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## **Notice of Intention to Designate a Heritage Property**

The Town of Saugeen Shores intends to designate 697 Market Street, Port Elgin, further described as Plan 11, Blk 108 E Pt Lot 80, W Pt Lot 81, as a Heritage Property under Part IV, Section 29 of the Ontario Heritage Act.

### **Statement of Cultural Heritage Value**

#### 1. Design and Physical Value

The property at 697 Market St has both design and physical value as a representative example of Edwardian Classicism with its exterior attributes featuring a shallow hip roof with overhanging eaves, a smooth monochromatic brick finish, generous fenestration with bevelled leaded glass, and a wide porch with half columns atop square brick concrete-and-brick piers. The interior represents Edwardian Arts and Crafts style with its oak woodwork, staircase, panelled doors, and cabinetry. The property has value as the site of innovation and scientific achievement through its historical use of a remote source heating system (with steam piped underground from the former factory situated across the street).

#### 2. Historical and Associative Value

The building has historical or associative value through the person of John Hepner who performed a significant service to the community as the co-founder, owner, and manager of the Stevens-Hepner Brush Co Ltd. Hepner was also an inventor, with three patents under his name. The business organization of Stevens-Hepner is also associated with the house, as the house was built in close proximity to the factory for the manager's convenience and practical supervision of factory operations and business transactions.

#### 3. Contextual Value

The building has contextual value because it maintains and supports the historic character of the area, with century-old homes on adjacent properties to the east and west, and with many century-old homes on historic streetscapes nearby on Market, Elgin, Bricker, and Mill streets. The building is also visually and historically linked to its surroundings, not only in terms of the historic residences nearby, but in relation to the site of the former Stevens-Hepner factory building, and the once strategically important site of the railway station (now represented by the Saugeen Rail Trail).

## **Heritage Attributes**

### Design and Physical Value

Attributes that contribute to the design and physical value of the property in terms of its Edwardian style and in terms of technical innovation that should be preserved include:

#### Exterior:

- Shallow-hipped roof with wide overhanging eaves.
- Four shallow hip-roof dormers with classically styled window frames.
- The square form, massing, and symmetrical proportions of the building.
- Smooth monochromatic red-brick exterior, accented with corner quoining.
- Small second-floor open porch with square posts and overhanging roof eaves.
- First-floor open porch spanning façade, with six square half columns atop squared concrete-and-brick piers, with wooden railings and spindles.
- Placement and style of original window openings on the façade, east and west sides, rear second floor, and dormers.
- Original bevelled, leaded, and stained-glass windows.
- Concrete lintels and windowsills.
- Original oak front door with bevelled leaded glass.
- Front entrance with square concrete-and-brick piers.
- Red brick lattice under the front porch.
- Original foundation of stone and concrete.

#### Interior:

- “Arts and Crafts” high wainscoting and baseboards.
- Hardwood flooring.
- Built-in “Arts and crafts style” oak China cabinets in the dining room.
- Panelled oak doors, pocket doors, and French doors with etched glass, as well as door hardware.
- Second-floor hardwood floors, baseboards, window frames, and panelled oak doors with transoms and oak frames.
- Staircase with wood steps and risers and “Arts and crafts style” newel posts, railing, and spindles.
- Kitchen ceiling of pressed tin; original wood doors on the south wall of kitchen.

### Technical/mechanical attributes:

- Original steam radiator.
- Original steam heating duct opening (closed off) in the basement wall.
- Dumb waiter: door with framing and surviving ductwork and mechanical system.

### Landscaping:

- The siting of the house on the large lot, with a variety of mature trees and an enclosed formal garden.
- The garden’s access to light should be protected from overshadowing.

## **Contextual Value**

Attributes that contribute to the contextual value of 697 Market Street, as defining and supporting the character of the streetscape, relevant to its historical and visual links to surrounding properties include the following:

- Views of the property from the south, east, and west should be protected.
- Setbacks on all sides, including the historical lane on the property's north boundary, should be respected.
- The sidewalk and boulevard on Market St should be retained (not reduced).

## **Exclusions**

- The following is a list of property attributes that have been modernized, or are of questionable significance, and are to be excluded from protection under the Heritage Act, Part IV:
- The one-storey addition to the rear of the building dates from the 1970s and is not historical.
- Bathrooms have been modernized.
- The kitchen, except for the pressed-tin ceiling and wood doors noted above under attributes, has been modernized.
- The mock fireplace with mantel and surrounding woodwork in an upstairs bedroom is not original to the house.

Further information respecting this Notice of Intention to designate the property is available by contacting the Town of Saugeen Shores Clerk.

A Notice of Objection to this notice of intention to designate the property may be served on the Clerk within 30 days after the date of publication of the Notice of Intention.

The Clerk may be reached at Town of Saugeen Shores, 600 Tomlinson Drive, P.O. Box 820, Port Elgin, Ontario, N0H 2C0, by email at [clerk@saugeenshores.ca](mailto:clerk@saugeenshores.ca), or by phone at 519-832-2008 ext. 104.

Dated January 31, 2024  
Dawn Mittelholtz  
Clerk, Town of Saugeen Shores