

The Corporation of the Town of Saugeen Shores

By-law 13 - 2025

**Being a By-law to Designate the Property at 34 Victoria
Street North, Southampton 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 34 Victoria Street North, Southampton as having Cultural Heritage Value 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, passed, and sealed this 10th day of February, 2025.

Luke Charbonneau, Mayor

Dawn Mittelholtz, Clerk

Schedule A to By-law 13-2025
Town of Saugeen Shores Heritage Designation
34 Victoria Street North, Southampton, Ontario

Legal Description of Property to be Designated

TP Lot 3 Pt Lot 2 West Victoria; Saugeen Shores

Schedule “B” to By-law 13-2025
Town of Saugeen Shores Heritage Designation
34 Victoria Street North, Southampton, Ontario

Statement of Significance

The property at 34 Victoria Street North, 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 of design, and of physical, historical, associative value, and contextual values.

Description

Located on the northeast corner of Victoria Street North and Thompson Lane, the property contains a Regency-Style lawn bowling clubhouse constructed in 1913 as a one storey, wood-frame building. The clubhouse retains its original orientation and position on the site, as well as its most important Regency-Style attributes, specifically its original one-storey rectangular form with a hip roof extended by a gently sloping canopy roof over the former verandah (which has been enclosed). Four of the original neoclassical verandah pillars are maintained. Alterations include the addition of walls on three sides to enclose the verandah, the replacement of exterior stucco cladding with clapboard siding, the addition and replacement of windows and doors, and the addition of a porch at the rear (south elevation). A small shed has been built near the east side of the building. The landscaped property is dominated by well-groomed and maintained bowling greens.

Statement of Cultural Heritage Value:

1. Design and Physical Value

The property has design value as a representative example of a Regency-Style lawn bowling clubhouse built in 1913. Architectural features include the rectangular form with a hip roof gently sloping in canopy style over an enclosed verandah, with four original neoclassical-style columns conserved. Regency is important as a nineteenth-century style that is particularly characteristic of the historic architecture of Southampton; it also became a common style for lawn bowling clubs in colonial Canada, making ours in Southampton an integral representative of the sport.

2. Historical and Associative Value

The property has a direct association with The Southampton Lawn Bowling Club (formed in 1907), continuing today as The Saugeen Shores Lawn Bowling Club. The clubhouse was designed and built by the internationally known Alfred Richley, an accomplished contractor and manager of large construction projects in Ontario and the United States. The club is also associated with important individuals in the community who helped found the club, including manufacturer Charles Martin Bowman, Member of Provincial Parliament.

3. Contextual Value

The property has contextual value in three main areas:

- a) it helps to define and support the socio-cultural institutional character of the area (which includes churches, schools, and a museum); this manicured recreation facility was and remains strategically located in the centre of the surrounding spiritual, educational, and recreational facilities of the Southampton community;
- b) it supports and contributes to the community’s long history of sports and recreational activity, with nearby facilities and playing grounds for tennis, curling, baseball, ice hockey, and (historically) lacrosse and cricket; and
- c) it supports and enhances the residential context of mainly nineteenth-century homes on narrow lanes, as the property’s pastoral, park-like landscape adds an aesthetically pleasing and environmentally desirable amenity to the residential area.

Heritage Attributes

Design and Physical Value:

Attributes that contribute to the value of the property at 34 Victoria Street North as representative of its Regency clubhouse style include:

- The scale, massing, and rectangular form of the clubhouse.
- The hip roof and sloping canopy roof covering the verandah (now enclosed).
- The four neoclassical verandah columns.
- Position and size of window and door openings from original clubhouse (existing inside the closed-in verandah).

Contextual Value:

Attributes that contribute to the contextual value of 34 Victoria Street North as defining and supporting the character of the streetscape of Victoria Street North, relevant to its historical and visual links to its surroundings include:

- The placement and orientation of the clubhouse, centred on the south perimeter of the property and facing the bowling green.
- The bowling green itself.
- The setbacks from Victoria Street North and Thompson Lane.

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 porch (south elevation).
2. The walls, windows, and doors enclosing the verandah (originally an open verandah).
3. The shed (not historical).
4. The interior has been renovated over the years.
5. The clapboard siding (not historical).