



Corporation of the Municipality of South Huron

Heritage Advisory Committee

Wednesday, November 12, 2025, 5:30 p.m.

Olde Town Hall - Verity Room

Accessibility of Documents:

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Pages

1. Call to Order

2. Agenda

Recommendation:

That the Heritage Advisory Committee approves the Agenda as presented.

3. Disclosure of Pecuniary Interests and the General Nature thereof

4. Minutes

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Recommendation:

That the Heritage Advisory Committee adopts the minutes of October 15, 2025 as printed and circulated.

5. Business to be Discussed

5.1 Application to Repeal Heritage Designation By-Law 23-1993

[Link to Staff Report](#)

[Link to Application](#)

5.2 Heritage Plaques

5.3 Heritage Photos

5.4 Year in Review

6. Correspondence

7. Other Business

8. Adjournment

Recommendation:

That the Heritage Advisory Committee hereby adjourns at [insert time], to meet again on _____ at _____ or at the Call of the Chair.



Corporation of the Municipality of South Huron
Heritage Advisory Committee
Minutes

Wednesday, October 15, 2025, 5:30 p.m.
Olde Town Hall - Verity Room

Members Present: Aaron Neeb, Member
William Dinney, Member
Donna Voerman, Member
Jess Gill, Member
Isaac Moore, Chair

Member Regrets: Susan Jones, Member

Staff Present: Alex Wolfe, Clerk
Kendra Webster, Legislative & Licensing Coordinator

Others Present: Heather Dunlop (remote)

1. Call to Order

Chair Moore called the meeting to order at 5:33 p.m.

2. Agenda

Motion: 15-2025

Moved: William Dinney, Member

Seconded: Jess Gill, Member

That the Heritage Advisory Committee approves the Agenda as amended to allow Heather Dunlop to provide a delegation at Item 5.1.

3. Disclosure of Pecuniary Interests and the General Nature thereof

3.1 J. Gill - Application to Repeal Heritage Designation By-Law 23-1993

Jess Gill, Member declared a conflict on this item. (I have provided client services as a real estate professional to the applicant of the repeal, regarding the subject property, with a potential of an ongoing representative/client relationship.)

I, Jess Gill, hereby declare a potential (deemed/direct/indirect) declaration of interest in accordance with section 5 of the Municipal Conflict of Interest Act to Council Agenda Item No. 5.5, Item: Application to Repeal Heritage Designation By-Law 23-1993. The nature of my interest is as follows: I have provided client services as a real estate professional to the applicant of the repeal, regarding the subject property, with a potential of an ongoing representative/client relationship.

4. Minutes

Motion: 16-2025

Moved: Aaron Neeb, Member

Seconded: Jess Gill, Member

That the Heritage Advisory Committee adopts the minutes of April 9, 2025 as printed and circulated.

Disposition: Carried

5. Business to be Discussed

5.1 Heather Dunlop - Correspondence - Benjamin Elliot House Demolition

5:37 p.m. Heather Dunlop provided the committee with some information regarding the history of the Benjamin Elliot House. She noted the house has remained in good condition and has historic and architectural value.

5:53 p.m. Member Voerman joined the meeting.

The committee discussed the heritage value of the property located at 565 Main Street South in detail. They noted the property has architectural, cultural and contextual value. Chair Moore shared a draft letter of correspondence and description of cultural heritage value and heritage attributes with the committee, and the group discussed providing these to Council.

6:50 p.m. Heather left the meeting.

Motion: 17-2025

Moved: Jess Gill, Member

Seconded: Donna Voerman, Member

That the Heritage Advisory Committee receives the delegation of Heather Dunlop regarding the Benjamin Elliot House Demolition.

Disposition: Carried

Motion: 18-2025

Moved: Aaron Neeb, Member

Seconded: Donna Voerman, Member

**That the Heritage Advisory Committee forwards the attached correspondence and appendix to Council; and
That the Heritage Advisory Committee recommends the following to Council;**

- **That an immediate motion be made to list the Benjamin V Elliot House (565 Main Street South, Exeter) property on the Municipal Heritage Register; and**
- **That a motion be made to initiate the designation process for the Benjamin V Elliott House (565 Main Street South, Exeter) as designation will provide long-term protection for this important community heritage asset and ensure its preservation for future generations as part of South Huron's built heritage.**

Disposition: Carried

5.2 Local Property Owners Interested in Designation

The committee advised that they have been in discussions with property owners about the designation process for their properties.

5.3 Barn Preservation Information Event

The committee advised that there will be a Barn Preservation Information Event held on April 13, 2026, from 6:00 p.m. to 7:00 p.m. Committee members continue to work out details.

5.4 Stephen Township Arena - Truss Repair

Motion: 19-2025

Moved: William Dinney, Member

Seconded: Jess Gill, Member

That the Heritage Advisory Committee has no concerns with the repairs required to the wood trusses at the Stephen Arena (69625 Airport Line, Huron Park), as indicated in the Structural Analysis of the Stephan Area Rink Arena Trusses report, prepared by BM Ross, dated September 26, 2025, so long as the attributes of the trusses are maintained, where possible.

Disposition: Carried

5.5 Application to Repeal Heritage Designation By-Law 23-1993

J.Gill declared a conflict on this item. (I, Jess Gill, hereby declare a potential (deemed/direct/indirect) declaration of interest in accordance with section 5 of the Municipal Conflict of Interest Act to Council Agenda Item No. 5.5, Item: Application to Repeal Heritage Designation By-Law 23-1993. The nature of my interest is as follows: I have provided client services as a real estate professional to the applicant of the repeal, regarding the subject property, with a potential of an ongoing representative/client relationship.)

The committee discussed the request to repeal the heritage designation By-Law 23-1993. Chair Moore and Member Neeb have been in contact with the owner to discuss their request. The Committee will discuss further at the next meeting.

5.6 Heritage Insurance Information

The committee discussed concerns regarding the high rates of insurance that some heritage-designated property owners are experiencing. The committee members shared conversations they have had with their own providers and are going to do some research on this topic to bring back for the next meeting.

6. Correspondence

7. Other Business

Staff advised the committee that the heritage plaques were expected to be ready at the end of October.

Member Voerman advised that she has found a vendor to print the heritage photos for display in the South Huron Recreation Centre. Member Gill volunteered to take photographs of the properties.

8. Adjournment

Motion: 20-2025

Moved: William Dinney, Member

Seconded: Aaron Neeb, Member

That the Heritage Advisory Committee hereby adjourns at 7:36 p.m., to meet again on November 12 at 5:30 p.m. or at the Call of the Chair.

Disposition: Carried

Isaac Moore, Chair

Kendra Webster, Recording Secretary



I, Jess Gill, hereby declare a pecuniary interest to Council / Committee

Agenda Item No.: 5.5, Item Title: Application to Repeal Heritage Designation By-Law 23-1993,

the general nature thereof being :

had provided client services as a real estate professional to the applicant of the repeal, regarding

the subject property, with a potential of an ongoing representative/client relationship.

Date: October 15, 2025

Member Signature: Jess Gill

The Ontario Heritage Act R.S.O. 1990, Chapter c.O 18

Description of Cultural Heritage Value and Description of Heritage Attributes
 Benjamin V. Elliott House, 565 Main Street South
 Exeter, Ontario
 Municipality of South Huron

Benjamin V. Elliott House

Description of Property

The Benjamin V. Elliott House is a two-storey yellow brick residence built in the late 1800s located on a spacious, treed lot within the Municipality of South Huron. Set well back from the road and framed by mature trees, the property includes a stately two storey brick home, a circular drive and landscaped grounds that reinforce its prominence and estate-like character.

Statement of Cultural Heritage Value or Interest

1. *Design or Physical Value*

The Benjamin V. Elliott House is a unique, excellent and well-preserved example of **Italianate domestic architecture**, a style popular in Ontario in the latter half of the nineteenth century, but not often reflected in local architecture, which makes this home particularly special. The house's **symmetrical façade** and **hipped roof** reflect the formality and proportion associated with the Italianate style.

Constructed of **locally produced yellow brick**, the dwelling exhibits **fine masonry craftsmanship**. The roofline is accentuated by **deep overhanging eaves with decorative wooden brackets**, while the **arched dormer windows** add visual interest and complexity to the façade.

The central front entrance creates a sense of balance and grandeur consistent with Italianate design ideals. The tall, narrow windows, paired with the low-pitched hipped roof and bracketed cornice, give the structure an elegant vertical emphasis. Despite later sympathetic additions, the residence **retains a high degree of integrity in form, materials, and detail**, demonstrating the craftsmanship and design sophistication typical of prosperous Ontario homes of the late 19th century.

2. *Historical or Associative Value*

The property holds historical and associative value through its connection to **Benjamin V. Elliott**, one of Exeter's earliest businesspeople and professionals during the town's formative years following its incorporation in 1873, serving as Exeter's original solicitor. Elliott was recognized for his entrepreneurial leadership, contributing significantly to the community's early growth and prosperity.

As noted in the Exeter Times-Advocate (November 12, 1931), Elliott was remembered as "a man of remarkable personality" whose professional and personal life exemplified the industrious character of Exeter's pioneering citizens. The house he commissioned stands as a testament to his success and status within the developing town and offers insight into the social and economic aspirations of Exeter's early elite.

3. Contextual Value

The Benjamin V. Elliott House holds contextual value as a **prominent visual landmark** within the local landscape. Situated amid mature trees on an expansive lot, the property's scale, formal layout, and refined architectural detailing distinguish it as a focal point within its surroundings.

Its orientation, setback, and well-maintained grounds contribute to the **heritage character of the broader area**, and its enduring presence continues to define and support the historical identity of Exeter's built environment. The house's commanding position and dignified form make it an important symbol of the community's 19th-century prosperity and architectural heritage.

Heritage Attributes

Key heritage attributes that embody the property's cultural heritage value include:

- The **two-storey, rectangular form** and **hipped roof** configuration
- The **locally-sourced yellow brick masonry construction**
- The **deep overhanging eaves** with **ornamental wooden brackets**
- The **arched dormer windows** integrated into the roofline
- The **symmetrical front façade** with central entryway
- The **original masonry detailing** and evidence of craftsmanship in materials and construction
- The **central, ornate chimney** and roof profile
- The **landscape setting**, including the broad setback from the road, circular driveway, and mature trees that frame the building
- The property's **visual prominence and landmark character** within its context

Summary

The Benjamin V. Elliott House is of design, historical, and contextual significance under Ontario Regulation 9/06 of the Ontario Heritage Act. It is valued as a well-preserved example of Italianate residential architecture, for its association with one of Exeter's earliest and respected citizens, and for its role as a defining visual landmark in the community's cultural landscape.

**Municipality of South Huron
Heritage Advisory Committee**

Wednesday, October 15, 2025

To:

Mayor and Members of Council
Municipality of South Huron

From:

Heritage Advisory Committee for the Municipality of South Huron

Subject:

Recommendation for Designation – Benjamin V. Elliott House

Dear Mayor Finch and Members of Council,

The South Huron Heritage Advisory Committee is writing in response to correspondence received from **Ms. Heather Dunlop**, which was forwarded to the Committee by Council regarding the potential **designation of the Benjamin V. Elliott House** under the *Ontario Heritage Act*.

Under our mandate, the Committee's role is to **advise and make recommendations at the request of Council** and as defined in our **Terms of Reference**, specifically:

1. **Fulfilling the statutory role pursuant to Section 28 of the Ontario Heritage Act** to advise and assist Council on all matters relating to:
 - a. the designation of individual properties (Part IV), or heritage conservation districts (Part V); and
2. **Researching, evaluating, and identifying properties and areas** that may deserve protection by maintaining an inventory of listed properties of cultural heritage value or interest.

Committee Review and Findings

In accordance with these responsibilities, the Committee reviewed the correspondence and undertook research and evaluation of the **Benjamin V. Elliott House** against the criteria for determining cultural heritage value or interest as outlined in **Ontario Regulation 9/06**.

Our findings confirm that the property possesses significant cultural heritage value under all three categories of assessment:

- **Design/Physical Value:** The house is an excellent and well-preserved example of Italianate domestic architecture, featuring symmetrical massing, hipped roof,

decorative bracketed eaves, and fine yellow brick masonry characteristic of prosperous 19th-century Ontario residences.

- **Historical/Associative Value:** The dwelling is directly associated with **Benjamin V. Elliott**, one of Exeter's earliest businesspeople and professionals at the time of its incorporation in 1873. As noted in the *Exeter Times-Advocate* (November 12, 1931), Elliott was regarded as "a man of remarkable personality," and his home stands as a tangible representation of Exeter's early development and civic leadership.
- **Contextual Value:** The property is a **visual landmark**, situated prominently within a mature treed setting. Its scale, orientation, and landscaped grounds contribute meaningfully to the community's rural and historical character in the Main Street *Historic Core* district.

Recommendation to Council

Based on our evaluation, the Heritage Advisory Committee finds that the **Benjamin V. Elliott House meets or exceeds the criteria** for designation under **Part IV of the Ontario Heritage Act**.

Accordingly, the Committee **recommends to Council** that:

- 1) An **immediate motion be made to list** the property on the **Municipal Heritage Register**.
- 2) A **motion be made to initiate the designation process** for the **Benjamin V. Elliott House**. Designation will provide long-term protection for this important community heritage asset and ensure its preservation for future generations as part of South Huron's built heritage.

Respectfully submitted,
South Huron Heritage Advisory Committee

Isaac Moore
 Chair, South Huron Heritage Advisory Committee
 Municipality of South Huron

Attachment:

*Description of Cultural Heritage Value and Description of Heritage Attributes,
 Benjamin V. Elliott Home (DRAFT)*