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The Corporation of the Town of Saugeen Shores

By-law 109 - 2023

**Being a by-law to Designate the Property at 30
Grosvenor Street South, Southampton under the
Ontario Heritage Act**



Whereas Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended, authorizes the Council of a municipality to designate property within the municipality to be of cultural heritage value or interest; and

Whereas the Council of the Corporation of the Town of Saugeen Shores deems it desirable to designate 30 Grosvenor Street South, Southampton as having Cultural Heritage Value and Interest, and Heritage Attributes; and

Whereas the Clerk of the Town of Saugeen Shores has caused Notice of Intention to Designate to be given in accordance with Section 29 (3 & 4) of The Ontario Heritage Act, R.S.O. 1990; and

Whereas no Notice of Objection has been served on the Clerk within the meaning of Section 29 (5) of The Ontario Heritage Act, R.S.O. 1990.

Therefore, be it resolved that the Municipal Council of the Corporation of the Town of Saugeen Shores enacts as follows:

1. That the property described in Schedule "A" attached hereto is hereby designated to be of design and physical, historical and associative, and contextual values. The Statement of Cultural Heritage Value or Interest is set out in Schedule "B" attached hereto.
2. This By-law shall come into effect on the final passing thereof by the Council of the Corporation of the Town of Saugeen Shores.

Read a first and second time this 11th day of December, 2023.

Read a third time and finally passed and sealed this 11th day of December, 2023.

Original signed

Luke Charbonneau, Mayor

Dawn Mittelholtz, Clerk

Schedule A to By-law 109-2023

Town of Saugeen Shores Heritage Designation

30 Grosvenor Street South, Southampton, Ontario

Legal Description of Property to be Designated

TP PT LOT 10 E GROSVENOR

Schedule “B” to By-law 109-2023

Town of Saugeen Shores Heritage Designation

30 Grosvenor Street South, Southampton, Ontario

Statement of Significance

The property at 30 Grosvenor Street South, Southampton, Ontario is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the criteria of design and physical, historical and associative, and contextual values.

Statement of Cultural Heritage Value or Interest

The property at 30 Grosvenor St South is worthy of designation under Part IV, Section 29, of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the criteria of design and physical, historical and associative, and contextual values.

Description

Located on the southeast corner of Grosvenor Street South and Leeder Lane, the property at 30 Grosvenor St South contains a Queen Ann Style residence constructed in 1892 as a rough-cast clad, one and one-half storey, wood-frame building. The existing residence retains its original form and Queen Ann stylistic attributes, which have been maintained or sensitively refurbished over the past 130 years. There have been alterations to the interior of the house. Alterations to the exterior, however, are few: a narrow one-storey board-and-batten addition to the southeast side near the rear, and the replacement of original wood-framed sash windows with insulated double-hung sash windows framed with aluminum. The tall brick chimney remains in good condition but was capped in 2021. The 1904 Goad Fire Insurance map indicates a small wood addition (possibly a stable or storage shed) that no longer exists. There is a small modern garden-shed alongside the east property line, dating from the 1990s. The property is landscaped with mature trees, lawns, perennial gardens, and a flagstone patio at the rear.

Statement of Cultural Heritage Value:

1. Design and Physical Value

The property at 30 Grosvenor St South has design value as a representative example of Queen Anne Style built in 1892. Architectural features include the irregular silhouette with three front-facing gables and multiple cross gables, a single storey cutaway bay with large structural brackets faced with a classical scroll design, a five-post wrap-around verandah with decorative brackets, corbels, and a frieze of spindles and running rope-style and arrow-head trim. The verandah railing has eight-cornered spindles. The double-hung sash windows have retained their original size and position along with the curved shapes of the window-heads, despite the wood frames having been covered over or replaced with aluminum.

2. Historical and Associative Value

The property at 30 Grosvenor St South has direct associations with several noteworthy individuals and with commercial and religious institutions. Henry Harmer, Jr., built and owned the house for five years. Harmer's reputation as a furniture dealer, undertaker, and builder gained him recognition as an individual of importance in the community of Southampton, where "Harmer Street" has been named in his honour. The first resident, Rev. Jabez Wass, was the first Methodist Minister of the new Southampton Methodist Church built in 1891. Well-regarded for his organizational skills, Wass took charge of

this new church established through the amalgamation of the congregations of the New Connection Methodist and Wesleyan Methodist churches. Other important associations with owners of the house include Central Hotel founding owner Mary Anne [Hilbert] Sinclair, and subsequent Central Hotel owner John Creighton, who was also co-partner of the Saugeen Mineral Water Co.

3. Contextual Value

The property is important in defining and supporting the overall historical integrity of Southampton, which markets itself as “The Oldest Port on the Bruce Coast.” It also supports and helps to define the historic character of Grosvenor Street South and Leeder Lane, two historic streets which were developed in the mid-19th century and have retained many original historic homes from that period, including five Pre-Confederation homes. The property is historically linked to other buildings that were built by Henry Harmer, Jr., including the immediately adjacent property (36 Grosvenor) and two other properties nearly on Albert St South.

Heritage Attributes

Design and Physical Value:

Attributes that contribute to the value of the property at 30 Grosvenor St South as representative of its Queen Anne Style include:

- The scale, massing, and irregular form, with multiple broad gables and cross gables.
- The wrap-around verandah with decorative wood corbels, brackets, spindles, and other trim.
- The size, position, and form of the double-hung sash windows with curved window heads.
- The cutaway bay with large brackets on the first storey.
- Traditional “rough-cast” exterior.
- The tall brick chimney.
- The wood front and back doors.

Contextual Value:

Attributes that contribute to the contextual value of 30 Grosvenor St South as defining and supporting the character of the streetscape of Grosvenor St and Leeder Lane, relevant to its historical and visual links to its surroundings include:

- The placement and orientation of the building, with its primary entrance on Grosvenor St South.
- The setbacks from Grosvenor St South and Leeder Lane.
- The setback from the property immediately to the south, allowing for access to sunlight through north-facing and south-facing windows.

Exclusions:

Following is a list of architectural features that have been modernized and are therefore lacking in historical architectural value, and therefore should be excluded from heritage protection:

1. Rear one-storey addition (southeast side of the building). This narrow board-and-batten addition is compatible, but, dating from the 1980s, it is not historical.
2. The garden shed is not historical.
3. The interior has been renovated over the years.