleischhauer Building (now the

Masonic Hall building on Hope Street) and the Opera Hall (since demolished on Woodstock Street North).

As was so often the case with cabinet and furniture makers, John Kalbfleisch was also an undertaker ... the first undertaker in Tavistock. This was a needed profession, never more so than during the smallpox epidemic that swept the area in 1873.

Charles and Ellen (Richardson) Cameron ... 1902

It didn't take long for John Kalbfleisch to find a tenant. Mr. and Mrs. Charles Cameron and their two young sons moved in in January 1902. Charles and Ellen (Richardson) were married in 1898 in Bruce Township and moved to Tavistock that same year when Charles accepted a position as teacher at the Tavistock Public School.

Like many men of his day, Charles was active in the community ... President of the Debating Society, Vice-President of the Marlboro Football Club, Secretary-Treasurer of the United Church Bible Society, favourite emcee at local concerts, passionate speaker at local political Liberal rallies, and perhaps most important and time-consuming of all, President of the Tavistock Public Library. In this last role Charles introduced many new programs at the library, boosting its membership and attracting many in the community to the popular speaker series. Library membership at the time was 75 cents per year. Non members were charged 5 cents to attend special programs, the likes of which included talks on everything from "Early Ontario Indians" to "A Trip To The Moon".

By 1902 Charles was the Principal of the Tavistock Continuation School (High School). That same year he purchased a lot of land on William Street North with the intention of building a house.

It was quite a surprise to the community to learn, a few months later, that the Cameron family was moving to Tiverton. Charles had purchased the local newspaper, The Tiverton Watchman. Despite the offer of a substantial raise in pay to remain in Tavistock, Charles was determined to become a newspaperman. The William Street lot he had purchased for \$170 was sold for \$175. His replacement as Principal at the Tavistock Continuation School was hired at \$600 per year.



>>> *Charles Cameron - circa 1925*

The 94 Hope Street West house was subsequently rented but no information is available about the next tenant(s).

Jane (McKay) Rowe ... 1905 - 1909

After renting for awhile John Kalbfleisch decided to sell the property. A more precise measurement system in 1905 calculated the lot size at 3 square chains and 200 square links, about one-third of an acre but still with the caveat "more or less". The sale price of \$1,700 was less than the estimated building cost 4 years earlier. Perhaps the housing market had taken a

downturn? Perhaps there was some sympathy for the new owner, the Widow Rowe? Perhaps another reason? We'll never know.

Jane (sometimes referred to as Jean) Rowe was a new widow with 5 children. Jane and husband Thomas farmed near Hickson. Their lives had seen some sorrow. Thomas was first married to Jane's sister, Maggie. They had one child when Maggie died of blood poisoning. Thomas needed someone to take care of the little girl and Jane stepped up. They were married one year later in 1892. The babies started coming. Thomas died suddenly in December 1904 at age 45. His death certificate said he had brain trouble for 2 weeks.

Jane couldn't manage the farm and the children and needed a home. The Tavistock house had 3 bedrooms which was quite fine. The children ... Mildred, Thomas Earle, Lesla Ferne, Adeline May and Alma Vietta ... were used to sharing.

Things worked well for several years. As both the children and the expenses grew, a larger place was needed that might generate some income. Jane sold their home and the family moved to Stratford where she ran a boarding house.

Peter and Magdalena (Brodrecht) Berg ... 1909 - 1946

In every community, large and small, there are people who make the news. They are business people, sports figures, politicians, and people active in local organizations and clubs. Years ago their names were well known from headlines and mentions in the local newspaper.

There were many others, the majority, who lived good lives ... put in an honest day's work for an honest day's pay, took care of their family and friends, volunteered for activities that meant something to them, went to church on Sunday and paid their bills on time ... but rarely made the news.

Peter and Lena Berg were good people who didn't generate headlines. They lived a quiet life, occasionally entertaining relatives and friends and going to family events.

Peter Berg and Magdalena Brodrecht were married at Trinity Lutheran Church in Sebastopol in 1891. At that time Peter was a farmer helping his brother at the family farm in South Easthope. In the 1901 census he was a labourer on the railroad living with wife Lena and daughter Edna in East Zorra.

When the Bergs bought the Tavistock house and property in 1909 they undoubtedly never once thought it would stay in their family through 3 generations right up to 1995. Their \$2,000 purchase price was a good investment.

By 1911 Peter was a mason, working for one of the local stone masons. He worked 60 hours a week with a total yearly income of \$312. Lena was a typical wife and mother and homemaker of the day. She belonged to the Trinity Lutheran Ladies Aid and participated in their various activities.

A happy event that made the news was the wedding of daughter Edna to Wilson Weicker in 1918. Wilson was a well-liked local boy who worked at the Zimmerman Box Factory. The newlyweds started their married life at 98 Hope Street West with Peter and Lena. In 1920 they welcomed son, Frederick. We'll talk more about Wilson and Edna and Fred later.

Time marshalled on. Peter died suddenly at his home in 1936 at age 69 from sepsis (blood poisoning) following an emergency appendectomy. As was typical of the time, funeral visitation and a memorial service were held at the home.

Lena stayed in her house and started taking an active interest in real estate. In 1936 she purchased the house next door (# 94) as a rental property. A few years later she purchased another house on Hope Street West (# 67) and yet another house elsewhere in the village.

Home improvements were also high on the list. In 1939 the Gazette reported that "Mr. Henry Vogel was in charge of the erection of a handsome stone verandah across the front of the home of Mrs. Peter Berg on Hope Street West last week. The verandah adds much to the appearance of the home".

Lena Berg died in her home in 1946 at age 76. As with Peter, funeral visitation and a private memorial service were held there as well. Peter and Magdalena Berg are buried at Trinity Lutheran Cemetery in Sebastopol.

Wilson and Edna (Berg) Weicker ... 1946 - 1952

Edna Weicker inherited the property from her mother with a \$1 consideration to make the transfer of ownership official. The Weicker family had no thoughts of moving. As things turned out, their remaining time in the home was short lived.

From all accounts Edna was a lovely lady. She won prizes year after year at the Tavistock Fall Fair in almost every category. Small notices in the newspaper spoke of euchre games and socializing at community parties. She was an active member of the Trinity Ladies Aid. Edna had long-term medical issues. In 1927 Edna and another local lady took the bold step of travelling to Buffalo to receive treatment at the Dr. Pierce Hospital, an institution that specialized in "women's diseases". They were there for 5 weeks. Other hospital stays, more local, followed. Edna died at home in 1948. She was 57 years old.

For another \$1 consideration the property officially transferred to husband Wilson.

Wilson Weicker was well known and well liked in the community. He was employed for many years at the Zimmerman Box Factory. Wilson was a Sunday School teacher at Trinity Lutheran Church and served on the Church Council.

Wilson died in 1952 at age 62. His obituary stated that he had been in failing health for some time.

Edna and Wilson Weicker are buried at Trinity Lutheran Cemetery in Sebastopol.

>>> *Wilson Weicker circa 1910*



Frederick Weicker ... 1952 - 1995

In 1952 and with yet another \$1 paid to make things official, Fred, as the last member of the small family unit, inherited the family home. Of course he stayed. It was the only home he had ever known.



Fred was born in 1920 in the house at 98 Hope Street West. As a young boy he won prizes at the annual Field Day competitions and in his teen years joined his friends at Luther League in their many activities.

Schooldays ended for Fred in 1936 when he was 16. It was time to start earning money. Fred, with his friend and business partner, Paul Kalbfleisch, leased the then brand new Supertest Service Station on the southeast corner of Woodstock and William Street.

In 1941 Fred was called up to serve King and Country in WWII. He was a Private in the Canadian Army serving in Canada, England, Holland and Belgium.

As with many local young men overseas who wrote home, excerpts of his letters were published in the Tavistock Gazette. An example dated after the war was over follows:

1945-08-29 Private Fred Weicker of the Lincoln and Welland Regiment and stationed at Nijverdal Holland wrote the Men's Club expressing his thanks for a parcel of cigarettes received. "Smokes of this kind are out of the question here, for all we can buy is our weekly ration of English brands. And they're terrible. Our chances at present about coming home sound pretty grim. The Brigadier told us that we would not be going home until March or April of next year which is rather disappointing for many of us. It seems the hitch is lack of ships. So I guess we'll just have to wait patiently until there are boats for us."



Private Weicker A58250

Enlisted November 1, 1941

Returned to Canada and Discharged February 1, 1946

Medals or Awards: 1939-45 Star, France and Germany Star, C.V.S.M. and Clasp

In 1949 Fred started his own plumbing and tinsmith business. In the 45+ years he was in business Fred never once put an advertisement in the newspaper. He didn't need to. His business grew and was maintained by word of mouth.

Fred was an active member of the Royal Canadian Legion Branch 518 in Tavistock serving in several executive positions over several decades. He was President of the Legion when their building was constructed on Hope Street West. Fred was a member of a local bowling league, chairman of the local dart league, member of the Men's Club and Board of Trade, helped raise money for local hockey and was active in promoting local sports in general.

The year 1962 saw a big change in the neighbourhood and in Tavistock in general. Bell Telephone built a new central office to the west of Fred's property. It was a big day when Tavistock stopped placing calls through the central switchboard operator and started direct

dialling. There was an even bigger change in 1968. Fred, a confirmed bachelor, got married. At age 48 he married Marjorie Appel. It was Marj's first marriage as well at age 44.

The next year, 1969, saw the construction of a building on a piece of property across the road. It would serve as Fred's workshop.

Marj died in 1992. Fred passed away in 1995. Both are buried at Trinity Lutheran Cemetery in Sebastopol.

Steve and Jane Bender .. 1995 - 2000

As was still typical of the times, Fred Weicker's estate ... everything from real estate to household effects to plumbing equipment ... was put up for sale by auction.

98 Hope Street West was purchased for \$118,000 by Steve and Jane Bender, a local couple. Jane remembers that the interest rate was 8.70%. The large lot measured 99 feet x 192 feet.

It was the Bender's intent to use the property as rental income. Changes needed to be made and house saw more action in the next few months than in the past many years. There was no structural work but many improvements with paint, wallpaper, flooring, a new furnace, light fixtures and the like.

The first tenants moved in in January 1996. The rent was \$770 a month. A little over a year later there were different tenants and by May of 1998 the property was rented to Lorrie and Andrea Dickson and their sons Tyler and Morgan.

Given the placement of the house and garage on the property it made sense to sever the large lot. Application was made and approved.

In May 2000 the lot measuring was 49.7 feet by 133.4 feet complete with house and garage (98 Hope Street West) was sold to Andrea Dickson for \$130,000.

At the same time the "new" lot (104 Hope Street West) measuring 50 feet by 133.24 feet was sold to Rob Taylor for \$32,500.

ESTATE AUCTION

of two parcels of Real Estate, Vehicles, Antiques, Appliances, Household Effects and Plumbing Equipment to be held at 98 Hope Street West in Tavistock

Wednesday, September 13, 1995 at 10:00 a.m.

PARCEL 1: This attractive two-storey brick 3-bedroom home known as 98 Hope Street West in Tavistock is situated on a large 99x132 ft. lot with paved drive and single car garage. Everything is in excellent state of repair and located close to uptown.

PARCEL 2: This property is known as 95 Hope Street West in Tavistock and has a 40x30 ft. frame, heated garage located on a 50x73 ft. lot with paved drive. Presently zoned residential.

Terms on Real Estate: 10% down day of sale. Balance in 30 days. Subject to reasonable reserve bids. Properties will be offered at approximately 12:00 noon.

Antiques and Collectibles: Twelve-pane flat-to-wall cupboard top, small pine cupboard, dry sink, child's sleigh, Estonia toy wagon, two wicker arm chairs, oak rocker, trunk, old platform rocker, walnut china cabinet, German Bible, small spinning wheel, homespun blanket, sausage press, violin and case, picture frames, child's rocker, tin toys, hooked mats, washstand with harp, rough draw-leaf table, tins, quilts, licence plates, cross-cut saw, dishes including Beswick, Royal Adderly, crystal, Royal Albert, etc., Supertest pail, crocks, and more.

Household Effects: Knechtel 7-piece diningroom suite, Knechtel 5-piece bedroom suite, Simmons power adjust bed, Sanyo microwave, Admiral portable dishwasher, electric dryer, dehumidifier, single bed, older fridge, Electrolux vacuum with powerhead, Singer electric sewing machine, chesterfield suite, ornate coffee table, round card table and chairs, hall tree, lamp tables, two Electrohome air conditioners, bedding, small electrical appliances, housewares, etc.

Misc: Troy-Bilt Junior rear tine tiller (like new), Yardman 10-28 snowblower (good), Evinrude 6 hp boat motor, garden tools, gas mower, Target model A 22 rifle;

Shop Equipment: Beaver table saw, Rigid pipe vise, Saw-zoll electric hammer, small set of Rigid dies, Skil-Saw, bench grinder, 30 ft. aluminum ladder, fridge cart, Milwaukee Saw-zoll, pipe wrenches, electric drills, shop vac, torch, wheelbarrow, large offering of hand tools, tool boxes, plumbing tools & equipment, ABS copper and galvanized fittings, oil burner repair parts, new jet pump, two pressure tanks and more.

Vehicles: 1990 Pontiac Tempest, 4-door (62,910 km), 1986 Ford Econoline 150, 6-cylinder panel van (47,000 km). Both sold certified and subject to modest reserve. Vehicles will be offered after real estate.

Plan to attend this interesting sale. Two auction rings at once. Estate-Auctioneer not responsible for accidents or deletions. Decision of auctioneer final. Lunch booth.

**Proprietor: Estate of the Late Fred Weicker
Auctioneer: Doug Jacob 271-7894**

Andrea Dickson ... 2000 - 2014

Andrea Dickson's life was marked by great joy and great tragedy.

Andrea Roehr was born in Kitchener in 1959. She married Lorrie Dickson and gave birth to two sons, Tyler and Morgan. Her world revolved around her boys. The family moved to Tavistock in May 1998 where they rented 98 Hope Street West.

Lorrie died suddenly in 1999. Andrea died after a valiant battle with cancer in 2014. She was 55 years old.



Andrea was formally introduced to the Tavistock community in January 1998 when the ad on the left below was placed in the Tavistock Gazette. A few months later the ad on the right expanded on services offered.

*Sherry Gerber, RMT, Reflexologist
introduces
Andrea Dickson, RPN, RMT
into the clinic.*

*Andrea is available for appointment on Mondays 9 a.m. - 6 p.m.
For an appointment call 655-9998
Located at 14 Hope Street West, Tavistock (above Josslin Ins.)*

Clinic Services Available:
REFLEXOLOGY • MASSAGE THERAPY • THERAPEUTIC TOUCH • EAR CANDLING

MASSAGE THERAPY

**Sherry Gerber, R.M.T., Reflexologist
Andrea Dickson, RPN, RMT**
Treatment for Headache, Backache,
Sports & Occupational Injuries.
Increased General Well-Being!
Call for an appointment 655-9998



Above, left to right: Andrea Dickson, Sherry op de Weegh, and Kristy Schlegel

A Tavistock Gazette story dated August 1998 reported that "Sherry (Gerber) op de Weegh and Andrea Dickson operate their business on the upper floor of 14 Hope Street West (Josslin Insurance Building) with the help of recent graduate Kristy Schlegel".

The story went on to report that Andrea graduated in 1994 as a registered massage therapist from D'arcy Lane, a private vocational school and that she brings experience working in nursing and residential counselling at Woodingford Lodge in Woodstock.

By 2004 Andrea was self employed working out of her home, making house calls and serving patients at the local long-term care homes. She was well known in the area. People still remember the occasions when she would sing with her boys at local events.

Adrian and Jaclyn (Hutton) Meekes ... 2015 - present

Good bones. When Adrian Meekes, then a young bachelor living at the family home on Line 33 in Perth East, was on the market for a house he wanted a home with character and charm and good bones. After viewing several properties, Adrian found just what he was looking for at 98 Hope Street West.



>>> *SOLD to Adrian Meekes*

Good neighbours. Years later, when Adrian and Jaclyn Meekes realized their house was fast becoming too small for their growing family, they discussed the pros and cons of moving versus staying. Good neighbours quickly tipped the scale. You can buy a house any day of the week but having good neighbours on all sides is a rare find.

And so began the work associated with staying. Adrian was no stranger to home repairs and renovations. The house had stood empty for a year before he purchased it in 2015. There was definitely work to be done right from day one and Adrian did much of it himself.

One question invariably asked of people who renovate old homes is “Did you find anything interesting?” The answer at 98 Hope is “yes”. What was discovered was not the customary old newspapers or some form of unusual insulation. Rather it was an old board with printing on both front and back.



SCORPION'S
CLUB
TAVISTOCK

WE MEAN
BUSINESS



Unquestionably there is a story here. A secret society in Tavistock years ago? If so, the membership was clearly not individuals who received red ribbons in spelling. Far more likely that it was a young boys' club. Don't we wonder what happened at their meetings? Most certainly it was serious stuff because, as the sign says, “we mean business”.

When Jaclyn moved from Uniondale to Tavistock in May 2016 the home reno efforts ramped up. A new bathroom was definitely needed. While home owners of decades ago managed with little to no closet space, that day has passed. And the list went on and on.

The arrival of daughters Maeve and then Summer underscored the need for more space. Adrian and Jaclyn began a major addition that effectively doubled the size of their home. A long search for the right brick ensured a seamless transition from old at the front to new at the back.



above - The original house with a new addition that blends old and new



left - The rear of the house at the time of purchase in 2015



right- The back of the new addition in 2022.



The back yard photo on the left was taken on a sunny day in late November.

Use this space to imagine how very good this space looks on a sunny day in July.

Can you picture yourself soaking up some rays and perhaps enjoying a cool beverage?

In this now much larger family home, the charm and character of the original 1901 house remains in features like the maple floor in the dining room. The new section features a strikingly modern kitchen complete with butler's pantry and comfortable family room downstairs with changes throughout the upper level to provide good-sized bedrooms.

Again, in a blend of old and new, the sunroom above the front porch has remained, letting light pour into a room that serves many purposes. Old houses are known for their cellars complete with low ceilings. At 98 Hope Street there is still a cellar in the old part but the new addition features 8 foot ceilings in the basement level. What about the attic? Definitely potential but definitely down the road. One can only do so much when juggling busy jobs and small children.

Readers of this house history will most definitely be watching to see what additional changes may be made at 98 Hope Street West.

Registry Office records continue on the next page

Registry Office Records



**Lot 21, Concession 6, South Easthope Township
and
Plan 307, Lot 63, North Side of Hope,
West of William Street**

Instrument	Date	Registry Date	Grantor (Seller)	Grantee (Buyer)	Quantity	Price
Bill of Sale	Aug 1899	Dec 1899	John Mogk	John Kalbfleisch	1/2 acre	\$340
Bill of Sale	Mar 1905	Apr 1905	John Kalbfleisch	Jane Rowe	3 sq chains & 200 sq links	\$1,700
Bill of Sale	Mar 1909	Mar 1909	Jane Rowe	Peter Berg	3 sq chains & 200 sq links	\$2,000
Grant	May 1946	June 1946	Executor for Magdalena Berg	Edna Weicker		\$1
Grant	June 1949	July 1949	Executor for Edna Weicker	Wilson Weicker		\$1
Grant	Dec 1952	Dec 1952	Executor for Wilson Weicker	Frederick Weicker		\$1
	Oct 1995		Frederick Weicker Estate	Steven and Jane Bender	99.7 x 266.64 feet	\$118,000
	1999		property severed			
	May 2000		Steven and Jane Bender	Andrea Dickson	49.7 x 133.4 feet	\$130,000
	June 2015		Bank (in trust for the Andrea Dickson estate)	Adrian and Jennifer Meekes		

Original Papers

Registry Office records provide basic information about property transactions. For details one needs to search elsewhere. Property deeds are an excellent source of information related to lot size and terms of sale.

While deeds for farm properties abound, deeds for old houses in the village are relatively rare.

When Steve and Jane Bender purchased the property in 1995 their lawyer gave them 3 original documents that had been on file in his office.

(1) Indenture (deed) dated August 1, 1899 detailing the terms of sale from John Mogk to John Kalbfleisch of one half acre more or less for the sum of \$340.

(2) Indenture (deed) dated March 8, 1905 detailing the terms of sale from John and Hannah Kalbfleisch to Jane Rowe, with measurements described in considerably more detail, for the sum of \$1,700.

(3) Indenture (mortgage) dated April 4, 1905 detailing the mortgage transactions between The Western Bank of Canada, Jane Rowe and John Kalbfleisch.

The Tavistock and District Historical Society offers a very special thank you to Steve and Jane for preserving these documents. Individuals wishing to view them should contact the Historical Society.

prepared 2022