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The Corporation of the Town of Saugeen Shores

By-law 70 - 2024



Being a By-law to Designate the Property at 117 Huron 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 117 Huron 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) and (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.

Now 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 cultural heritage value design and physical, historical and associative value, 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 9th day of September, 2024.

Read a third time and finally passed and sealed this 9th day of September, 2024.


Luke Charbonneau, Mayor


Dawn Mittelholtz, Clerk

Schedule A to By-law 70-2024
Town of Saugeen Shores Heritage Designation
117 Huron Street South, Southampton, Ontario

Legal Description of Property to be Designated

TP PT Lots 20 and 21 W Huron; SAUGEEN SHORES

Schedule “B” to By-law 70-2024
Town of Saugeen Shores Heritage Designation
117 Huron Street South, Southampton, Ontario

Statement of Significance

The property at 117 Huron Street South, Southampton 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 described below.

Description

The property, on the west side of Huron Street South between Morpeth Street and Chantry View Drive in Southampton, contains a two-storey Colonial Revival residence clad in stucco and wood. Built in 1897, the residence retains its original two-storey rectangular form, hip roof, symmetrical arrangement, and placement of its front door and windows on the Georgian-style façade. Porches added in later years have been rebuilt or extensively renovated. The residence is important as the home of William and Eliza Knowles and their family, recognized as the founders and early developers of Southampton’s tourism industry in the late 19th and early 20th centuries.

Statement of Cultural Heritage Value:

1. Design and Physical Value

The residence is an example of the Colonial Revival Style constructed in 1897. Its design includes features of early and late Georgian style in its rectangular form on two storeys, the symmetry of windows and door on the façade, and the hip roof.

2. Historical and Associative Value

Built by William Knowles as a residence for his family in 1897, the home has value for its association with William and his wife, Eliza Knowles, and their children, for their contributions to the economic development of the tourism industry in Southampton. Situated immediately adjacent to the original site of the Knowles-built Park Hotel (built in 1888 and demolished in 1991), 117 Huron Street South served in later years as living quarters for employees working at the Knowles-developed summer resort which included not only a hotel, but eleven rental cottages, and a dance pavilion.

3. Contextual Value

Situated within an area that has become known as “The Knowles Block,” the residence is the first built, the largest, and the most substantial of the seven Knowles family-built houses that survive today. The home also contributes to the surrounding context of notable historic properties, including 97 Huron Street South (provincially designated) and several properties that have been added to the Saugeen Shores Heritage Register or acknowledged with a Saugeen Shores heritage property plaque. The home’s contribution to the historical context includes its relationships to The Park Hotel (demolished) and the former Grand Trunk Railway Station (now a private residence).

Heritage Attributes

Design and Physical Value

1. The siting of the building on the property.
2. The rectangular form of the building on two storeys.
3. The symmetrical arrangement of the front door and windows on the façade.
4. The front door and entrance walkway, facing Huron St S.
5. The hip style roof design.

Exclusions

The following modern additions and renovations are excluded from protection under heritage designation:

1. The carport (south elevation), the front bay window and verandah, the north addition and the west sun porch.
2. Window frames and glass.
3. Interior.
4. Wood and stucco cladding.