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CORPORATION OF THE TOWN OF KINGSVILLE

2021 Division Road North
Kingsville, Ontario N9Y 2Y9

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December 4, 2013

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

Attention: Mr. Jim Leonard, Registrar

Dear Mr. Leonard:

**RE: Ontario Heritage Act—Designation By-law 68-2013 of
The Corporation of the Town of Kingsville
--171 Division St. North, Kingsville (The John L. Ulch House)**

Enclosed please find certified copy of By-law 68-2013 passed by Council of The Corporation of the Town of Kingsville at its Regular Meeting held on August 26, 2013, which is being served upon you pursuant to Section 29(6) of the said Act.

Yours truly,

Sandra Kitchen, Deputy Clerk-Council Services
Corporate Services Department

/sjk

Enclosure

BY REGISTERED MAIL

CERTIFICATE

I hereby certify the following to be a true and correct copy of By-law 68-2013 of The Corporation of the Town of Kingsville, the same having been compared by me with the original.

DATED at Kingsville, Ontario this 11th day of September, 2013.

Sandra Kitchen
Sandra Kitchen, Deputy Clerk-Council Services

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 68 – 2013

*Being a by-law to designate a certain property,
including land and buildings,
known as The John L. Ulch House
(171 Division St. North, 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 171 Division St. North 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 171 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 John L. Ulch House and municipally known as 171 Division Street 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*;

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 26th day of August, 2013.



MAYOR Nelson Santos



CLERK Ruth Orton-Pert

**The Corporation of the Town of Kingsville
By-law 68-2013**

Schedule "A"

171 Division St. North
Kingsville, Ontario
The John L. Ulch House

Description of Property: The John L. Ulch House

Constructed in 1901, The John L. Ulch house is a one and one-half storey brick house built in the late Victorian era. It is located on the east side of Division St. North in the original Town of Kingsville.

Statement of Cultural Heritage Value or Interest:

The cultural heritage value of the John L. Ulch House lies in its association with John Ulch, a local farmer and descendant of the earliest settlers to the area. The Ulch family in the Kingsville area can be traced to 1793 when Andrew Ulch received his Crown Patent of 200 acres from Division to Laurel Streets and from the lake to somewhat north of the Town limits. The land on which the house is built was part of the Village of Kingsville Fairgrounds.

John Ulch was a blacksmith and later a farmer. He was known as the "Mayor of Bulgetown". Bulgetown was the name given to the area from the corner of Division Road and the 4th Concession of Gosfield South because of the coincidence of a number of local women being pregnant at the same time.

Description of Heritage Attributes:

The dwelling is considered a hybrid style typical of the Kingsville area with some Gothic elements such as the pitch of the roof, the narrow second floor windows on the front, and the gingerbreeding on the original porch columns. Made of locally produced brick and with a stone foundation, the house is one and one-half storey with a gable roof. There are segmental arches on the windows and smooth-faced sills made of concrete. This home was one of the first in the area to use concrete instead of wood for the windows and doorsills.

In addition to the exterior, the home also demonstrates elements of fine craftsmanship including: plaster walls and hardwood floors.

**The Corporation of the Town of Kingsville
By-law 68-2013**

SCHEDULE "B"

Description:

**PT LT 1 CON 1 EASTERN DIVISION GOSFIELD (KINGSVILLE) AS IN
R1439484; KINGSVILLE**