

**THE CORPORATION OF THE TOWN OF KINGSVILLE**

**BY-LAW 12 - 2017**

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*Being a by-law to designate a certain  
property, including land and buildings,  
known as The Cowan-Valentine House  
(107 Elm St., 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* 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 107 Elm St. 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 owner of the lands municipally known as 107 Elm St., 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;

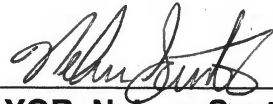
**AND WHEREAS** no notice of objection to the proposed designation of the foregoing property has been served on the Clerk for The Corporation of the Town of Kingsville.

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

1. That the property known as The Cowan-Valentine House and municipally known as 107 Elm St., 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 23<sup>rd</sup> day of January, 2017.**



**MAYOR, Nelson Santos**



**CLERK, Jennifer Astrologo**

**The Corporation of the Town of Kingsville  
By-law 12-2017**

**Schedule "A"**  
107 Elm St., Kingsville, Ontario  
The Cowan-Valentine House

**Description of Property:** The Cowan-Valentine House

Constructed in 1902, the Cowan-Valentine House is a 2 ½ storey brick house in the Queen Anne academic style located in the Town of Kingsville.

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

The cultural value of the house lies partly in its association with two prominent Kingsville citizens: Alexander Cowan and William Valentine.

Alexander Cowan (1853-1913) was born in Olinda, Ontario. Cowan served as clerk and purser on the steamer, 'City of Dresden' which began its regular route between Windsor, Amherstburg, and other lake shore ports on March 29, 1886. Cowan next became purser on the steamer 'Lakeside'. By 1894 Cowan started a career in commerce as a general merchant. In the fall of 1901 Cowan proposed establishing a regular boat service to run between the mainland and Pelee Island. The steamer, 'Greyhound', built in 1888 was also known as 'Lincoln' and 'Premier'. Due to Cowan's efforts it provided a ferry service operating between the Lake Erie Canadian mainland north shore and Pelee Island for the season of 1903. In 1904 'Lincoln' provided a longer service operating from Windsor to Pelee Island and Sandusky, Ohio. Alexander Cowan died on April 11, 1913 at the home of his brother-in-law, Mr. E. R. Scratch.

William Valentine (1868-1961) was born in Pickering, Ontario but lived most of his life in Kingsville. He was the bookkeeper for the Ontario Gas Company. He also served as secretary of the Hodge Tobacco Company Ltd. for 27 years and was a member of St. George's Lodge A.F. & A.M. No. 41. William Valentine died suddenly at his Elm Street residence on July 16, 1961.

The cultural heritage value of the Cowan-Valentine House also lies in it being a particularly fine example of the Queen Anne Academic style of private dwelling Kingsville, Ontario. The 2 ½ storey brick house has a gable/hip roof, eaves in the gables, spindle work, flat arches, smooth faced sills, open round tower, Doric columns, decorative capitals on the columns and a two-storey partial porch with a peaked roof. The house is constructed of red brick from the local Jack Miner brickyard. The foundation is cut fieldstone. There is a stepping stone near the curb; this is a block of stone placed near the edge of the street usually in line with the front doorway of a home to help passengers as they climbed in and out of carriages.

**Description of Heritage Attributes:**

Key attributes that embody the heritage value of the Cowan-Valentine house include several examples of fine and/or unique craftsmanship. The main entryway/foyer includes the original wooden staircase made of ash. An area of wall and sloped ceiling constructed with ash in a parallel board pattern contribute to the refinement of the entry. Nine inch ash baseboard surrounds the living room walls. There is an arched stained glass window on the wall leading up the stairs and 2 rectangular stained glass transom windows in the living room.

The property includes 5 old growth giant native trees: a tulip tree, a red oak tree and 3 white oak trees. The most impressive one is the Tulip tree (*Liriodendron tulipifera* L.). Considered one of Canada's most distinctive trees, it is also one of the largest hardwood trees. The red oak (*Quercus rubra* L.) specimen tree is located near the garage. The 3 white oak (*Quercus alba* L.) trees are near the back of the property.

**The Corporation of the Town of Kingsville  
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**SCHEDULE "B"**

**Description:**

LT 37-38, 48-49 PL 227 GOSFIELD; KINGSVILLE

The applicant(s) hereby applies to the Land Registrar.

**Properties**

PIN                75183 - 0245   LT  
Description    LT 37-38, 48-49 PL 227 GOSFIELD; KINGSVILLE  
Address        107 ELM ST  
                     KINGSVILLE

**Applicant(s)**

This Order/By-law affects the selected PINs.

Name                THE CORPORATION OF THE TOWN OF KINGSVILLE  
Address for Service    2021 Division Road N.  
                              Kingsville, Ontario  
                              N9Y 2Y9

This document is being authorized by a municipal corporation Nelson Santos, Mayor and Jennifer Astrologo, Clerk.

This document is not authorized under Power of Attorney by this party.

**Statements**

This application is based on the Municipality By-law See Schedules.

**Signed By**

Shawna Diane Martindale	22 Queens Ave Leamington N8H 3G8	acting for Applicant(s)	Signed	2017 02 22
Tel        519-326-4415				
Fax        519-326-1844				

I have the authority to sign and register the document on behalf of the Applicant(s).

**Submitted By**

PMHS Law Office	22 Queens Ave Leamington N8H 3G8	2017 02 22
Tel        519-326-4415		
Fax        519-326-1844		

**Fees/Taxes/Payment**

Statutory Registration Fee	\$63.35
Total Paid	\$63.35

**File Number**

Applicant Client File Number :                17-0217