



2021 Division Road North
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IN THE MATTER OF THE *ONTARIO HERITAGE ACT*, R.S.O. 1990, c. O.18, AS AMENDED, AND IN THE MATTER OF THE PROPERTY MUNICIPALLY KNOWN AS 1417 Road 3 East, IN THE TOWN OF KINGSVILLE

NOTICE OF INTENTION TO DESIGNATE

TAKE NOTICE THAT the Council of The Corporation of the Town of Kingsville intends to designate 1417 Road 3 East as a property of cultural heritage value or interest under Part IV, Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended.

Description of Property:

The Gladstone House, 1417 Road 3 East, Kingsville.

The Harrison and Winnifred Peterson House, also known as "Gladstone House," is a 1-storey cobblestone bungalow in the Arts & Crafts architectural style

The legal description of the subject property is:

GOSFIELD SOUTH CON 2 ED PT LOT 8 RP 12R4852 PT PART 2; KINGSVILLE

Statement of Cultural Heritage Value or Interest:

Design Value

The property municipally known as 1417 Road 3 East is a well-kept rare example of an early 20th century Arts and Crafts cobblestone bungalow style building in the Town of Kingsville.

The dwelling was constructed in 1922 with high-quality craftsmanship and materials that was characteristic of the Arts and Crafts movement. This movement emphasized natural materials that involved hand construction and architectural harmony with the surrounding landscape. This house has some distinctive architectural features such as cobblestone exterior walls composed of locally sourced fieldstone and Lake Erie beach stone, a prominent front-facing gable, and a covered front porch supported by tapered cobblestone pillars.

Other elements include original wood windows with diamond-pattern mullions, decorative timber brackets supporting overhanging eaves and verge boards, concrete windowsills inset with beach stones, and flat-arched window headers constructed of vertically laid flint stones. The overall form and detailing of the building remain intact and continue to convey the original design intent and construction techniques. The building demonstrates a high degree of physical integrity and craftsmanship, making it a notable and uncommon example of cobblestone residential construction within the municipality.

Associative Value

The historical value of the house lies in its association with Harrison Moway Peterson, who was one of the 12 children born to Josiah Peterson and Mary Jane Whittle. Harrison lived on a farm of 130-acre, he was not only a farmer, but he was also involved in buying and selling livestock, including cattle, hogs, sheep, and horses.

After his father's passing in 1911, Harisson attended business college in Chatham and took over his father's business interests. He would bring in train carload of horses to Medicine Hat, Alberta and travel to Toronto to buy a carload of dairy cows for local farms.

In 1919, Harrison purchased a 10-acre farm and a lot cabin near his family farm for \$4,000, but he continues to live with his widowed mothers. In 1921, Harrison began building the cobblestone home and was completed in April 1922. The stones were harvested from his parent's farm, and the beach stones are from the shores of Lake Erie.

By 1938, Harrison has converted most of the 10-acre fruit farm into tobacco crops. Harrison and his wife Winnie lived at this house until Harrison's passing in 1978.

Contextual Value

The Gladstone house is still located On Road 3 East and Peterson Road, the house appears to be well kept with many of its original elements still in place. The original 10 acres of land is now approximately down to 0.47 acres.

The following features of interest still remain on the structure now:

- A prominent center gable covered porch supported by tapered cobblestone pillars
- Curved porch and center stairs with cobblestone cheek walls with concrete caps featuring decorative beach stones.
- The house features wood windows with mullions and diamond patterns.
- Concrete sills arched headers with vertical flint stones
- Low sloping gable roof with overhanging eaves.
- Decorative brackets supporting the verge
- Decorative brackets supporting the eaves.

Description of Heritage Attributes:

Each heritage attribute of the property at 1417 Road 3 East listed below is indicative of its design value:

- Center gable covered porch supported by tapered cobblestone pillars
- Curved porch and center stairs with cobblestone cheek walls with concrete caps
- Wood windows with mullions and diamond patterns
- Concrete sills arched headers with vertical flint stones
- Low sloping gable roof with overhanging eaves.
- Decorative brackets supporting the verge
- Decorative brackets supporting the eaves.

Further information regarding this proposed designation is available from the Town of Kingsville. Any inquiries may be directed to Angela Toole, Clerk at 519-733-2305, ext. 256, or by email at atoole@kingsville.ca.

Notice of an objection to the proposed designation may be served on the Town Clerk, 2021 Division Road North, Kingsville, Ontario, N9Y 2Y9, within thirty days after the date of publication of this Notice of Intention to Designate.

Section 29(5) of the Ontario Heritage Act provides: "A person who objects to a proposed designation shall, within thirty days after the date of publication of the notice of intention in a newspaper having general circulation in the municipality, serve on the clerk of the municipality a notice of objection setting out the reason for the objection and all relevant facts."

The last date to file a notice of objection **xxth, xx 2026.**

DATED at Kingsville, this **xxth day of XX, 2026.**

Vitra Chodha, Town Planner
The Corporation of the Town of Kingsville
2021 Division Road North
Kingsville, Ontario N9Y 2Y9