

Giaimo

TOWN OF
GEORGINA
HERITAGE REGISTER
REVIEW

**Cultural Heritage Evaluation
Report**

Date: August 26, 2025

Prepared for:
The Town of Georgina

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EXECUTIVE SUMMARY

This report presents the findings of a Cultural Heritage Evaluation undertaken as part of the Town of Georgina Heritage Register Review Project. This evaluation assesses the 121 properties currently Listed on the Town's Heritage Register along with 7 additional properties (hereafter referred to as 128 Listed Properties) recommended for review by Council, a critical step towards compliance with new provincial regulations introduced through Bill 23, the More Homes Built Faster Act (2022). Under the amendments, properties Listed for more than two years will be automatically removed from the Heritage Register on January 1, 2027, unless Designated under Part IV of the Ontario Heritage Act.

In accordance with Ontario Regulation 9/06, properties were evaluated based on their Design or Physical Value, Historical or Associative Value, and Contextual Value. Through a combination of desktop research, site visits, and collaboration with local heritage advocates, library and archive staff, properties were assessed for their significance within the context of Georgina's cultural heritage landscape.

Key Findings

The properties were prioritized into four categories:

- Priority 1 (49 properties): Highly significant properties, owners interested in designation, and those at risk.
- Priority 2 (27 properties): Properties with existing protections or those owned by the municipality, eligible for longer timelines for designation.
- Priority 3 (31 properties): Properties which meet a single criterion and are candidates for further research.
- De-list (18 properties): Properties deemed too altered or in a state of disrepair to warrant inclusion on the Heritage Register.

Additionally, three (3) of the 128 Listed Properties were not categorized. Two (2) of these properties, 30 Hadden Rd and 24 Market St, had previously been removed from the Heritage Register but still appeared on the list. The third property, Jackson's Point Marine Railway, was directed for designation by Council before the CHER process began.

The evaluations herein are intended to assist Council in making informed decisions regarding designation.

1 - INTRODUCTION

We are pleased to submit this draft Cultural Heritage Evaluation Report to the Town of Georgina as part of the Heritage Register Review Project, which includes preliminary assessments of the properties currently included on the Town's Heritage Register.

This project responds to the Provincial Government's changes to the OHA, through an amendment known as Bill 23, the More Homes Built Faster Act, 2022. These changes have major implications on the function of Municipal Heritage Registers across the province. The most impactful being the deadline for current Heritage Registers – on January 1, 2027, all properties which have been Listed but not Designated for more than two years will de-listed.

These amendments to the OHA placed restrictions on the use of a Heritage Register, stipulating a maximum Listing period of 2 years, at which point a property must be removed, and cannot be re-listed for another 5 years. A property that is not Listed can still be Designated under Part IV of the Ontario Heritage Act, if it is not subject to a prescribed event, which is an application under the Planning Act which is deemed complete.

To explain what this means in practice, it is worthwhile to note the intention of a Municipal Heritage Register, as well as the commonly understood statuses of Listing and Designation in the context of the Act.

Section 27 of the Ontario Heritage Act states that the municipal clerk shall keep a



Fig. 1.1. Archival Images of properties still listed on the Municipal Heritage Register

register of properties that are of cultural heritage value in the municipality. The register must be publicly accessible via the municipality's website. This Heritage Register is made up of properties that are either Listed or Designated.

A property that is Listed on a Municipal Heritage Register is one that has been identified as having potential cultural heritage value. This status has been most typically used by municipalities to 'flag' properties that are of heritage interest, without imposing the restrictions of a designation under Part IV of the Ontario Heritage Act. Listing a property on the Heritage Register gives it short-term legal protection in the event of a demolition application, allowing a municipal Council 60 days to decide whether the building deserves greater protection in the form of designation, or if the demolition can proceed. It is a common misconception that being Listed on the Heritage Register creates additional demands on the property such as maintenance, restoration, or restrictions on alterations.

Designation under Part IV of the Ontario Heritage Act infers greater legal protection on a property. Part IV Designations are by-laws passed by a municipal Council for individual properties that are of cultural heritage value. This is a tool that can be used to protect a property or portions of a property over the long term. This is implemented through a Designation by-law which are registered on title to a property and establish which features – or formally, which heritage attributes – of the property should be protected. With this in place, owners of

Designated Properties must obtain approval from the municipality for:

- Alterations that affect the identified heritage attributes,
- New construction and additions to the property,
- Demolition

It should be noted that identified attributes are typically located on the exterior, and only on extremely rare occasions are interior attributes identified for protection. This allows for greater flexibility and for owners to make changes to the interiors of buildings without Council approval. Protected attributes are most often described from a publicly visible perspective, allowing flexibility for the portions of the property which are not typically visible to the public.

Based on the number of Part IV Designated Properties on it's Heritage Register, the Town of Georgina has primarily relied on Listings for the protection of its heritage resources, since the inception of the Ontario Heritage Act in 1975. In this context, it is important to make the distinction that if no Council action is taken to either designate or remove properties from the Heritage Register by Jan 1, 2027, that the Listed properties will automatically "fall off" the Heritage Register. Listing will no longer be a long-term option, and to protect these properties, the Town will instead have to Designate them.

2 - SCOPE OF REPORT

With the changes to the OHA, municipalities have been under pressure to act quickly to assess and prioritize their Municipal Heritage Registers. This work has been ongoing in municipalities across the province since the announcement of Bill 23 in November of 2022.

As independent heritage consultants, we have been tasked with reviewing the register on behalf of the Town of Georgina to determine next steps in this new context. This report includes the assessment of each of the Listed Properties against Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest. The evaluation of these properties was done via a number of sources, described within this section. This report also includes a discussion of the Heritage Planning Context in Ontario, and tools for building advocacy.

As part of the discussion surrounding the project, alternative methods for protection were reviewed. One such approach was the development of a Heritage Conservation District (HCD). Within the context and timeline of this project, this would not be possible. An HCD has specific requirements under the amended OHA, including the identification of 25% of properties within the proposed geographic boundary being worthy of Designation. This limits the possibility of large geographic areas being Designated as HCDs, so would require the development of multiple, smaller scaled districts.

The establishment of each of these HCDs would require a study in which all buildings within the proposed geographic boundary are reviewed, inventoried and assessed to confirm the potential of the areas as potential HCDs. This first step was taken in 2008 for High Street, but as it has been over 15 years, the context of the street has changed and the area would have to be reassessed.

Following the Study, an HCD Plan would need to be developed to establish objectives, a policy statement, guidelines and procedures for achieving the stated objectives. This phase

would include extensive public engagement.

This framework would add considerable time and scope, extending past the January 1, 2027 deadline, and as such, was determined not to be feasible.

2.1 METHODOLOGY

With the assistance of the Town of Georgina's Clerks Division, we reviewed the register to verify addresses, roll numbers, bylaws, and ownership type. Basic desktop research was undertaken via mapping and streetview to understand property visibility and to verify that buildings were still standing, where possible.

Following a letter from Town staff informing owners of Listed Properties of the visits, our team conducted a series of site visits to review and photograph the Listed Properties that were visible from the public right of way. At time of writing, there are three low-visibility properties for which permission has been obtained to review on site, and an additional 5 properties which the owner did not consent to a review.

It should be noted that in the context of the changes to the OHA, the timeline in which research, evaluation and designation must be conducted, evaluation of a property's full historic context was not possible. To fully evaluate and verify each of the properties on a Municipal Heritage Register for historic ownership and occupancy would be orders of magnitude above the project scope. As such, the evaluations relied more heavily on design and contextual value, which was more readily observable, and used historical value where information was available.

With the assistance of the team at the Georgina Pioneer Village and Archives, we were able to obtain scanned copies of the three original surveys that served as the foundation for the current Heritage Register: The 1968-

1973 Survey of North Gwillimbury Township, The 1969-1971 Survey of Georgina Township, and the 1969-1971 Survey of the Village of Sutton. Interestingly, each of these contain later amendments, with the latest observed dated being 2001. The information contained on these surveys ranges from full pages of handwritten notes and photos, to a single line with the name of the first owner. We were also given access to the Ruth Thompson collection, which contained information on Pefferlaw and the former Georgina Township. In addition, we were provided with documents related to the Georgina 200 celebrations, including pamphlets for Doors Open tours, along with presentations, historic photos, postcards, and other documents.

With the assistance of the Georgina Public Library, we were able to borrow numerous books, and review reference files including:

- Belhaven Then & Now, by Dale Taylor and Debi Johnson, 1997
- Georgina – History of a Town, by the Lake Simcoe South Shore Historical Society, 1971
- Georgina – History of a Township, a compilation of stories and articles, 1968-1997
- Pefferlaw – Our Early Pioneers, by Ruth Thompson, 1967
- Udora – Moments in Time, by Helen Westgarth, 2012
- The Georgina Book – What Citizens Value the Most, by Alliance for a Better Georgina, c.2010
- Jackson's Point - Ontario's First Cottage Country, by Gene Hopkins, 1993

Other resources consulted include:

- Rural Roots: Pre-Confederation buildings of the York Region of Ontario, by Mary Byers, 1976.
- The Canadian County Atlas Project, McGill University

- YorkMaps - Mapping software, specifically the aerial imagery dating from 1954 to present.
- County of York Gazetteer and Directory 1881 & 1870-71.

Furthermore, Town Council directed the establishment of an Ad-Hoc Heritage Register Review Working Group to assist the project team in obtaining any necessary background information and historical/local context. The Working Group has been established and is comprised of the following individuals:

- Karen Wolfe
- Deirdre Lawrence
- Allan Morton
- Paul Brady
- Terry Russell

The project team has met twice with the Working Group who have provided much in the way of institutional knowledge, with members having served on the previous Heritage Advisory Committee, and as current members of the Georgina Historical Society. They have been helpful in providing some resources for properties, previously prepared reports, and suggestions for avenues of research.

The listed resources, along with the assistance of the Working Group, archive and library were invaluable in adding historic context to the assessments, where available.

3 - EVALUATION

The evaluation of the listed properties was completed against Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest, which has 9 criteria, grouped under three categories: Design or Physical Value; Historic or Associative Value; and Contextual Value. The criteria and their sub-criteria are described in the chart in Figure 3.1 below.

The parameters for the above criteria are local – as designations are enacted at the municipal level, properties were evaluated for relevancy within the geographic area of the Town of Georgina, and not in comparison with other Listed or Designated properties elsewhere. As an example, a stone farmhouse might be common elsewhere in Ontario, but within the Town of Georgina's boundaries appears to be

exceedingly rare, and so would be considered to meet Ontario Regulation 9/06 criteria. When evaluating properties, comparisons with properties in other places would almost always lead to uncovering a finer or more unique example.

As mentioned, the properties were evaluated for physical value and contextual value primarily, with historical value forming part of the assessment where accessible in the material reviewed.

The properties were grouped into contextual clusters where possible, in order to assist with research, and as part of the evaluation for contextual value. These contextual clusters were the locations of 89 of the 128 listed properties, some with stronger contextual links

Category	Criteria
Design or Physical Value	1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
	2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
	3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
Historical or Associative Value	4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
	5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
	6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
Contextual Value	7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
	8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
	9. The property has contextual value because it is a landmark.

Fig. 3.1. Ontario Regulation 9/06 Chart

than others. The identified clusters are Belhaven, Church Street in Keswick, Jackson's Point, Pefferlaw, Roches Point, Sutton and Virginia.

As heritage planning is intended as a public benefit, public visibility was also a key parameter for evaluating the priority of the listings. Properties were rated for visibility from low to high, with low visibility properties being prioritized lower, with key exceptions in cases of outstanding physical and historical value.

The properties were further assessed for their ownership type. Properties in the public ownership were generally prioritized lower, as the municipality is the administrator of heritage conservation in Georgina and is understood to be aligned with the goal of heritage conservation, which allows for a longer timeline for designation even if the properties expire from the register. Similarly, cemeteries, which have other legal protections, have been prioritized lower for designation, on a longer timeline.

Properties were further classified and evaluated for style and quality of style, as well as building type, to determine possible over-representation on the register, and properties within over-represented categories with lower design value and/or without enough historical information to merit designation were lowered in priority.

Finally, the properties were evaluated for integrity, assessing the condition of the buildings at a high level, as it had been over 50 years since many of them were last documented. This evaluation aimed to determine if there were heritage attributes that could be Designated at all, or whether they had been removed in the intervening years. Properties that had undergone major, irreversible alterations, or have been neglected to the point of collapse have been suggested for de-listing, as it is unlikely that they will be saved.

The properties have been organized into three levels of priority, and a further category to de-list. The first two priorities have properties

that are eligible for designation as they meet two or more criteria. Priority 3 contains properties meeting at least one criteria, and as such are able to remain as Listed Properties. The parameters for each category is below:

Priority 1 – Properties within a contextual cluster or high public visibility area, at-risk properties, and highly significant properties not otherwise protected.

Priority 2 – Cemeteries, infrastructure, and municipally owned properties, as these can be Designated on a longer timeline, or have other existing legal protections. Properties with relatively lower heritage value, lower integrity, or of a common style that has been otherwise represented in Priority 1.

Priority 3 – Properties that may meet criteria for designation with further research or review.

De-list – Properties that are likely too damaged or deteriorated to be salvaged and are understood to have been modified beyond recognition. Properties that have already been demolished, or are low visibility and not able to establish reasonable contextual value, coupled with low design value or integrity, and will not be able to meet the threshold of two criteria.

An additional property is in the process of being Designated.

Based on our evaluation, we have determined 49 properties to fall within Priority 1, and 27 properties within Priority 2. The properties within Priority 1 and 2 are candidates for designation, as they meet more than 1 criteria. At present, there are 31 properties that fall within Priority 3. These are considered candidates to remain on the Heritage Register, allowing for further research and review, as they meet a single criterion. Within this group, 8 properties were not accessible during site visits and are not visible from the public realm. These

8 do not currently meet a criterion but will remain in Priority 3 until additional information becomes available. Therefore, the Evaluation Reports for these properties do not contain updated images. Lastly, 18 properties have been assessed as falling within the 'De-list' category.

4 - WHAT WE HEARD

Throughout the project to date, we have heard from property owners and interested members of the public regarding 40 properties, via the Open House and written and verbal communication with the Town. Most expressed concern with designation. The owners' position in support or opposition for each of the properties was requested in writing, and those received as of time of writing have been noted on the Evaluation Reports under Owner Feedback. Further to this, five owners have not granted permission to visit and review the site for physical heritage value, which we understand as potential opposition.

A total of 22 Open House meetings were held regarding 19 properties. To date, the owners of 34 properties have corresponded with the Town through calls, emails, or letters. Some of these correspondences came from individuals who also attended the Open House meetings, while others relate to properties not included in those meetings. Fig. 4.1. lists all these properties and, a summary of their position is provided below:

- 29 expressed opposition to designation (≈19% of Listed properties)
- 2 expressed support for designation
- 3 provided feedback on the draft CHER or acknowledged communication without stating a position

Additionally, members of the public have expressed their support for designation of two properties.

Open House Attendees

No. 2 - 3504 Baseline Rd.
 No. 13 - 180 Church St.
 No. 14 - 182 Church St.
 No. 26 - 55 Hedge Rd.
 No. 30 - 33 High St.
 No. 42 - 80 High St.
 No. 43 - 90 High St.
 No. 44 - 96 High St.
 No. 47 - 100 High St.
 No. 55 - 126 High St.
 No. 57 - 129 High St.
 No. 80 - 221 Lake Dr. North
 No. 85 - 56 Malone Rd.
 No. 94 - 97 North St.
 No. 103 - 249 Pepperlaw Rd.
 No. 110 - 31 River St.
 No. 118 - 6779 Smith Blvd.
 No. 121 - 28 St. James St.
 No. 125 - 295 The Queensway North

Opposes Designation

No. 2 - 3504 Baseline Rd.
 No. 8 - 379A Bouchier St.
 No. 9 - 216 Catering Rd.
 No. 12 - 104 Church St.
 No. 14 - 182 Church St.
 No. 22 - 15 Fairpark Ln.
 No. 25 - 14 Hedge Rd.
 No. 28 - 351 Hedge Rd.
 No. 40 - 76 High St.
 No. 44 - 96 High St.
 No. 46 - 99 High St.
 No. 47 - 100 High St.
 No. 48 - 110 High St.
 No. 50 - 115A High St.
 No. 55 - 126 High St.
 No. 57 - 129 High St.
 No. 64 - 26576 Highway 48

Opposes Designation (continued)

No. 75 - 24791 Kennedy Rd.
 No. 80 - 221 Lake Dr. North
 No. 93 - 88 North St.
 No. 94 - 97 North St.
 No. 103 - 249 Pepperlaw Rd.
 No. 104 - 259 Pepperlaw Rd.
 No. 108 - 320 Pepperlaw Rd.
 No. 116 - 5643 Smith Blvd.
 No. 121 - 28 St. James St.
 No. 125 - 295 The Queensway North
 No. 128 - 30 Turner
 No. 144 - 377 Raines St

Supports Designation

No. 45 - 98 High St
 No. 111 - 32 River St

Feedback Provided (without stating a position)

No. 30 - 33 High St
 No. 101 - 155 Peers Ln
 No. 118 - 6779 Smith Blvd

Public Supports Designation

No. 14 - 180 Church Street
 No. 111 - 32 River St

Fig. 4.1. List of Properties with feedback from owners and/ or the public.

5 - ASSESSMENT OF GEORGINA'S HERITAGE REGISTER

The following pages include Evaluation Reports numbered according to 'Heritage IDs', corresponding with numbering on the Heritage Register. They are for tracking purposes only, and do not indicate a particular order of importance. The numbered reports are in order, but select numbers will be missing. This is due to the Heritage Register containing previously removed properties, as well as Designated Properties. The Heritage ID's in Figure 5.1, to the right are not included in the report for this reason.

There is a report for each of the properties listed on the current Heritage Register. The reports contain basic information at the top of the page, including address, name, a summary of the property, including a description and some historic context, and a photo, among other information. The brief summary section included on the first page of the Evaluation Reports is not intended to be exhaustive, but to provide some basic facts for each property, including a physical description and some historic information. The description is based on observations made on site, or if the property was not readily visible, from archival images if available. Additionally, if historical information was found through the sources listed, indicating a connection to the community, a second paragraph summarizing this connection has been included. In some cases, this historic information is too limited to assess at this time.

An Ontario Regulation 9/06 chart is included, which demonstrates how the building meets the criteria, based on information reviewed.

Following this is the action and prioritization information. A 'Yes' or 'No' is given in response to whether the property is a candidate for designation, along with the proposed prioritization. These are both provided in large text for ease of review. A prioritization rationale is included next to the classification. Below this, Owner Feedback is included, as well as Previous Designation History. If these boxes

are blank other than the title, no feedback was received, and there is no known prior designation history. Further description of the meanings of the entries for Style, Priorities and Owner Feedback has been included for quick reference in the Glossary, at the end of this report.

Previously Removed Properties

No. 24 - 30 Hadden Rd

No. 86 - 24 Market St

Properties which have been Lost or Demolished, but remain on the Register

No. 18 - 20924 Dalton Road

No. 59 - 133 High Street (former Woolen Mill, former Town Hall)

No. 83 - 5676 Latimer Road (The Hermitage)

Previously Designated Properties

No. 4 - Black River Rd (Mossington Bridge)

No. 7 - 1 Bonnie Boats Blvd.

No. 10 - 577 Catering Rd (Elmgrove School House)

No. 16 - 26537 Civic Centre Rd (Pioneer Village)

No. 27 - 299 Hedge Rd (The Thomas Mossington House)

No. 29 - 408 Hedge Rd (St. George's Anglican Church)

No. 32 - 51 High St (Lytle House)

No. 60 - 141 High St (Sutton Country Depot)

No. 61 - 153 High St

No. 62 - 163 High St

No. 76 - 25103 Kennedy Rd (William Henry Farm)

No. 77 - 25381 Kennedy Rd (Log House)

No. 78 - Lake Dr. East (Courting House)

No. 99 - 26280 Park Rd (Auld Castle Cemetery)

No. 105 - 264 Pefferlaw Rd (Johnson Cemetery)

No. 112 - 35 River St (St. James Parish Hall)

No. 129 - 605 Varney Rd. (Deer Park Public School)

No. 130 - Victoria Rd (Udora Mill)

Fig. 5.1. List of Properties not included in Evaluation Reports

Address 2905 Baseline Rd.	Summary A one storey log house with a gable roof. The building is in very poor condition.
Building Name(s) N/A	
Legal Description of Property Con. 4, Pt. Lt. 23	
Date of Construction Unknown	
Style Log House	



Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property has design and physical value as representative Log House style.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Based on the information available, the property cannot be designated at this time.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Delist	The property only meets one criteria and the building is in very poor condition.


Owner Feedback	Previous Designation History (if any)
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Address 3504 Baseline Rd.	Summary A two storey red brick Gothic Revival farmhouse, the building features a simple three bay front elevation with a gable on the second storey. To the rear, a 'tail' of the house extends, with a simple porch attached. There is contrasting buff brick diamond quoining, and arches over the windows, which appear to be largely original. The barn remains, with the stone wall having been clad in board and batten. The crown patentee was Sir John Baby, and later John Fairburn purchased the farm in 1867. The front part of house is original, and the back part of house, and barn were built in 1900. (Survey NG45_01)	
Building Name(s) N/A		
Legal Description of Property Con. 9, Pt. Lt. 9		
Date of Construction Before 1861		
Style Gothic Revival		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The building is representative of the Gothic Revival style, with steeply sloped roof, dichromatic brickwork and the presence of wood windows.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Based on the information available, the property cannot be designated at this time.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Priority 3	Gothic Revival (Ontario Cottage) style: corner quoining, flat lintels, and back porch. Based on its location and date of construction, it is one of the early homes in North Gwillimbury Township. However, the property does not meet two or more Criteria for Determining Cultural Heritage Value based on OHA.

Owner Feedback	Previous Designation History (if any)
Open House Attendee. Opposes designation, as noted in correspondence with the Town on March 6, 2025.	

Address 52 Bethel Sd. Rd	Summary Possibly an Ontario style cottage that had been modified, the building has a unique exterior cladding of cobblestone, more commonly seen around Baldwin to the east. A simple facade with a nearly central door, and a bay window to the right, with a low dormer spanning most of the roof. Archival photos confirm this condition is largely unchanged since it was last reviewed. (NG23) The home was owned by Grace Martin, but the original owner is unknown. (NG23)	
Building Name(s) Martin Home		
Legal Description of Property Con. 5 Pt. Lt. 18		
Date of Construction Unknown		
Style Vernacular		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Based on the information available, the property cannot be designated at this time.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Delist	Based on the information available, the property does not meet the threshold for designation.

Owner Feedback	Previous Designation History (if any)
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Address 5500 Black River Rd.	Summary An octagonal red brick deadhouse with a hipped roof. Each side contains a recessed panel framed by pilaster-like edges.
Building Name(s) Briar Hill Cemetery	
Legal Description of Property Con. 8, Pt. Lt 2 & 3	
Date of Construction 1914	
Style Octagon	



Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has historical value because it has direct associations with Sutton and Georgina as a historic non-denominational burial ground initiated in 1894.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	The property has direct associations with the ideas of Orson Fowler (A Home for All in 1849) Fowler's ideas for Octagon houses became popular in the second half of the 19th century, and he was known to have lectured and travelled in southern Ontario. He believed that the shape is highly functional, and was the most practical shape that could be built approaching a sphere - "nature's perfect form." (G23_03) The form became popular for deadhouses, in addition to houses.
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	The property has contextual value because it is physically, functionally, visually, and historically linked to its surroundings as it is located in proximity to Sutton and bound by Black River to the north and Black River Road to the south.
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 4, 6, 8.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Priority 2	Cemeteries have legal protection outside of designation and are unlikely to change significantly for that reason.

Owner Feedback	Previous Designation History (if any)
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Address 7577 Black River Rd.	Summary A one-and-a-half storey brick Ontario Cottage, the building is composed of three bays, with windows with segmental arches flanking the front door, and a central gable over the front door. (G12) The building was originally owned by Silas Eames, a military man who was called upon by Captain Lee to protect York County during the 1837 Rebellion led by William Lyon Mackenzie. It was later owned by Angus Ego - the Township Clerk, Reeve (1857 -62) and then Treasurer (1872-77). The property was later owned by Donald R. Martin, a member of the federal Progressive Conservative party in the 1960s. (confirmed by survey, G12)
Building Name(s) Ego Farm	
Legal Description of Property Con. 7, Pt. Lt. 11	
Date of Construction 1850's	
Style Ontario Cottage	

Image not available -
Property not yet
observed

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Permission not received to visit site, unable to evaluate physical criteria. At present, the building does not meet criteria.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Priority 3	Unable to evaluate physical characteristics of property due to low visibility.

Owner Feedback	Previous Designation History (if any)
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Address 379A Bouchier St.	Summary <p>The property contains a collection of buildings: three board and batten cabins, a log house, a one-storey cottage (possibly 1920s), and the main two-storey Queen Anne building (1870s). The main building was constructed over phases, first as a bungalow (named 'The Bungalow') and then a second storey was added in 1885 (renamed 'The Pines'). At the change of ownership in 1910s, a rear addition was added to the main building and a servants' lodge constructed adjacent to it. The log cabin and the small cabins were also constructed during this time. It is substantial in size, clad in wood siding, has a multi-gabled roof, and an expansive veranda wrapping around the front and sides. At the north and south west corners, the veranda is hexagonal and has conical roof finished with a finial. A northwest addition was completed c. 2021.</p> <p>In 1878 Sir James Edgar, MP for Ontario West Riding, and his wife Lady Matilda Edgar obtained the property. In 1889 Sir James died but the home remained in the family until the death of Lady Matilda in 1910. In 1912 "The Pines" was sold to the George H. Fensom family (for a short time Mr. Fensom was a partner in the Otis-Fensom Elevator Company). In 1946 the Canadian Loretto Sisters bought the property with most of the contents as a holiday retreat house and re-named it "Maryholme".</p>
Building Name(s) Loretto Ladies Colleges and Schools	
Legal Description of Property Con. 2, Pt. Lt. 21 & 22	
Date of Construction Between 1878 and 1885	
Style Queen Anne/ 'Stick Style'	




Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property has design and physical value because it is an excellent example of Queen Anne/ Shingle Style inspired architecture popular in the late 19th century. The main building was developed in phases and features an expansive enclosed verandah that wraps around the building. At the north and south west corners, the veranda is hexagonal and has conical roof finished with a finial.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has historical and associative value because it has direct associations with Sir James Edgar, MP for Ontario West Riding, and his wife Lady Matilda Edgar acquired the property in 1878 and called it 'The Pines'. Sir James died in 1889 and until the death of his wife in 1910, the property remained in the family. In 1912, the property was sold to George H. Fensom, a partner in Otis elevator company. In 1946, the Canadian Loretto Sisters purchased the property and renamed it 'Maryholme' to be used as a holiday retreat. Since 2001 Loretto Maryholme operates as a Spirituality Centre.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	

Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	The property has contextual value because it is physically and historically linked to its surroundings as an estate constructed on a hilltop overlooking the shores of Lake Simcoe within the historic village of Roche's Point. Additionally, the property is connected to its surrounding landscape and pine forest connecting people to the nature.
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 4, 8.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	Meets two or more Criteria for Determining Cultural Heritage Value or Interest based on OHA and is 'Exemplary of the style'.

Owner Feedback Opposes designation, as noted in correspondence with the Town on August 9, 2024 and April 9, 2025.	Previous Designation History (if any)
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Address 216 Catering Rd.	Summary <p>A two storey Regency style house, faced in stucco. The primary elevation does not face toward the street, but faces outward from the top of a hill. The front elevation has a 5 bay porch, spanning past the three bay building face, which has a central door flanked by full height windows typical of the regency style. There is a hipped roof with a distinctive cupola which is not original to the building, but contributes to its distinctive character.</p> <p>The property is associated with James Anderson and the Anderson family, who were early owners of the house. Their predecessors continued to live in the house until it was sold to Barabara Robertson, in 1948. Robertoson was a nurse who established a mothercraft-nurse training scholarship in Newmarket-Sutton. Eventually it was sold to Dr. Earl Byrnes Shouldice, who operated the Shouldice Hospital.</p>	
Building Name(s) Ainslie Hill		
Legal Description of Property E/S Con. 7, Pt. Lts. 20,21,22 Con. 8, Pt. Lts. 20 & 21, RS65R820, Pts 1- 8, RS65R14991, Pts 4 &5		
Date of Construction Between 1843 and 1848		
Style Regency		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The building is representative of Regency style. The building is two-storeys, symmetrical and clad in stucco. It is topped with a distinctive cupola and a veranda extending the length of the main façade. The first floor elevations features a central front door flanked by two full height windows.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property is directly associated with William Edwin Thompson Corbett, a former officer in the British military who is credited with building the homestead that became known as Ainslie Hill in the late 1840s. The property is also associated with the Anderson family who owned it from 1861 to the late 1940s. James Anderson, was a Chief Factor in the Hudson's Bay Company and Arctic Explorer. His wife Margaret McKenzie cultivated the land and resided there till her death in 1888. Their son, James Anderson Jr, his wife Susannah Bouchier, and their children, settled there as well. Finally, the property is also directly associated with Barbara Mackenzie Robertson, a New Zealand nurse and founder of the Canadian Mothercraft Society, who owned the property between 1948 and 1959. Barbara and her husband Irving Robertson established a Mothercraft Centre in Toronto, in 1931. An advocate for midwifery, she also founded the Mothercraft Well-Baby Nursing Training program. Barbara also farmed the land and adapted organic farming methods. Most recently, the property has been owned by the Shouldice family since the 1970s. Through association with the owners, the property is directly related to the following themes: histories of colonialism and Hudson's Bay Company, midwifery and nursing, and farming and adaptation of organic farming in Ontario.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	

Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	Ainslie Hill is located to the south-west of Sutton. As a stately Georgian farmhouse, it is historically linked to the village of Sutton and development on the two townships of North Gwillimbury and Georgina.
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 4, 8.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	Design Quality: 1. The building exemplifies the style as expressed in the community.


Owner Feedback Opposes designation, as noted in correspondence with the Town on August 5, 2025. While a peer review completed by The Biglieri Group generally concludes that the property meets the minimum threshold for designation under the Ontario Heritage Act, the owners maintain their preference that it not be designated under Part IV.	Previous Designation History (if any)
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Address 36 Church St.	Summary An early homestead site, the building is a two storey buff-brick with red brick accents residence in the Gothic Revival style. It is an L shaped plan -- each outside corner having diamond quoining. The front gable is wide, with a single window per storey, each with a contrasting segmental arch. The remainder of the building sits behind a porch, with a second storey gable and a single window. Each of the gables has intact wood finials. The previous owners of the property were well known members of the community, owning businesses and property that remain today. Elisha Mann lived at this house while farming the land on either side of Church Street for over 35 years. (36 Church Street - Notice of Intention to Designate)	
Building Name(s) N/A		
Legal Description of Property Con. 3, Pt. Lot 14		
Date of Construction 1910		
Style Gothic Revival		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	The property would likely meet the criteria for designation under Part IV of the OHA, but has not been fully assessed due to condition, and prior designation history.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Delist	Per the engineering report for this property, the condition of the building is too poor.

Owner Feedback	Previous Designation History (if any) A proposed designation was reversed in 2018.
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Address 104 Church St.	Summary A two storey house with elements of the Queen Anne style, the property was originally set within a farm property, which has since been severed and developed. The building maintains a setback that is deeper than its neighbours, indicating that it predates them, with a larger lot size. The house itself is of red brick, with a two storey gabled portion paired with a two storey porch on the front elevation. The gable is closed, with decorative black and red shingles in asphalt, likely attempting to emulate a wood shingle that existed previously. A prominent chimney with a stepped brick cap is visible from the street. Each of the rectangular windows has a rusticated stone sill and lintel. The site originally hosted the Gilnockie Farm, which was an early homestead that has since been moved to 174 Church Street in Keswick.	
Building Name(s) Gilnockie Farm		
Legal Description of Property Con. 3, Pt Lt. 14		
Date of Construction Unknown		
Style Queen Anne		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property has design and physical value as a representative example of the Queen Anne style in Georgina.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The property is important in defining, maintaining and supporting the character of the area. The building, with its deep setback, indicates a deviation from the newer homes surrounding, indicating that it came earlier, and sat on a larger property, helping to explain the historic evolution of the community.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 7.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 2	The property has historical value for its associations with the history of the Ginlockie Farm site, though the original homestead building has since been moved.
Owner Feedback Opposes designation, as noted in correspondence with the Town on April 14, 2025.		Previous Designation History (if any)

Address 180 Church St.	Summary A predominantly red brick Gothic Revival church building. The sanctuary is fronted by a central tower, with a pointed arch entrance, beneath paired lancet windows, the tower is topped by an eight sided wood cupola with a steep roof, and a lightning rod. The tower has contrasting quoining in a zig zag pattern at the corners, which is also present at the main body of the church. The tower is flanked by pointed arch windows with stained glass. Along the sides of the building are four pointed arch windows with contrasting brick arches.
Building Name(s) Cornerstone Pentecostal Church	
Legal Description of Property Con. 3, Pt. Lt. 14, RS65R9946, Pts. 2 & 3	
Date of Construction 1879, raised 1925	
Style Gothic Revival	Keswick began on Church Street (The Georgina Book). In 1821, efforts of an early settler in North Gwillimbury, Mary Stogdill, made the first Christian Church Service in the area possible. The meetings took place at Darius Mann's home in Keswick originally and then at a schoolhouse (at the present site of the Mann Cemetery). As the congregation grew, a meeting house was erected at this site in 1856. The present building was built in 1879 and was raised to add a basement in 1924 (completed in 1925). In 1989, it became Cornerstone Pentecostal Church. A declining congregation along with accessibility issues resulted in their relocation. Allegro Dance Academy was operating here for a number of years.



Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property has design and physical value because it is representative of Gothic Revival church style. The building is clad in red brick with contrasting buff brick elements, features an eight sided tower, peaked windows and doors, and some stained glass.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has historical and associative value because it has direct associations with the early settler Mary Stogdill and the work of introducing the first Christian church service in the area.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The church is important in defining, maintaining and supporting the historic character of Church Street in Keswick.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	The property is a landmark as it has prominence within Keswick, and the street it sits upon is named for it.

Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 4, 7, 9.
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Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	The property has high historical value that is broadly significant, and the building has high design value. Further, the site is in an area prioritized for redevelopment as part of master planning, and should be protected to complement and historically anchor the development of the area.

Owner/ Public Feedback Open House Attendee. Additionally, a member of public supports the property's designation."It is a very meaningful and beloved landmark within the surrounding community and one of few pieces left of historical significance against a backdrop of otherwise rapid housing growth...". Correspondence received on September 6, 2024.	Previous Designation History (if any)
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Address 182 Church St.	Summary A buff brick house with contrasting red brick banding and window arches. The house original house is L shaped in plan, with a two storey gable facing church street, and a former porch having been infilled. Above the porch is a small circular window that would have been aligned with the front door.
Building Name(s) N/A	
Legal Description of Property Con. 3, Lt. 14, RS65R1246, Pt. 2	
Date of Construction Estimated 1920	
Style Victorian	



Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property has design and physical value as a representative Victorian farmhouse.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Based on the information available, the property cannot be designated at this time.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Priority 3	Based on the information available, the property does not meet the threshold for designation.

Owner Feedback Open House Attendee. Opposes designation, as noted in correspondence with the Town on May 22, 2024 and March 21, 2025.	Previous Designation History (if any)
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Address 227 Church St.	Summary <p>The site originally held the former town offices, which were demolished in 2008. A building believed to be part of the chopping mill that was on the site remains. The building is a single storey, and demonstrates at least three phases of building - a higher flat roofed section toward the rear, a gambrel roof section in the middle, and a flat roofed portion at the front. The building has been substantially renovated and clad in board and batten siding.</p> <p>The property was originally a chopping mill built by R.A. Gilroy. Fred Peel later ran the mill, and was the town Clerk and Assessor, making the now demolished mill office the defacto town office. (Doors Open Georgina - Chopping Mill Brochure)</p>
Building Name(s) Old Mill	
Legal Description of Property Plan 95, Con. 3, Lt. 11, Pt Lt. 13	
Date of Construction 1940	
Style Barn	



Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Based on the information available, the property cannot be designated at this time.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Delist	Following its renovation and the demolition of the offices, the property has limited remaining attributes that do not make it a good candidate for designation.

Owner Feedback	Previous Designation History (if any)
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Address 20858-20860 Dalton Rd.	Summary A church building with a steep slope roof. A Square Norman style bell tower serves as the entrance, appended to the north side of the sanctuary for an asymmetrical composition. The sanctuary facade facing Dalton Road is symmetrical with three arched windows beneath a circular attic vent. The fieldstone on the exterior was added later.
Building Name(s) St. Andrews Presbyterian Church	
Legal Description of Property Plan 69, Pt. Us. 5 & 6, Block 60, Sutton	
Date of Construction 1864, moved to current location 1927	The church building was purchased from Belle Ewart in 1927 and brought across the lake over ice. The stone for the façade came from Little Hell Hill in Egypt and masonry was done by local men. The Sutton Presbyterian Congregation was formed in 1865 as Knox Church. After the church union in 1925, some went to Methodist Church and Anglican Parish Hall until the building was completed. (S10_01)
Style Gothic Revival	



Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The church has physical value because it is representative of a construction method. Much of the St. Andrews Presbyterian Church is constructed with reused material from an older church built in 1864 and called "6th Line Presbyterian Church". That 6th Line church was closed in early 1900s, then deconstructed and the material was catalogued, and transported over the ice of Lake Simcoe to be reconstructed at this site. Construction was completed in 1927. The fieldstone finish on the facades is a later addition.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The church has direct associations with the Presbyterian congregation and J. D. Campbell a retired minister who lead the initiative of relocating to Dalton Road from original location at 6th Line and Highway 11.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 4.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	The property meets criteria for designation, and is an important public building.


Owner Feedback	Previous Designation History (if any) The building was previously designated, and subsequently de-designated.
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Address 21029 Dalton Rd.	Summary Two storey residence clad in aluminum siding with a square plan. Main entrance is through a porch addition and the second floor has two symmetrically placed rectangular windows with shutters.	
Building Name(s) N/A		
Legal Description of Property Plan 248, Lt. 22, Block 59		
Date of Construction Unknown		
Style Vernacular		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The residence is important in defining, maintaining and supporting the original smaller scale residential character of Dalton Road and Sutton, as it is located within the historic village boundary. By late 1930s, this section of Dalton Road was still sparsely developed and most structures were frame dwellings such as this property.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Based on the information available, the property cannot be designated at this time.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Priority 3	Does not meet two or more Criteria for Determining Cultural Heritage Value based on OHA.

Owner Feedback	Previous Designation History (if any)
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Address 21112 Dalton Rd.	Summary One and a half storey front gable house with an enclosed porch. The building is clad in aluminum siding and has a single storey rear extension. South elevation has a gable dormer.	
Building Name(s) N/A		
Legal Description of Property Plan 73, Lt. 19, Sutton		
Date of Construction 1900		
Style Vernacular		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The residence is important in defining, maintaining and supporting the original smaller scale residential character of Dalton Road and Jackson's Point, as it is located within the historic village boundary. By late 1930s, this section of Dalton Road was becoming more densely developed and most structures were frame dwellings such as this property.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Based on the information available, the property cannot be designated at this time.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Priority 3	Does not meet two or more Criteria for Determining Cultural Heritage Value based on OHA.

Owner Feedback	Previous Designation History (if any)
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Address Duclos Point Rd. (approximately 122 Duclos Point Rd)	Summary An octagonal house with zig-zag quoining at the edge of each facet, sitting under a hipped roof. The brackets at the eaves observed in archival photos have been removed. The windows are segmental arches. A linear portion of the building extends northward, with a one storey gable wrapping bookending a porch between itself and the octagon portion. The porch has since been enclosed. The original owner was Richard Cronsberry, often called "Round House Dick" after this octagonal house. Built by James Turner using bricks from Edward Arnold's Brickyard one mile to south. (G23-01)
Building Name(s) Octagon House	
Legal Description of Property Part Lt. 15, Con. 7	
Date of Construction 1888	
Style Octagon	



Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property is a rare style of house not observed in Georgina, and rare for Southern Ontario. While there are some remaining octagon houses in southern Ontario, this one has its own unique features. (Survey, G23_03)
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	The property has direct associations with Orson Fowler, and his ideas (A Home for All in 1849) Fowler's ideas for Octagon houses became popular in the second half of the 19th century, and he was known to have lectured and travelled in southern Ontario. He believed that the shape is highly functional, and was the most practical shape that could be built approaching a sphere - "nature's perfect form." (G23_03)
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	The property is visually linked to its surroundings, sitting on a crest of a hill, and within an open space along Duclos Point Road. The view toward the building is distinctive.
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 6, 8.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	The property was rated as Design Quality: 1, for its unique Octagonal design, which is rare for Georgina.


Owner Feedback	Previous Designation History (if any)
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Address 15 Fairpark Ln.	Summary A large, open space close to the historic core of Sutton, with a variety of support buildings and sheds. These support buildings do not appear to be original. The Fairgrounds host the Sutton Fair and Horse Show, a local tradition originating from the 1850s.	
Building Name(s) Sutton Fairgrounds		
Legal Description of Property Plan 69, Pt. Blks. 22- 24, 28,29,45 & 46, RS65R8484, Pt. 6, RS65R11891, Pt. 6		
Date of Construction N/A		
Style Open Space		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The Sutton Fairgrounds has historical value because it has direct association with Sutton Fair and Horse Show, a tradition originating from 1850s, and the Sutton Agricultural Society.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The fairgrounds is important in defining, maintaining and supporting the character of Sutton since the Fair and Horse Show has been taking place at this site for over 165 years and it has been part of the urban fabric of the area even prior to incorporation of Sutton as a village.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 4, 7.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 2	Public Ownership/ Infrastructure


Owner Feedback	Previous Designation History (if any)
Opposes designation, as noted in correspondence with the Town on April 9, 2025.	

Address 6671 Frog St	Summary A one storey residence built out of field stone, the building has a central door flanked by two windows, and a gabled roof. A porch with a gabled roof is positioned at the entrance, spanning between the two windows. Owned by Thompsons. Grandson Thomas Findly who became president of Massey Harris in 1897. (Survey G2_37_01 & 02)	
Building Name(s) "The Oaks"		
Legal Description of Property Con. 2, Pt. Lt.s 5 & 6, Pepperlaw		
Date of Construction 1885 (House) 1900 (Barn)		
Style Vernacular		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property has design and physical value for its unique field stone design.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Based on the information available, the property cannot be designated at this time.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Priority 3	The property only meets one criteria for its unique field stone design.


Owner Feedback	Previous Designation History (if any)
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Address 14 Hedge Rd.	Summary A one-storey house clad in rough-faced stone with a nearly roman-brick proportion. The main rectangular body of the building is oriented toward the lake, with large windows opening on to it, and is covered by a shallow gabled roof. The street facing side has two boxes appended to it, which sit below the eaves - one an enclosed room with horizontal windows, and the other a port cochere. On the lakeside, the property has a heart shaped pool.	
Building Name(s) N/A		
Legal Description of Property Plan 118, Blk. E		
Date of Construction pre 1970		
Style Modernist		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property has design and physical value as a modernist style house. The house is clad in rough-faced stone with a nearly roman-brick proportion. The perimeter gate also features this material. The building is rectangular in plan and overlooks the lake with large windows opening on to it.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Based on the information available, the property cannot be designated at this time.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Priority 3	The property only meets one criteria for its modernist design.

Owner Feedback Opposes designation, as noted in correspondence with the Town on September 16, 2024.	Previous Designation History (if any)
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Address 55 Hedge Rd. (shown as 27 Hedge Road)	Summary 2-Storey, Commercial Inn. Peacock House, barn & dairy. A collection of buildings at The Briars Resort. Original building was two storeys and designed in Regency style. Wings have been added to both sides of the main portion. A coach house and octagonal Peacock House were added to the property later. Main house (original portion in Regency Style) built by William Bouchier. Sold to Frank Sibbald in the 1870s, who added the wings, built a coach house and the octagonal Peacock House (Rural Roots). Passed onto Bessie, niece, who built a few cottages by the shore as Lake Simcoe was becoming a touristic area. After her death, passed onto Jack Sibbald who continued to expand the property (The Georgina Book). Survey G4.	
Building Name(s) The Briars Resort		
Legal Description of Property S/S, Con. 8, Pt. Lt. 2		
Date of Construction 1835		
Style Regency		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property has design and physical value as an assembly of historic buildings tracing the evolution of the property from manor house built in 1840 in Regency style to coachhouse, stable, icehouse, and octagonal-shaped Peacock House built in 1885. The property has evolved several times across different ownerships, and architectural styles.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has historical and associative value because it has direct associations with Captain William Bouchier, the original land grantee who constructed the main portion of the Manor House, and Dr. Francis (Frank) Sibbald who purchased the property in 1879 and added wings to the main house and several outbuildings. The property also has historical value because of its association with the theme of tourism in Georgina as the Sibbald family built a few cottages by the shore as Lake Simcoe was becoming an attractive area to tourists in early 1900s.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The property is important in defining, maintaining and supporting the character of Hedge Road and Jackson's Point as one of the finest estates constructed across the town.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	The property has contextual value because it is physically, visually, and historically linked to its surroundings as it is located in proximity to Lake Simcoe and evolved to offer lakeside cottages to tourists.
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 4, 7, 8.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 2	The property merits designation, but can be a lower priority as it has an existing OHT easement.

Owner/ Public Feedback	Previous Designation History (if any)
There was no feedback from the owner. A member of the public attended the Open House to discuss the property's history.	


Address 351 Hedge Rd.	Summary A two-storey red-brick residence in the Georgian style, known as Rotherwood. The symmetrical three-bay facade is oriented toward the lake under a hipped roof. There was formerly with a path on axis with the entrance door. The front yard is bordered by hedges along the side lot lines, with the yard remaining open to the street The former Paget family farm home, the building was used as a summer hotel between 1904-1910 owned by Jessie Latimer (Survey, G1_01). The Leacock family moved here after leaving their farm home in Egypt for about a year around 1890. (Sutton Survey Folder, Tour of Lakeshore Rd). The building served as a bed and breakfast at one point.
Building Name(s) Rotherwood	
Legal Description of Property Plan 394, Block A	
Date of Construction 1870	
Style Georgian	



Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property is representative of a house in the Georgian style, with red brick cladding and a symmetrical front elevation with three bays and a central front door, under a hipped roof.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has historical value for its association with the evolution of this part of Georgina from a farming community, into a recreational and tourist area, through its uses as a farmhouse and later as tourist accommodation.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The property is important in defining, maintaining and supporting the character of Hedge Road, which has historically had many prominent residences along it.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 4, 7.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	Meets two or more Criteria for Determining Cultural Heritage Value or Interest based on OHA, is connected with the tourism history of the area, and Integrity is 'Good'.

Owner Feedback	Previous Designation History (if any)
Opposes designation, as noted in correspondence with the Town on March 28, 2025.	

Address 33 High St.	Summary House. Three-sided, two-storey bay window on the east façade. Masonry including the red/orange brick, buff coloured and beaded mortar. Placement of original door openings, gable end roof with original bargeboard of the front south section, truncated gable roof of the rear north section. Original components of the front south verandah. The Barn and Carriage House have been demolished and only the original house remains.	
Building Name(s) N/A		
Legal Description of Property Plan 69, Lt. 6 to 11, Block 16		
Date of Construction 1895		
Style Victorian		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The residence has design and physical value because it is representative of vernacular Victorian style. The building embodies the general Victorian form and material palette but incorporates limited detailing.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The residence is important in defining, maintaining and supporting the character of Sutton as it is constructed at the historic village limits in an area of High Street (main village street) that was later developed.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 7.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	Meets two or more OHA Criteria for Determining Cultural Heritage Value or Interest and is highly visible within a contextual cluster.

Owner Feedback Open House Attendee. Feedback email received on April 14, 2025, however, no position provided.	Previous Designation History (if any) Designation investigated in 2011. Council did not proceed with designation.
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Address 42 High St.	Summary A Gothic Revival cottage which maintains the original general arrangement, along with decorative bargeboard and finials on three gables. The exterior has been covered in aluminum siding. The home was previously owned by Doc MacDonald (S16)
Building Name(s) N/A	
Legal Description of Property Plan 69, Lt. 5, Block 14	
Date of Construction Unknown	
Style Gothic Revival	



Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The residence has physical value because it is representative of Gothic Revival Cottage style. It features a high-pitched roof and bargeboard.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The residence is important in defining, maintaining and supporting the character of Sutton as it is constructed at the historic village limits.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 7.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	Meets two or more OHA Criteria for Determining Cultural Heritage Value or Interest and Integrity is 'Good'.


Owner Feedback	Previous Designation History (if any)
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Address 58 High St.	Summary A one storey Ontario Cottage, the material for the house came from old houses at Belle Ewart, which was brought across the frozen lake during the winter. (S21) The house was owned by John Ward	
Building Name(s) Ward Home		
Legal Description of Property Plan 69, Lt. 5, Block 13		
Date of Construction c 1880s		
Style Ontario Cottage		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The residence has physical value because it is representative of a construction method as the material for construction was reused from an old houses at Belle Ewart which was brought across ice during winter.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The property is important in defining, maintaining and supporting the character of Sutton as it is located along the main street (High Street) of the historic village, in a section of the street that is mainly residential and continues to support the historical character of the streetscape.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 7.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	Meets two or more Criteria for Determining Cultural Heritage Value or Interest based on OHA, and is located in an important contextual cluster


Owner Feedback	Previous Designation History (if any)
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Address 59 High St.	Summary The main body of the house is vernacular, with board and batten siding. A porch, built post 1921, wraps the front and side of the original volume, with a later addition to the rear. The house was originally built in 1850 in Scott Township, in present day Uxbridge. In 1902 it was purchased by the Howard family and moved to the present site. The house changed ownership in 1921. (Survey S33)	
Building Name(s) St. Jullians		
Legal Description of Property Plan 69, Lt. 9, Block 18		
Date of Construction 1850		
Style Vernacular		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	The restoration of the house was completed in 1971 by Napier Simpson, with an addition by the same architect in 1977. An influential Ontario architect, he was recognized for his work to raise awareness in the public of the value of heritage conservation. He worked extensively with heritage groups to advocate for the preservation of historic buildings.
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The property is important in defining, maintaining and supporting the character of Sutton as it is located along the main street (High Street) of the historic village, in a section of the street that is mainly residential and continues to support the historical character of the streetscape.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 7.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	Meets two or more Criteria for Determining Cultural Heritage Value or Interest based on OHA and Integrity is 'Great'.


Owner Feedback	Previous Designation History (if any)
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Address 60 High St.	Summary A two storey home, with front porch. The front elevation is symmetrical, with two windows on each the first and second floor, with a central front door. (S19)	
Building Name(s) E.K Miller, Horner Home		
Legal Description of Property Plan 69, Lt. 4, Block 13		
Date of Construction Unknown		
Style Vernacular		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The property is important in defining, maintaining and supporting the character of Sutton as it is located along the main street (High Street) of the historic village, in a section of the street that is mainly residential and continues to support the historical character of the streetscape.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Based on the information available, the property cannot be designated at this time.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Priority 3	Does not meet two or more Criteria for Determining Cultural Heritage Value based on OHA.


Owner Feedback	Previous Designation History (if any)
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Address 64 High St.	Summary A one and a half storey residence, the building appears to have been greatly modified from its original appearance.	
Building Name(s) Joseph Blanchard		
Legal Description of Property Plan 69, Lt. 3, Block 13		
Date of Construction 1863		
Style Vernacular		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The property is important in defining, maintaining and supporting the character of Sutton as it is located along the main street (High Street) of the historic village, in a section of the street that is mainly residential and continues to support the historical character of the streetscape.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Based on the information available, the property cannot be designated at this time.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Priority 3	Does not meet two or more Criteria for Determining Cultural Heritage Value based on OHA.


Owner Feedback	Previous Designation History (if any)
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Address 66 High St.	Summary A one and a half storey Gothic Revival residential building. The building is a typical three bay arrangement with a central gable. The window in the gable is a pointed arch, which has curved divided lites. The remainder of the windows have been replaced, and the building has been clad with aluminum siding. The garage on this property was the original "dead house" for the Taylor Funeral business. (S30)	
Building Name(s) Lyndon Residence		
Legal Description of Property Plan 69, Lt. 2, Block 13		
Date of Construction 1860s		
Style Gothic Revival		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The residence has design and physical value because it is representative of Gothic Revival Cottage style.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The property is important in defining, maintaining and supporting the character of Sutton as it is located along the main street (High Street) of the historic village, in a section of the street that is mainly residential and continues to support the historical character of the streetscape.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 7.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Priority 2	Rarity of Architectural Style.


Owner Feedback	Previous Designation History (if any)
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Address 68 High St.	Summary A two storey brick building, originally a church. The original church body was three bays, with pointed arch windows with dichromatic details on the arches and quoining. A later addition at the front of the building carried through the pointed arch windows, and a further addition is clad in stucco. Originally a Methodist Church, it was later used as a Loyal Orange Lodge (bought in 1927), the first Theatre in Sutton, and rented to the Christadelphians. In 1968 it was restored as an Orange Lodge following a fire. (S45)	
Building Name(s) Orange Hall/ Methodist Church		
Legal Description of Property Plan 69, Lt. 1, Block 13		
Date of Construction 1879, restored as Orange Lodge 1968		
Style Gothic Revival		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property has design and physical value because it is representative of Gothic Revival church style that was adaptively reused for the Loyal Orange Lodge. The building features peaked openings with dichromatic brickwork.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has direct associations with the Methodist Church and Loyal Orange Lodge. The church property was bought from Josiah Hayes Blacksmith in 1879 and the Methodist Church was constructed. The church trustees included the following community members: George A. Bateman, merchant; Ibiram R. Spooner, M.D; Warren P. Cole, merchant; William Shera, merchant; and, James Piggott railway conductor. In 1927, the Loyal Orange Lodge purchased the building for a new Orange Hall. Additionally, for a period, the building was used as the first theatre in Sutton.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The property is important in defining, maintaining and supporting the character of Sutton as it is located along the main street (High Street) of the historic village, in a section of the street that is mainly residential and continues to support the historical character of the streetscape.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 4, 7.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	Meets two or more Criteria for Determining Cultural Heritage Value or Interest based on OHA and Integrity is 'Good'.


Owner Feedback	Previous Designation History (if any)
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Address 71 High St.	Summary A one and a half storey brick Gothic Revival residence, sited at the corner of High Street and Snooks Road. The building features a symmetrical three bay composition with a central gable. The brickwork is primarily red, with buff brick quoining and window arches. The original windows - 2 over 2 - and wood sills, as well as central door transom appear to be present. The door and sidelights appear to have been replaced. The original owner was James Baily. (S50)	
Building Name(s) N/A		
Legal Description of Property Plan 69, Pt. Lt. 10, Blck 5		
Date of Construction Unknown		
Style Gothic Revival		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The residence has design and physical value because it is representative of Gothic Revival Cottage style. The building features its own unique variation of the style through the dichromatic brickwork, arched windows and the main door with fanlight and sidelite.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The property is important in defining, maintaining and supporting the character of Sutton as it is located along the main street (High Street) of the historic village, in a section of the street that is mainly residential and continues to support the historical character of the streetscape.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	The property has contextual value because it is physically, visually, and historically linked to its surroundings, as it is located at the corner of High Street and Snooks Road.
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 7, 8.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	Meets two or more Criteria for Determining Cultural Heritage Value or Interest based on OHA and is 'Exemplary of the style'.


Owner Feedback	Previous Designation History (if any)
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Address 76 High St.	Summary The building has a symmetrical three bay composition, with a rear one storey tail, and enclosed porch. The original owner was Thomas Ronan, Shoemaker.	
Building Name(s) N/A		
Legal Description of Property Lt. 4, Block 12, Plan 69		
Date of Construction 1868		
Style Georgian		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The residence has design and physical value because it is representative of Georgian style. While the front porch is not typical of the style and might be a later addition, the three-bay well balanced composition and gable roof are representative of the style.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The property is important in defining, maintaining and supporting the character of Sutton as it is located along the main street (High Street) of the historic village, in a section of the street that is mainly residential and continues to support the historical character of the streetscape.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 7.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 2	Meets two or more Criteria for Determining Cultural Heritage Value or Interest based on OHA and Integrity is 'Good'.


Owner Feedback	Previous Designation History (if any)
Opposes designation, as noted in correspondence with the Town on March 26, 2025.	

Address 79 High St.	Summary Formerly a vernacular Ontario Cottage, the building has been modified beyond recognition. A cemetery or burial site is on the grounds.	
Building Name(s) James Martin		
Legal Description of Property Plan 69, Lt. 7, Block 5		
Date of Construction 1863		
Style Vernacular		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	To be eliminated: major, irreversible alterations.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Delist	Major, irreversible alterations.


Owner Feedback	Previous Designation History (if any)
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Address 80 High St.	Summary A one and a half storey Gothic Revival residential building. A later addition to the rear has a lower sloped roofline.	
Building Name(s) Cuthbertson House		
Legal Description of Property Plan 69, Lt. 2, Block 12		
Date of Construction 1891		
Style Gothic Revival		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The residence has design and physical value because it is representative of Gothic Revival Cottage style. The building features a simple veranda on the primary facade and shiplay siding.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The property is important in defining, maintaining and supporting the character of Sutton as it is located along the main street (High Street) of the historic village, in a section of the street that is mainly residential and continues to support the historical character of the streetscape.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 8.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	The property is part of an important contextual cluster.


Owner Feedback Open House Attendee	Previous Designation History (if any) The property was previously designated, and then de-designated.
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Address 90 High St.	Summary A one storey residence, arranged symmetrically with three bays. The central door shows the influence of the Regency Style. The building was originally clad in stucco. (S24) The original owner was John Henry Trelour, who was a blacksmith. (S29)	
Building Name(s) John Henry Trelour Farm		
Legal Description of Property Part Lt. 4, Block 11, Plan 69		
Date of Construction Pre 1863		
Style Cottage		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The residence has design and physical value because it is representative of the Worker's Cottage style of homes built on farms or close to factories in towns during the 19th century. The building features a hip roof and a symmetrical three-bay main elevation.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has historical value because it has direct associations with the development of Sutton and shows the evolution of house type over time.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The property is important in defining, maintaining and supporting the character of Sutton as it is located along the main street (High Street) of the historic village, in a section of the street that is mainly residential and continues to support the historical character of the streetscape.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 4, 7.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	Meets two or more Criteria for Determining Cultural Heritage Value or Interest based on OHA and Integrity is 'Good'.

Owner Feedback	Previous Designation History (if any)
Open House Attendee	

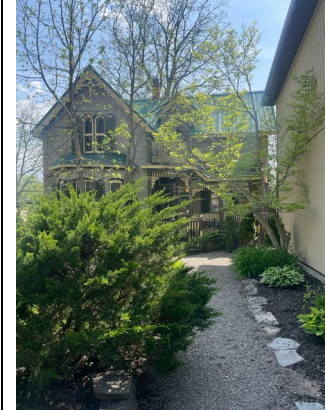
Address 96 High St.	Summary A two storey Gothic Revival residence. The building is clad in stucco, and possesses some of the finials on the gables. The porch has been modified, with the end bay being compressed. William Fry built the house. (S26) Warren P. Cole later lived here, and was the operator of the Tinsmith shop at 124 High Street (Walking Tour).	
Building Name(s) William Fry Residence, Warren Cole Residence		
Legal Description of Property Plan 69, Lts. 2 to 3, Block 11		
Date of Construction 1868		
Style Gothic Revival		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The residence has design and physical value because it is representative of Gothic Revival style. The building features steeply pitched gables and spires.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has historical and associative value because it was Warren P. Cole's residence who operated the Tinsmith shop at 124 High Street.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The property is important in defining, maintaining and supporting the character of Sutton as it is located along the main street (High Street) of the historic village. 96 High Street, together with the adjacent properties at 100 and 98 High Street, define, maintain, and support the mid 19th century small-scale mixed-use character of High Street at an intersection where the commercial strip begins its transition to residential.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 4, 7.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	Meets two or more Criteria for Determining Cultural Heritage Value or Interest based on OHA, with relatively high design value and is located within an important contextual cluster.

Owner Feedback Open House Attendee. Opposes designation, as noted in correspondence with the Town on September 27, 2024, March 18, 2025, and April 11, 2025.	Previous Designation History (if any)
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Address 98 High St.	Summary A one and a half storey residential building, set back from High Street. The building has Victorian, Italianate and Gothic Revival elements. A prominent bay window anchors the two storey gabled wing, with paired arched windows above, with decorative bargeboard at the gable. A wood porch with decorative brackets surrounds the entrance.
Building Name(s) Cuttle House	
Legal Description of Property Plan 69, Pt. Lt. 1, Block 11	
Date of Construction Pre-1868	
Style Victorian - Italianate and Gothic Revival elements	



Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The residence has design and physical value because it is representative of Victorian style with Gothic Revival and Italianate elements. The building is clad in buff brick and features bargeboards, bay windows, arched windows and shutters, and an ornate front veranda.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The property is important in defining, maintaining and supporting the character of Sutton as it is located along the main street (High Street) of the historic village. 98 High Street, together with the adjacent properties at 100 and 96 High Street, define, maintain, and support the mid 19th century small-scale mixed-use character of High Street at an intersection where the commercial strip begins its transition to residential.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	The property has contextual value because it is physically, visually, and historically linked to its surroundings. It is well setback from High Street and has a unique relationship with the street and its neighbouring properties.
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 7, 8.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	Meets two or more Criteria for Determining Cultural Heritage Value or Interest based on OHA and is 'Exemplary of the style'.

Owner Feedback Owner is "very interested in being considered for a continued place on the Register as a Heritage property", as noted in correspondence with the Town on July 5, 2024 and March 30, 2025.	Previous Designation History (if any)
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Address 99 High St.	Summary A two-storey mixed-use vernacular building sited at the corner of High Street and Middle Street. The ground floor features a single storefront, modified from it's original composition. The second floor is a symmetrical arrangement of two windows, typical of a few commercial buildings in the core of Sutton. Later additions have been made to expand the footprint of the building. This site was J.R. Stevenson's general store until 1889. It continued with the name T.C. Howard & Co. In 1955 son-in-law Clare Grieve and his wife purchased the north side variety store. In 1953 a new restaurant was built on the south end. South Shore Chinese Restaurant opened in late 1950's. Later, Tot's Toggery Shop was in the centre portion and the variety store remained. The second floor south portion was built in 1989.
Building Name(s) village Variety Store	
Legal Description of Property Plan 69, Pt. Lt. 6, Block 6	
Date of Construction 1863	
Style Vernacular	



Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has historical value because it has direct associations with the commercial development of Sutton. Until 1889, the site was associated with J.R. Stevenson's general store, then the name changed to T.C. Howard & Co. In 1955, son-in-law Clare Grieve and his wife took over the ownership of the variety store. C. 1950s Tot's Toggery Shop was established in the central portion and the variety store remained. The neighbouring structure (south) was developed later in 1953 as a restaurant.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The property is important in defining, maintaining and supporting the character of Sutton as it is located along the main street (High Street) of the historic village, in a section of the street that is mainly commercial (between River and Middle Streets) and continues to support the historical character of the streetscape.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 4, 7.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	Meets two or more Criteria for Determining Cultural Heritage Value or Interest based on OHA and is part of an important contextual cluster.

Owner Feedback	Previous Designation History (if any)
Opposes designation, as noted in correspondence with the Town on September 19, 2024.	

Address 100 High St.	Summary <p>The first floor was originally composed as two commercial storefronts. The current condition maintains the commercial character of the ground floor, with a symmetrical three-bay second storey and hipped roof. In 1912, the roof was raised to create the current built form, in order to accommodate the Masonic Lodge</p> <p>In 1863, John and Alexander Fraser, merchants, were associated with the property (Survey S44). This was J.L. Hagerman's dry goods and grocery store until 1900. Later owners were James Burch in 1920 and in 1948, Norm and George Burrows ran it as a butcher shop. Angus Ego then rented the south half for a license office. Paddy Shannon's Barber Shop was also here. From the 1920's to 1986 the Masonic Lodge met on the second floor. It was renovated in 1988 (Walking Tour), with a law office operating in the building since then.</p>
Building Name(s) Hagerman's Dry Goods, Burrows Corners, Barber Shop, Fahey Crate	
Legal Description of Property Plan 69 Pt. Lt. 1 Block 11	
Date of Construction 1863	
Style Vernacular	

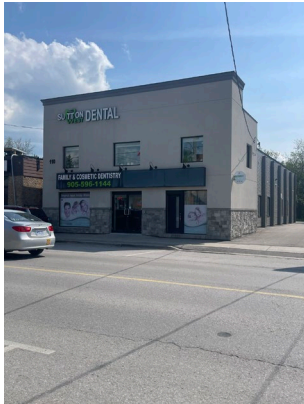


Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 <p>The property is a rare, unique, representative or early example of a style, type, expression, material or construction method</p>	<p>The property has design and physical value because it is representative of vernacular main street commercial style. The building is clad in red brick and has a balanced composition. While the ground floor has been modified, it still resembles the original storefront.</p>
Criterion 2 <p>The property displays a high degree of craftsmanship or artistic merit</p>	
Criterion 3 <p>The property demonstrates a high degree of technical or scientific achievement</p>	
Criterion 4 <p>The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community</p>	<p>The property has historical and associative value because it has direct associations with the commercial strip on High Street as it was the J.L. Hagerman's dry goods and grocery store until 1900. Later it was owned or operated by different members of the community: owner by James Burch in 1920; Norm and George Burrows operated a butcher shop here in 1948; Angus Ego rented the south half for a license office; Between 1920's to 1986 the Masonic Lodge met on the second floor. Since 1988 it has been operating as a law office.</p>
Criterion 5 <p>The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture</p>	
Criterion 6 <p>The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</p>	
Criterion 7 <p>The property is important in defining, maintaining or supporting the character of an area</p>	<p>The property is important in defining, maintaining and supporting the character of Sutton as it is located along the main street (High Street) of the historic village. 100 High Street, together with the adjacent properties at 96 and 98 High Street, define, maintain, and support the mid 19th century small-scale mixed-use character of High Street at an intersection where the commercial strip begins its transition to residential.</p>
Criterion 8 <p>The property is physically, functionally, visually or historically linked to its surroundings</p>	
Criterion 9 <p>The property is a landmark</p>	

Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 4, 7.
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Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	Meets two or more Criteria for Determining Cultural Heritage Value or Interest based on OHA and is part of an important contextual cluster.

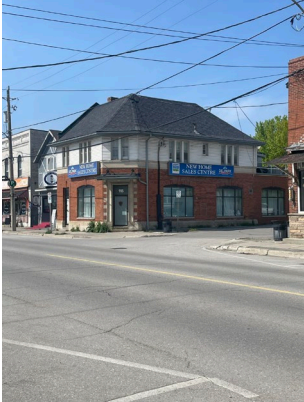
Owner Feedback Open House Attendee. Opposes designation, as noted in correspondence with the Town on October 9, 2024 and March 24, 2025.	Previous Designation History (if any)
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Address 110 High St.	Summary A two storey commercial building. Previously the Simcoe Theatre, the facade has been greatly altered, with stucco covering the original facade.		
Building Name(s) Mrs. Milton Hamilton's Grocery & Dry Goods Store	Around 1870 this was Kemp's butcher shop with an abattoir out back at the river. The 1877 building has been demolished. In 1935 owners Noble and Tate began construction of the new \$15,000 Simcoe Theatre. It opened on June 1, 1936 with a showing of Little Lord Fauntleroy. The interior of the theatre was decorated in tones of buff, blue and silver and lit by eight indirect lighting chandeliers. In 1940, the Mains operated the theatre and their son, Dick, purchased it in 1946.		
Legal Description of Property Plan 69, Lt 3 & Lt. 11, Bl. 10			
Date of Construction 1877, possibly 1935 for theatre			
Style Vernacular			

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has historical and associative value because it has direct associations with the commercial strip on High Street as it was Kemp's butcher shop around 1870 and the Simcoe Theatre for a period starting in 1936. Owners Noble and Tate began the theatre construction in 1935. The theatre opened on June 1, 1936 with Little Lord Fauntleroy. In 1940, the Mains operated the theatre and their son purchased it in 1946.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	To be eliminated: major, irreversible alterations. To be commemorated.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Delist	Major, irreversible alterations.


Owner Feedback	Previous Designation History (if any)
Opposes designation, as noted in correspondence with the Town on March 21, 2025.	

Address 115 High St.	Summary A two storey commercial building at the corner of High Street and Market Square Crescent, the building has Beaux Arts elements, signifying its original use as a bank. William Barnard's general store was here in the late 1800s. It was sold in 1895 to businessman and former Reeve, J.R. Stevenson who operated the town weigh scales. Stevenson's widow sold the land in 1909 to the Metropolitan Bank. This building was erected in 1914 when the Metropolitan and Bank of Nova Scotia amalgamated.	
Building Name(s) Bank of Nova Scotia (formerly)		
Legal Description of Property Plan 69, Lt 3, Block 73		
Date of Construction 1914		
Style Beaux Arts		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property has design and physical value because it is representative of Beaux Arts style, often used for banks and public buildings during the late 19th and first half of 20th century. Beaux Arts elements featured in the building's design include: the primary entrance through the cut-off corner, the stone detailing, and graduation of materials.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has historical and associative value because it has direct associations with the commercial strip on High Street. The building was constructed in 1914 when the Metropolitan and Bank of Nova Scotia amalgamated. Prior to that, William Barnard's general store was located on the site in the late 1800s, then sold to businessman and former Reeve, J.R. Stevenson who operated the town weigh scales. The site was sold to the Metropolitan Bank in 1904 by Stevenson's widow.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The property is important in defining, maintaining and supporting the character of Sutton as it is located along the main street (High Street) of the historic village, in a section of the street that is mainly commercial (between River and Middle Streets) and continues to support the historical character of the streetscape.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 4, 7.


Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	Meets two or more Criteria for Determining Cultural Heritage Value or Interest based on OHA and Integrity is 'Good'.

Owner Feedback	Previous Designation History (if any)
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Address 115A High St.	Summary <p>The upper facade originally featured a false facade, with ached windows to match the Odd Fellows building next door.</p> <p>Craftsmen David McLaughlin and his father, Martin, operated a planing mill on this site and added a house in 1895. Much of the woodwork in the older shops and homes are attributed to them. In 1858 Martin was the chief builder and carver of St. James Anglican Church. David oversaw the reconstruction of the Cheese Factory into the Town Hall in 1904. In 1951 it became a shoe repair shop.</p>	
Building Name(s) McLaughlin Mill Shop, and Colonial Flower Shop		
Legal Description of Property Plan 69, Lt 2, Block 73		
Date of Construction C 1895		
Style Boomtown		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has associative value because it has direct associations with craftsmen David McLaughlin and his father, Martin who have contributed to many shops and homes in the community. They operated a planing mill on this site and added a house in 1895. Martin was the chief builder and carver of St. James Anglican Church (Sutton), in 1858. David was responsible for the conversion of the Cheese Factory into the Town Hall (destroyed by arson in 1996) in 1904.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The property is important in defining, maintaining and supporting the character of Sutton as it is located along the main street (High Street) of the historic village, in a section of the street that is mainly commercial (between River and Middle Streets) and continues to support the historical character of the streetscape.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 3, 6 .

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 2	Meets two or more Criteria for Determining Cultural Heritage Value or Interest based on OHA and while not the original style, the building has been modified in a way that contributes to its character.
Owner Feedback Opposes designation, as noted in correspondence with the Town on April 11, 2025.		Previous Designation History (if any)


Address 117-119 High St.	Summary The building was originally a hall for the "Independent Order of Forresters", with commercial uses at grade. The original brickwork featured pronounced quoins, and a stepped cornice band with four recessed panels. The cornice and pronounced brick voussoirs, which are still largely legible through the stucco.	
Building Name(s) Independent Order of Forresters, Independent Order of Odd-Fellows, Sutton Herald, Papa Luigi's		
Legal Description of Property Plan 69, Lt 1, Block 73		
Date of Construction 1889	In 1889 the Independent Order of Odd-Fellows built two ground floor shops with a Lodge room and Sutton's first newspaper, the Sutton Herald above. In 1897 Postmaster Henry Treloar operated the post office on the ground floor until c1912. Later businesses included general stores, a jeweller's, several grocers, snack bars and a variety store. In the 1970s Papa Luigi's opened and the exterior was stuccoed.	
Style Main Street Commercial		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property has design and physical value because it is representative of vernacular main street commercial style. The building is currently clad in stucco (covering the original brick), however, the detailed brickwork including the cornice and pronounced brick voussoirs, are still largely legible through the stucco.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has historical and associative value because it has direct associations with the commercial strip on High Street. It was constructed in 1889 by the Independent Order of Odd-Fellows and operated as shops on the ground floor, and a Lodge room and Sutton's first Newspaper, the Sutton Herald, on the second floor. Postmaster, Henry Treloar, operated the post office on the ground floor from 1897 to c. 1912. Later on, businesses including a general store, a jeweller's, several grocers, snack bars and a variety store utilized the building.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	The property has associative value because it demonstrates and reflects the work and ideas of Martin McLaughlin, builder and architect of the building.
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The property is important in defining, maintaining and supporting the character of Sutton as it is located along the main street (High Street) of the historic village, in a section of the street that is mainly commercial (between River and Middle Streets) and continues to support the historical character of the streetscape.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	

Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 4, 6, 7.
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Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	Meets two or more Criteria for Determining Cultural Heritage Value or Interest based on OHA and is 'Exemplary of the style'.


Owner Feedback	Previous Designation History (if any)
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Address 120 High St.	Summary A two storey commercial building, the south portion likely followed the simple gabled typology of its northern neighbours. A later addition to the south created a higher, asymmetrical roofline. Records indicate a Boot & Shoe store stood on this site as early as 1857. By 1870, James Moran was the shoemaker. From 1884 it became Dr. Hiram Pringle's practice. Luke Switzer bought part of the lot in 1913 for a shoe business again. In 1929, it was Brook's.	
Building Name(s) Boot and Shoe Shop		
Legal Description of Property Plan 69, Pt. Lt. 5,		
Date of Construction Pre 1863		
Style Vernacular		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property has physical value because it is representative of vernacular main street commercial style building and maintains the original storefront arrangement.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has historical and associative value because it has direct associations with the commercial strip on High Street and multiple businesses have operated here over the years. As early as 1857, a Boot & Shoe store stood on the site. In 1884, Dr. Hiram Pringle's practice took over. A shoe business was back on the lot for a while starting in 1913 and Brook's Clothing Store operated here from 1929 until very recently.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The property is important in defining, maintaining and supporting the character of Sutton as it is located along the main street (High Street) of the historic village, in a section of the street that is mainly commercial (between River and Middle Streets) and continues to support the historical character of the streetscape.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 4, 7.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	Meets two or more Criteria for Determining Cultural Heritage Value or Interest based on OHA, has original and unique features, and is in an important contextual cluster.

Owner Feedback	Previous Designation History (if any)
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Address 124 High St.	Summary A two storey commercial building, the ground floor featuring a single storefront, modified from it's original composition. The second floor is a symmetrical arrangement of two windows, typical of a few commercial buildings in the core of Sutton.	
Building Name(s) Tinsmith Shop		
Legal Description of Property Plan 69, Pt. Lts. 4 & 5, Block 9		
Date of Construction Pre 1863	Built before 1863, this was Warren P. Cole's tinsmith shop. Around 1900, W.E. Sheppard had a harness shop in the front and a horse drawn delivery service known as "The Sutton Newmarket Express". It became Culverwell's hardware store for many years. The first gas pump in town (c.1914) was out front. Robert Walker bought the hardware store in 1951 and added on an upholstery shop and a clothing store. (Walking Tour)	
Style Vernacular		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property has physical value because it is representative of vernacular main street commercial style building with front gable, storefront at the ground floor and a symmetrical arrangement of two windows on the second floor that is typical of a few commercial buildings in the core of Sutton.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has historical and associative value because it has direct associations with the commercial strip on High Street and multiple businesses have operated here over the years. The building pre dates 1863 and was Warren P. Cole's tinsmith shop. Cole resided at 96 High Street. Later businesses include W.E. Sheppard's harness shop and horse drawn delivery service "The Sutton-Newmarket Express" around 1900, Culverwell's hardware store, and finally an upholstery shop and a clothing store were added in 1951 by Robert Walker. The first gas pump in town c. 1914, was located in front of the store.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The property is important in defining, maintaining and supporting the character of Sutton as it is located along the main street (High Street) of the historic village, in a section of the street that is mainly commercial (between River and Middle Streets) and continues to support the historical character of the streetscape.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	

Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 4, 7.
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Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	Meets two or more Criteria for Determining Cultural Heritage Value or Interest based on OHA and is representative of Sutton vernacular main street commercial style.

Owner Feedback	Previous Designation History (if any)
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Address 125 High St.	Summary <p>The building had a false front to create the appearance of a commercial building. (S42) The building maintains arrangement of the commercial storefront, and symmetrical second floor with two windows.</p> <p>A building has stood on this site since at least 1885. As early as 1857 this building was situated at Market Square where Henry Treloar ran a blacksmith shop. After its move to this lot, it continued as a blacksmith shop until the McDonalds used it as a general store. It is probably best remembered as Park Style Shoppe for ladies' wear, operating for decades until the mid 1970s. (Walking Tour)</p>	
Building Name(s) Park Style Shop		
Legal Description of Property Plan 69, Pt. Lt. 9, Block 8		
Date of Construction 1886		
Style Vernacular		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has historical and associative value because it has direct associations with the commercial strip on High Street and multiple businesses have operated here over the years. The building was originally located further south at the Market Square and was erected around 1857, operating as Henry Treloar's blacksmith shop. The shop continued its original use following the move to the current site until the McDonalds operated it as a general store. Later, for a few decades, until around mid 1970s, Park Style Shoppe, a clothing store operated here.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The property is important in defining, maintaining and supporting the character of Sutton as it is located along the main street (High Street) of the historic village, in a section of the street that is mainly commercial (between River and Middle Streets) and continues to support the historical character of the streetscape.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 4, 7.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	Meets two or more Criteria for Determining Cultural Heritage Value or Interest based on OHA and is representative of Sutton vernacular main street commercial style.

Owner Feedback	Previous Designation History (if any)
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Address 126 High St.	Summary The building is likely a commercial modification of an Ontario cottage. The commercial storefront was originally a flat roofed addition, and it is likely the dormer is an extension of the original central roof gable. (S40) In business for more than 50 years, this was the site of Arthur Pugsley's Meat Market. They were also beef producers, cattle drovers and dealers. Art Pugsley returned to Sutton in 1932 to join his father, Frank in his butcher shop at this site. After WWII, Art and brother, Robert, bought out their father. Bob sold his portion of the business to Art in 1955. Mrs. Pugsley continued the business until 1982.
Building Name(s) Pugsley's Meat Market	
Legal Description of Property Plan 69, Pt. Lts. 3 & 4, Block 9	
Date of Construction Unknown	
Style Vernacular	



Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property has physical value because it appears to be a unique adaptation of a historic house into a commercial storefront, demonstrating the growth and evolution of the community.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has historical and associative value because it has direct associations with the commercial strip on High Street. The Pugsley family ran a butcher shop on the site for more than 50 years, likely from early 1930s to 1982.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The property is important in defining, maintaining and supporting the character of Sutton as it is located along the main street (High Street) of the historic village, in a section of the street that is mainly commercial (between River and Middle Streets) and continues to support the historical character of the streetscape.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 4, 7.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	Meets two or more Criteria for Determining Cultural Heritage Value or Interest based on OHA and is part of an important contextual cluster.

Owner Feedback Open House Attendee. Opposes designation, as noted in correspondence with the Town on September 5, 2024.	Previous Designation History (if any)
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Address 128A High St.	Summary A two storey commercial building, with a one storey addition to the north. The rear portion of the building is much older, and acts as a back-split. The two storey building on High Street is clad in cast stone, with a decorative band above the second storey windows. The Switzer Shoe business occupied this site until 1904. Walker Holborn added this building at the front. Holborn's Hardware closed in 1996 after 92 years of business. A furniture business and an undertaker in a large wooden building to the right were demolished in the 1960s. The drive shed for the hearse, drawn by a team of black horses, was near the river's edge. The Vehicle License Office took over the front.
Building Name(s) Switzers Brothers Leather Factory	
Legal Description of Property Plan 69, Pt. Lts. 2 & 3, Block 9	
Date of Construction Unknown	
Style Vernacular	



Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property has design and physical value for its unique cast stone elevation, with decorative banding just below the cornice line.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has historical and associative value because it has direct associations with the commercial strip on High Street and multiple businesses have operated here over the years. The building as it stands today, developed in phases. Until 1904, the Switzer Shoe business occupied the back portion of the site (set back from High Street). Walker Holborn added the front building then and operated Holborn's Hardware for over 92 years (until 1996).
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The property is important in defining, maintaining and supporting the character of Sutton as it is located along the main street (High Street) of the historic village, in a section of the street that is mainly commercial (between River and Middle Streets) and continues to support the historical character of the streetscape.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 4, 7.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	Meets two or more Criteria for Determining Cultural Heritage Value or Interest based on OHA and is part of an important contextual cluster


Owner Feedback	Previous Designation History (if any)
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Address 129 High St.	Summary A two storey commercial building, formerly a hotel. The facade is a combination of aluminum siding, with brick on the ground floor. The building has been greatly altered from its original design, with only the massing and the general placement of the original openings remaining. The Mansion House, built c1860, was the third and is the only remaining early hotel in Sutton. A livery stable, built in 1885, was on the eastern portion.	
Building Name(s) Mansion House Hotel		
Legal Description of Property Plan 69, Pt. Lts. 1 & 2, Lt 3 & Block 8		
Date of Construction 1850's C 1860		
Style Georgian		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has historical and associative value because it has direct associations with the commercial strip on High Street and the early development of Sutton. Mansion House was constructed c 1860 and it is the only hotel remaining from that period. Heated political meetings took place here during 1920s.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The property is important in defining, maintaining and supporting the character of Sutton as it is located along the main street (High Street) of the historic village, in a section of the street that is mainly commercial (between River and Middle Streets) and continues to support the historical character of the streetscape.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	To be eliminated: major, irreversible alterations. To be commemorated.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Delist	The building has been significantly altered over time, and there are no attributes left to designate.

Owner Feedback	Previous Designation History (if any)
Open House Attendee. Opposes designation, as noted in correspondence with the Town on September 12, 2024.	

Address 132-134 High St.	Summary <p>Known to be the first store in Sutton. Constructed of board and batten over log construction, its cellar walls are three feet thick; and handmade nails and hardware are still visible. The front of the building faced the river, allowing access to First Nations traders and other river travelers.</p> <p>James O'Brien Bouchier built this store circa 1820's, living here with his family after a fire claimed their home. It was the site of the first post office in Georgina in 1831 and was called "Sutton Variety Store" by the 1880s. (Walking Tour)</p>	
Building Name(s) J.O. Bouchier's General Store & Post Office, Riverside Restaurant		
Legal Description of Property Plan 69, Block 9, Pt. Lt. 1		
Date of Construction c. 1820s		
Style Main Street Commercial		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property has design and physical value for the original entrance located with its orientation toward the river. The river facing facade is in the Georgian style, where the High Street facing side takes on a vernacular character, adapting to the changes in the development of the town.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has historical and associative value because it has direct associations with the founding of Sutton and James O'Brien Bouchier. Bouchier is referred to as the founder of Sutton and him and his wife were the first European inhabitants of this small settlement. The property is the site of the first store in Sutton built by Bouchier and later first post office in Georgina. Built around 1820s, the building is one of the earliest structures in Sutton still standing. By 1880s, the building was called "Sutton Variety Store". Furthermore, the property has historical associations with the Black River as the front of the building originally faced the river, for access to Indigenous Peoples, traders and other river travelers.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The property is important in defining, maintaining and supporting the character of Sutton as one of the earliest structures, constructed in the historic core of the settlement and continues to support the historical character of the streetscape.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	The property has contextual value because it is physically, functionally, visually and historically linked to High Street, the bridge, and Black River. The building was constructed as the first store in Sutton and in proximity to the river to allow trades with river travelers and the Indigenous Peoples.
Criterion 9 The property is a landmark	

Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 4, 7, 8.
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Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	Meets two or more Criteria for Determining Cultural Heritage Value or Interest based on OHA and Integrity is 'Good'. The property is located in an important contextual cluster.


Owner Feedback	Previous Designation History (if any)
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Address 26427 Highway 48	Summary One of the early settlers in the Township, Charles Hay Howard (original owner) 1826. He was the first Reeve of Georgina 1850-1851. (Survey, G28)	Image not available - Property not yet observed
Building Name(s) "St. Julian's- Charles Howard Home"		
Legal Description of Property SIS, Con. 6, Pt. Lt. 4		
Date of Construction 1840		
Style Georgian		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Permission not received to visit site, unable to evaluate physical criteria. At present, the building does not meet criteria.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Priority 3	Unable to evaluate physical characteristics of property due to low visibility.

Owner Feedback	Previous Designation History (if any)
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Address 26576 Highway 48	Summary A one and a half storey red brick Gothic Revival residence. The quoining and window arches are in contrasting buff brick. The Barn bricks from Arnolds Brickyard. The front porch is built of cobblestones, and was added in the 1920s. The property is understood to be owned by "Mossington Estate".	
Building Name(s) N/A		
Legal Description of Property SIS, Con. 7, Pt. Lt. 5		
Date of Construction 1887		
Style Gothic Revival		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Based on the information available, the property cannot be designated at this time. Further, the property is in very poor condition, with a collapsing front porch and significant amounts of roofing material missing.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Delist	The roof of the building is in a poor state of repair with significant roofing missing, and this appears to have been the case since at least 2018. It is likely that the building is beyond repair.

Owner Feedback	Previous Designation History (if any)
Opposes designation, as noted in correspondence with the Town on October 8, 2024.	

Address 27709 Highway 48	Summary A farm with residence and outbuildings. The house is a two storey building, the house is made up of 28" vertical boards, covered in clapboard siding. The house is Georgian in style with three bays on the front facade, with a central front door. Two chimneys sit at the hips of the hipped roof. The building requires confirmation of condition on site.	Image not available - Property not yet observed
Building Name(s) Thornberry Home, Crowder Home		
Legal Description of Property		
Date of Construction House 1830, Shed & Barn(s) 1900, Detached Garage 1930, Steel Grain Bin 1980		
Style Georgian		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Design/ Physical value to be confirmed on site. Assuming that the building condition is good, based on the information available, the property cannot be designated at this time.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Priority 3	Does not meet two or more Criteria for Determining Cultural Heritage Value based on OHA.

Owner Feedback	Previous Designation History (if any)
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Address 28118 Highway 48	Summary The one storey red-brick Gothic Revival church building is oriented with its length parallel to Highway 48. The main body containing the sanctuary is divided into five bays, the easternmost containing an entrance porch with paired doors, and buttresses. The remainder of the bays are divided by buttresses capped with stone, and beneath a steeply sloping roof, now clad in metal. The bays each contain a pair of pointed arch windows - each stained glass memorials. At the west end of the building, a gabled mass with a pair of arches provides a secondary entrance to the building. A cemetery is to the north of the building.
Building Name(s) St. Anthony's Roman Catholic Church	
Legal Description of Property Con. 7, Pt. Lt. 12	
Date of Construction 1903	
Style Gothic Revival	The building was on the site of another frame church which was moved to Udora in 1903 (G14). The land was donated by Anthony Charpentier in 1858. The new building has served as the Roman Catholic church for the village of Virginia since. The presence of such a fine Roman Catholic church was likely due to the village's development and growth as 'Frenchtown,' which attracted french settlers, typically adherents of Catholicism.



Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property has design and physical value, displaying a high degree of craftsmanship for its brickwork including its buttresses, and for its 14 stained glass memorial windows.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	The property has associative value with the french settlers of the 'Frenchtown' community, and their connections with the Roman Catholic church.
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The property is important in maintaining the character of the village core of Virginia, formerly known as Frenchtown, as it is located on the primary thoroughfare, and demonstrates the development of this community and its historic amenities over time.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 5, 7.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	Meets two or more Criteria for Determining Cultural Heritage Value or Interest based on OHA and is important in maintaining the character of the village core of Virginia.

Owner Feedback	Previous Designation History (if any)
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Address 28171 Highway 48	Summary A simple one and a half storey building, typical of the Ontario cottage vernacular. Originally a log building, it had been stuccoed over. A porch runs the full width of the house, and has been enclosed in archival photos. The building requires visual confirmation on site.	Image not available - Property not yet observed
Building Name(s) James Rae's Home		
Legal Description of Property Con. 6, Pt. Lt. 12		
Date of Construction Pre 1867		
Style Ontario Cottage		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Design/ Physical value to be confirmed on site. Assuming that the building condition is good, based on the information available, the property cannot be designated at this time.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Priority 3	Does not meet two or more Criteria for Determining Cultural Heritage Value based on OHA.

Owner Feedback	Previous Designation History (if any)
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Address 28218 Highway 48	Summary <p>The first store in Virginia, the building is a two storey brick building, that is likely a commercial adaptation of a Gothic Revival Cottage. A wide bay, formerly containing the commercial storefront is located close to the street, with the former commercial bay spanning the full width of the 'L'.</p> <p>The building features bold contrasting brickwork, with a herringbone band just below the peak of the street facing gable, a five-brick high band with borders and repeated brick decorations, and bold quoining that wraps the corners of the building and provides a nearly striped appearance to the bay window on the west wall. The peaked roofs have finials, and there are three prominent chimneys atop the three gables.</p> <p>The original owner was George Evans (2nd), who was the postmaster from 1896-1912. The building likely served as the second post office for Virginia (G17).</p>
Building Name(s) Virginia Store	
Legal Description of Property Con. 7, Pt. Lt. 12	
Date of Construction 1885	
Style Victorian	



Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property has design and physical value, displaying a high degree of craftsmanship for its brickwork including its contrasting decorative bands and quoining, which present an appearance unique to the area.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has historical value for its role as the first store in the town of Virginia, and its use as the second post office.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The property has contextual value because it is important in defining, maintaining and supporting the character of Virginia as it is located on the primary thoroughfare, in proximity to other structures of value to the community such as the United Church, and former Virginia Public School, and demonstrates the development of this community and its historic amenities over time.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 4, 7.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	The property meets criteria and is part of an important contextual cluster.

Owner Feedback	Previous Designation History (if any)
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Address 28280 Highway 48	Summary A one storey brick church building, over a raised basement clad in stone - which has been overclad with cast stone. The gable is oriented toward the street. The building entrance is at grade, with a largely blank facade above, marked by a date stone and a cross. The building is oriented with its length perpendicular to the street. The side elevation demonstrates an addition to the front of the building at some point, which aligned with the detailing of the original three windows. A chimney stands at the far gable.	
Building Name(s) Virginia United Church		
Legal Description of Property Con. 7, Pt. Lt. 12		
Date of Construction 1887		
Style Gothic Revival	George Evans (1st) donated the property for the Church, and the building was built by Will Horner of Zephyr. (confirmed by survey, G13). The building served as the United Church for the village of Virginia.	

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has historical value because it has direct associations with the United Church congregation of the village of Virginia.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The property has contextual value because it is important in defining, maintaining and supporting the character of Virginia as it is located on the primary thoroughfare, in proximity to other structures of value to the community such as the Virginia Store, and former Virginia Public School, and demonstrates the development of this community and its historic amenities over time.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 4, 8.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	The property meets criteria and is part of an important contextual cluster.


Owner Feedback	Previous Designation History (if any)
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Address 28464 Highway 48	Summary A one and a half storey Ontario cottage, with a prominent two storey bay that extends toward the street, and divides two former porches which have been enclosed. This is confirmed by archival photos, which show a sunroom and porch flanking the two storey bay, and a window in the central bay, contrasting with the current central entrance condition. As found on a few other buildings in Virginia - including the Virginia store and some houses, the brickwork contains contrasting elements which are bold and graphic, and appear to distinctive to Virginia. On this building, the central bay has contrasting window arches and a decorative band, with contrasting quoining on all outside corners of the house.
Building Name(s) Kay Farm Home	
Legal Description of Property Con. 7, Pt. Lt. 13	
Date of Construction 1878	
Style Ontario Cottage	



Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property has design and physical value, displaying a high degree of craftsmanship for its brickwork including its contrasting decorative bands and quoining, which present an appearance unique to the area.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The property has contextual value because it is important in defining, maintaining and supporting the character of Virginia as it is located on the primary thoroughfare, in the historic village core, and in proximity to other structures with which it shares distinctive brickwork.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 8.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	The property meets criteria and is part of an important contextual cluster.
Owner Feedback		Previous Designation History (if any)

Address 28820 Highway 48	Summary A one-and-a-half storey wood building, clad in wood horizontal siding over log construction. The composition of the building is simple, with a door and two windows on the front facade, though the windows have been replaced. The wood cladding and soffits are present, though have not been painted in some time.	
Building Name(s) Cronsberry Home		
Legal Description of Property N/S Con. 7, Pt. Lt. 15		
Date of Construction Built 1850's		
Style Vernacular		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property has physical or design value as an intact example of an early vernacular home.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has associative value for its connection with the Cronsberry family, who cleared the land on this lot as early settlers.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 4.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 2	The property meets criteria and is part of an important contextual cluster, however, it is likely that the condition of the building will continue to deteriorate.

Owner Feedback	Previous Designation History (if any)
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Address 29011 Highway 48	Summary Called Ivy Castle for the Ivy crawling on its walls, the property has a brick farmhouse in the Gothic Revival style, predominantly of buff brick with red brick quoining and window arches. The central gable had decorative bargeboard, and there was a wraparound porch which was not original to the house. The building requires visual confirmation on site. The original owner was John Donnell. (Survey, G33).	Image not available - Property not yet observed
Building Name(s) Ivy Castle		
Legal Description of Property SIS, Con. 6, Pt. Us. 15 & 16		
Date of Construction 1850's		
Style Gothic Revival		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Design/ Physical value to be confirmed on site. Assuming that the building condition is good, based on the information available, the property cannot be designated at this time.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Priority 3	Does not meet two or more Criteria for Determining Cultural Heritage Value based on OHA.

Owner Feedback	Previous Designation History (if any)
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Address 24534 Kennedy Rd.	Summary A one and a half storey vernacular home, the house has been significantly modified.
Building Name(s) Davidson Farm House	
Legal Description of Property Con. 5, Pt. Lt. 12	
Date of Construction House 1923, Barn 1964, Pool 2004	
Style Vernacular	



Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Based on the information available, the property cannot be designated at this time. Further, the property has major, irreversible alterations.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Delist	Major, irreversible alterations to the house.

Owner Feedback	Previous Designation History (if any)
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Address 24791 Kennedy Rd.	Summary A brick residence, which has been covered in stucco. The barn was the first built in North Gwillimbury with a stone foundation, however, it has been demolished.	
Building Name(s) "Davidson Home"		
Legal Description of Property Con. 6, Pt. Lt. 14		
Date of Construction 1890		
Style Ontario Cottage		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Based on the information available, the property cannot be designated at this time. Further, the early example of a stone foundation barn has been demolished.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Delist	The building only met one criteria for the early use of a stone foundation for the barn, which has been demolished.

Owner Feedback Opposes designation, as noted in correspondence with the Town on September 24, 2024.	Previous Designation History (if any)
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Address 579 Lake Dr. East	Summary A one and a half storey Ontario Cottage dwelling, clad in stucco, with a field stone porch spanning the front elevation. The field stone porch is a later addition.
Building Name(s) The Huntley House	
Legal Description of Property	
Date of Construction	
Style Ontario Cottage	



Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property has design and physical value as representative of the Ontario Cottage style.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Based on the information available, the property cannot be designated at this time.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Priority 3	The property only meets one criteria for its representative design.

Owner Feedback	Previous Designation History (if any)
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Address 221 Lake Dr. North	Summary A two storey Ontario Cottage, which has been refaced in cast stone. The primary elevation is ordered in three bays, with a central front door and rectangular windows. A small gable has been added to at the centre of the gabled roof. An addition to the east and south is a one storey structure of no particular architectural style. The building previously bridged between the house, and another historic house, making up the Orchard Park Hotel. The south building was demolished in 1988 when Claryn Drive was built. The building, along with a demolished historic house, served as a lodge for vacationers. It is demonstrative of the evolution of the lakefront from agricultural use to recreational and tourist use.
Building Name(s) Orchard Beach Tavern	
Legal Description of Property Con. 2, Pt. Lt. 17, Plan 65M3208, Bl. 17	
Date of Construction	
Style Ontario Cottage	



Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has historical value for its association with the theme of recreation and tourism development in Georgina.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Based on the information available, the property cannot be designated at this time. The property only meets criteria for associative value.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Priority 3	The property only meets one criteria for its associative value.


Owner Feedback	Previous Designation History (if any)
Open House Attendee. Opposes designation, as noted in correspondence with the Town on September 12, 2024 and May 6, 2025.	

Address 23018 Lake Ridge Rd.	Summary A one and a half storey Ontario Cottage dwelling, clad in red brick, with a gabled roof. The first floor windows appear to be original.	
Building Name(s) N/A		
Legal Description of Property Con.1, Pt. Lt. 25, East Town Line		
Date of Construction 1860		
Style Ontario Cottage		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property has design and physical value as representative of the Ontario Cottage style.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Based on the information available, the property cannot be designated at this time. The property only meets criteria for design value.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Priority 3	The property has low visibility, a common style, and only meets one criteria for designation.

Owner Feedback	Previous Designation History (if any)
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Address 23542 Lake Ridge Rd.	Summary A one and a half storey farm home, clad in siding. Previous reviews of the property indicated very fine detailing inside and out, and "windows have heavy casements." It appears that the windows have been changed, and the only remaining detailing on the exterior is the bargeboard and finial. The condition of the interior was not verified.	
Building Name(s) Shier Farm		
Legal Description of Property Con. 2, Pt. Lt. 25, East Town Line		
Date of Construction Pre 1860		
Style Ontario Cottage		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Based on the information available, the property cannot be designated at this time.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Delist	The property does not meet criteria for designation. The design value has been compromised through insensitive renovation to the building.
Owner Feedback		Previous Designation History (if any)


Address 1 Main St.	Summary <p>The massing is best described as two brick Gothic Revival houses in red brick, with buff brick accents, which have been joined into one larger house. The two 'cottages' are aligned north-south to the river, slightly off axis with each other, and the eastern house closer to Main Street. An addition joins them, serving as the entrance, with the assembly set back deeply into the lot, with a central gable set above a three bay first floor with a porch. To the right of the entrance portion is a wide gabled portion - the south facade of the east cottage, with buff brick quoining and decorations in the gable, and an off-centre bay on the first floor, with decorative brick arches, and decorative brick panels beneath the sills on the bay window.</p> <p>Originally owned by William Johnson - a member of the founding family of Pefferlaw, the house was referred to as "Slab Hill" due to wood, shingle, and slab Mill nearby. (G56)</p>
Building Name(s) Fernie House, Johnston House	
Legal Description of Property Con. 5, Pt. Lt. 23	
Date of Construction Early 1890s	
Style Gothic Revival	



Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property has design and physical value because it is representative of Gothic Revival style. The building is clad in red brick with buff brick accents and features a bay window and veranda on the primary facade.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has historical and associative value because it has direct associations with W.H. Johnson. In addition to Capt. William Johnson being considered the founder of Pefferlaw, the Johnson family was the proprietor of one of the most historic sawmill and lumbering institutions in the Canadian lumber industry.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	The property has contextual value because it is physically and historically linked to its surroundings. Across from the house, the saw mill and lumber yard ran by the family were located. Furthermore, the property is situated by the Pefferlaw River and thus physically linked to its context.
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 4, 8.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	Meets two or more Criteria for Determining Cultural Heritage Value or Interest based on OHA and is 'Exemplary of the style'.

Owner Feedback	Previous Designation History (if any)
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Address 56 Malone Rd.	Summary A two storey Georgian house clad in stone, the primary elevation is asymmetrical, and is composed of four bays, with a wide front door with fan arch serving as the entrance. The sides of the house are gabled, with a stone chimney at the north end. Irving Robertson, editor-in-chief of the Toronto Telegraph, built the house as a gift for his wife Barbara Ann Mackenzie. After his death in 1932, his wife lived there until 1961. Then it became a popular Bed and Breakfast until 2008 (The Georgina Book).	
Building Name(s) "Jackson's Landing Bed & Breakfast" and "Auldearn"		
Legal Description of Property Plan 168, Pt. Lt. 11, Pt. 81. B		
Date of Construction 1927		
Style Georgian		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property has design and physical value because the original portion is representative of Georgian style and it is one of the few stone houses constructed in Sutton.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has historical and associative value because it has direct associations with Irving Robertson, editor-in-chief of the Toronto Telegraph who built the house as a gift for his wife Barbara Ann Mackenzie in 1927, and named it Auldearn. The property also has historical value because of its association with the theme of tourism in Georgina. From 1960s to 2008, it operated as a popular bed and breakfast named Jackson's Landing.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	The property has contextual value because it is physically linked to its surroundings as it is located at the highest point of the hill overlooking Lake Simcoe and harbour, at the northernmost point of Jackson's Point and at the edge of Malone Road (previously Point Road), leading to the wharf.
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 4, 8.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	Meets two or more Criteria for Determining Cultural Heritage Value or Interest based on OHA and is 'Exemplary of the style'.

Owner Feedback	Previous Designation History (if any)
Open House Attendee	

Address 1595 Metro Rd. North (possibly 1597)	Summary A former Power Station built in 1912 as part of the Radial Railway. The building is a one and a half storey building of no particular architectural style. It is faced in brick, with corner piers. The first storey has a deep overhang over the front door, with large wood brackets. The second floor has a hipped roof with deep overhangs, and dormers on two of the four sides. The building was associated with the Radial Railway, serving as a power house until 1924, when it was converted to a residence. It was located close to Stop 96, designated as "Sunnyside"
Building Name(s) Old Power House	
Legal Description of Property	
Date of Construction 1912	
Style Vernacular	



Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property has design value for its unique design, and the rarity of the design.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has historical value for its association with the development of Georgina and its lakefront communities as a recreational and tourist destination, through the introduction of the Radial Railway.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The property is important in defining, maintaining and supporting the historic nature of Metro Road, which once had the Toronto and York Radial Railway running along it, connecting Georgina to Toronto, with many stops between.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 4, 7.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 2	The property has high visibility, a rare style/example, and is historically important, connected with the tourism history of the area.

Owner Feedback	Previous Designation History (if any)
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Address 619 Metro Rd. North	Summary The property contains a building built in 1900, but the listing description only described the forest .	Image not available - Property not yet observed
Building Name(s) N/A		
Legal Description of Property Con. 2, Pt .Lt. 24, RS65R2294, Pt. 5		
Date of Construction		
Style		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Based on the information available, the property cannot be designated at this time.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Delist	The designation of a forest under the Ontario Heritage Act is not an appropriate action.

Owner Feedback	Previous Designation History (if any)
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Address 2051 Metro Rd. North	Summary Formerly used as Cottage. Former hotel/summer resort. Fires in 1920, 1938, and 1969 destroyed everything but one small building and the annex. Built after the fires known as Halsey Lodge.
Building Name(s) "Lakeview Dance Hall House"	
Legal Description of Property	
Date of Construction Prior to 1887	
Style Vernacular	



Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has historical value because it has direct associations with the theme of tourism in Georgina. The site historically included the Lakeview House built in 1891 and mainly catering to wealthy American Tourists. Furthermore, the property had a stop on Toronto & York Radial Railway. Fires in 1920, 1938, and 1969 destroyed everything but one small building and the annex.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Based on the information available, the property cannot be designated at this time.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Priority 3	Does not meet two or more Criteria for Determining Cultural Heritage Value based on OHA. The property does not appear to be original.


Owner Feedback	Previous Designation History (if any)
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Address 47 Middle St.	Summary <p>Now a residence, the building is believed to be the town's first Orange Hall. A one storey building, archival images (S5) indicate that the side elevation was likely composed as a three-bay Georgian facade, which may have faced High Street, and currently faces the side lot line as the lot was subdivided.</p> <p>The building is believed to be first Orange Hall in the town. The original owner was Thos. Sheppard. (S5)</p>	
Building Name(s) First Orange Hall		
Legal Description of Property Plan 69, Lt. 1, Block 6 (combined w/ 071-738)		
Date of Construction 1863		
Style Georgian		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has historical value because the building is believed to be Sutton's first Orange Hall.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The residence is important in defining, maintaining and supporting the smaller scale residential character of Middle Street and Sutton, as it is located within the historic village boundary.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 7, 8.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 2	Meets two or more Criteria for Determining Cultural Heritage Value or Interest based on OHA. Integrity is low, though it is located in an important contextual cluster.

Owner Feedback	Previous Designation History (if any)
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Address 79 North St.	Summary A one and a half storey Gothic Revival residence. The facade is stucco. The central gable contains its finial. A later unsympathetic front porch uses doric columns.	
Building Name(s) N/A		
Legal Description of Property Plan 69, Block 3, Lt. 4		
Date of Construction Post 1863		
Style Gothic Revival		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The residence has design and physical value because it is representative of Gothic Revival Cottage style.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The residence is important in defining, maintaining and supporting the smaller scale residential character of North Street and Sutton, as it is located within the historic village boundary.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 7.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 2	Meets two or more Criteria for Determining Cultural Heritage Value or Interest based on OHA. The style is fairly common, though it is located in an important contextual cluster.

Owner Feedback	Previous Designation History (if any)
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Address 87 North St.	Summary Originally clad in stucco, the residence is L shaped in plan with a prominent two storey component with gable facing North Street. The gable peaks formerly featured decorative finials. (S61) The original owner was O. J. Silver. (S61)
Building Name(s) N/A	
Legal Description of Property Plan 69, Block 3, Us. 1 & 2	
Date of Construction Post 1863	
Style Vernacular	



Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The residence is important in defining, maintaining and supporting the smaller scale residential character of North Street and Sutton, as it is located within the historic village boundary.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Based on the information available, the property cannot be designated at this time.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Priority 3	Does not meet two or more Criteria for Determining Cultural Heritage Value based on OHA.


Owner Feedback	Previous Designation History (if any)
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Address 88 North St.	Summary Possibly a Regency style house at one point, the building appears to have been greatly modified. An inset porch is at the south-east corner.	
Building Name(s) N/A		
Legal Description of Property Plan 69, Pt. Lt. 1, Block 6		
Date of Construction 1863		
Style Vernacular		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The residence is important in defining, maintaining and supporting the smaller scale residential character of North Street and Sutton, as it is located within the historic village boundary.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Based on the information available, the property cannot be designated at this time.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Priority 3	Does not meet two or more Criteria for Determining Cultural Heritage Value based on OHA.

Owner Feedback	Previous Designation History (if any)
Opposes designation, as noted in correspondence with the Town on September 24, 2024.	

Address 97 North St.	Summary A one and a half storey Gothic Revival residential building. The facade is symmetrical about the centre, with a central gable at the upper level. The building has been clad in aluminum siding.	
Building Name(s) N/A		
Legal Description of Property Plan 69, Block 2, Lt. 3		
Date of Construction 1863		
Style Gothic Revival		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The residence has design and physical value because it is representative of Gothic Revival Cottage style.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The residence is important in defining, maintaining and supporting the smaller scale residential character of North Street and Sutton, as it is located within the historic village boundary.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 7, 8.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 2	Meets two or more Criteria for Determining Cultural Heritage Value or Interest based on OHA and is an early home within an important contextual cluster. However, the style is fairly common throughout Georgina

Owner Feedback	Previous Designation History (if any)
Open House Attendee. Opposes designation, as noted in correspondence with the Town May 30, 2024 and April 10, 2025.	


Address 3348 Old Homestead Rd.	Summary A two storey red brick residence, the building was likely originally a one storey Ontario cottage. A second storey was added to the building, taking on a loosely Georgian character, not being entirely symmetrical, with an off centre window in the three bay composition. A Dutch gablet roof is now clad in metal. In 2001, a restoration was undertaken, and a front porch spanning the width of the front facade was added. The home was originally owned by the Sheppard family. (NG17)
Building Name(s) Sheppard Home	
Legal Description of Property Con. 5, Pt. Lt. 16	
Date of Construction 1850	
Style Georgian	



Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property has design and physical value for its unique vernacular-Georgian style.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Based on the information available, the property cannot be designated at this time.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Priority 3	The building only meets criterion 1, and does not meet the threshold for designation.


Owner Feedback	Previous Designation History (if any)
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Address 7091 Old Homestead Rd.	Summary A one and a half storey red brick Gothic Revival residence. The quoining and window arches are in contrasting buff brick. A simple front porch spans the width of the building, and is likely a later addition.	
Building Name(s) N/A		
Legal Description of Property SIS, Con. 4, Pt. Lt.8		
Date of Construction 1853		
Style Gothic Revival		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property has design and physical value as representative of the Gothic Revival style.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Based on the information available, the property cannot be designated at this time.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Priority 3	The property has relatively low visibility, and a common style.


Owner Feedback	Previous Designation History (if any)
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Address 7294 Old Homestead Rd.	Summary A one and a half storey red brick Gothic Revival residence. The quoining and window arches are in contrasting buff brick, and a decorative band extends across the second storey. Gable ends are marked with a diamond shaped brick decoration. A simple front porch wraps the front and sides of the building, and is a later addition. The original owner was Crown patentee John McDonald (1856), and Wm. Wake purchased it from him in 1873. (Survey, G40)	
Building Name(s) Vachelle Swamp Wetland		
Legal Description of Property Con. 5, Pt. Lt. 9, RS65R11202 Pt. 3		
Date of Construction C. 1860-1878		
Style Gothic Revival		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property has design value for its representative design as a Gothic Revival farmhouse with contrasting decorative brickwork, and bargeboard on the central gable.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The property is important in defining, maintaining and supporting the character of Old Homestead Road, as it sits prominently on a hill.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	The property is historically linked to its surroundings, as the house belonged to the original crown patentee. The house is further linked to the function of the property as a farm.
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 7, 8.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	The property sits at the crest of a hill, making it more visible than surrounding contemporaries, and has a highly rated Design Quality of 1.


Owner Feedback	Previous Designation History (if any)
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Address 6673 Old Shiloh Rd.	Summary A one and a half storey Gothic Revival house, the building is in a poor state of repair, and appears to be abandoned.	
Building Name(s) Phoenix Family Farm		
Legal Description of Property Con. 1, Pt. Lt. 5, Pepperlaw		
Date of Construction 1810		
Style		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Based on the information available, the property cannot be designated at this time. Further, the condition of the building is poor.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Delist	The property does not meet criteria for designation. Though it may have historic value, it is not otherwise able to meet the threshold as any design value has been compromised through neglect. Further, the property has low visibility from the street.

Owner Feedback	Previous Designation History (if any)
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Address 26589 Park Rd.	Summary <p>The residence, constructed using frame, log, and stucco materials, started as a small Regency style cottage constructed in 1830. After change of ownership, the additions were added and it became an extensive rural manor. It has since been renovated and reduced in size.</p> <p>The house is one of the oldest structures remaining in Georgina. It was the first Canadian residence of Susan Mein Sibbald (1783-1866), whose memoirs were published in 1926. The building was originally called Penn Rains and owned by William Kingdom Rains, an early settler. In 1835, it was acquired by Susan Sibbald and renamed Eildon Hall after her family home in Scotland. The property remained in the Sibbald family until 1952. The building currently operates as Eildon Hall Museum and is located within Sibbald Point Park.(OHT Plaque) As recounted by a local, Stephen Leacock in his article "The Lake Simcoe Country", Eildon Hall was at the time "in point of beauty unsurpassed". Rural Roots, P192</p>	
Building Name(s) Eildon Hall" - located in Sibbald's Point Provincial Park		
Legal Description of Property Con. 8, Lt 7 & 8, Pt Lt. 9		
Date of Construction 1830		
Style Regency		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property has design and physical value as an early residence in Georgina that has been constructed in phases. The building was originally a small Regency style cottage that has since evolved into an extensive rural manor.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has historical and associative value because it has direct associations with early European Settlement in Georgina and the Sibbald family. Susan Mein Sibbald acquired the property in 1835, and extensively added to the existing small Regency style building that was on the property.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The property has contextual value because it is important in defining, maintaining and supporting the character of Georgina. As an early estate, the building illustrates the development of the area over time.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 4, 7.


Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Priority 2	The property is owned by the Town, and is not currently at risk of demolition or significant alterations.
Owner Feedback		Previous Designation History (if any)

Address 155 Peers Ln.	Summary	Image not available - Property not yet observed
Building Name(s) "Mill Owner's House"		
Legal Description of Property E/S, Con. 1, Pt. Lt. 22		
Date of Construction		
Style		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Permission not received to visit site, unable to evaluate physical criteria. At present, the building does not meet criteria.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Priority 3	Unable to evaluate physical characteristics of property due to low visibility.

Owner Feedback	Previous Designation History (if any)
Correspondence with the Town on March 25, 2025. However, no position provided.	

Address 219 Pepperlaw Rd.	Summary A historic concrete dam spanning the Pepperlaw River.	
Building Name(s) Pepperlaw Dam	The first big dam was built on the later 1820's, and along with a raceway, was used to float logs to the mill. In 1906, WM Johnston built a new concrete dam, which is understood to likely be the earliest concrete work in the area, and encased a wooden dam. In 1913, a dam with gates was added, which controlled the flow of water based on the water level. These dams were associated with the industry in the area, including the sawmill, grist mill and woolen mill. (Pepperlaw Book p33)	
Legal Description of Property Con. 5 Pt. Lt. 23 RS65R3240 PT2 RS65R4695 PT1		
Date of Construction 1820s		
Style Infrastructure		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The dam has physical value because at the time it utilized a unique construction method. The 1906 dam was likely the earliest concrete dam structure in the area.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The dam has historical value because it has direct associations with the industry in the area, including the sawmill, grist mill and woolen mill. The first dam in Pepperlaw dates back to 1820s, and was used to float logs to the mills. In 1906, W.H. Johnston erected a concrete dam, likely the first of its kind in the area. He built another concrete dam at the mill site, in 1913. for ample power
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	The property has contextual value because it is physically, functionally and historically linked to its surroundings as part of the Pepperlaw industry and providing power for the mills.
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 4, 8.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Priority 2	The property is in municipally owned infrastructure, and is not at risk of demolition. It can be designated on a longer timeframe outside of that imposed by Bill 23.

Owner Feedback	Previous Designation History (if any)
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Address 249 Pepperlaw Rd.	Summary A former hotel, the facade is stucco. The original composition was Georgian, with 5 bays, and chimneys on each of the end gables. On the first floor there was a central front door, with a balcony above, with a large window on either side. The windows had segmental arches. The building has been extended, with an additional 4 bays to the West. The building is still clad in stucco, though the ground floor window openings have been modified into horizontal orientations in the mid twentieth century, and this orientation remains. The segmental arch windows have been made into rectangles, and a long porch carries across the entire length of the street facing elevation. Built by George Johnson - the second oldest son of Captain William Johnson, an early resident considered the founder of Pepperlaw. The building was renamed to Belvedere from Mansion House when it was purchased by Jas. Graham circa 1906. (Survey, G57). The building is also associated with the 1911 bootlegging industry created after the Option Vote (The Georgina Book), through which Pepperlaw remained one of the few 'wet' communities, while other places became dry. The hotel was a popular location for people from surrounding communities to visit and drink. In 2005, the building was renovated and renamed the Belvedere Cookhouse and Saloon.
Building Name(s) Johnston House, Mansion House, The Belvedere Hotel	
Legal Description of Property Cone. 5, Pt. Lt. 22, Pt. Lt. 23	
Date of Construction 1884 (Survey, G53, The Georgina Book, The Pepperlaw Book)	
Style Georgian	



Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has historical and associative value because it has direct associations with multiple Pepperlaw residents. George Johnson (son of Captain William Johnson, an early resident considered the founder of Pepperlaw) constructed the building as a hotel in 1884. The property was purchased by Jas. Graham circa 1906, and renamed to Belvedere from Mansion House. The building is also associated with the 1911 bootlegging industry created after the Option Vote, through which Pepperlaw remained one of the few 'wet' communities, while other places became dry.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The property has contextual value because it is important in defining, maintaining and supporting the character of Pepperlaw as it is located on the primary thoroughfare, in proximity to other structures of value to the community such as the Pepperlaw United Church

	and Standard Bank. Furthermore, it demonstrates the development of this community and its historic amenities over time.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 4, 7.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	The building has been significantly altered over time with alterations that contribute to a distinctive character, and it retains value for the community, and is part of an important contextual cluster.

Owner Feedback Open House Attendee. Opposes designation, as noted in correspondence with the Town on September 12, 2024, and April 13, 2025.	Previous Designation History (if any)
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Address 259 Pepperlaw Rd	Summary A simple one storey brick building with a basement. The building was formerly a social hall. A rectangular plan with three bays, and with a gable oriented toward the street, the building has a smaller entrance appendage centred on the front elevation. This portion of the building has a roof slope and general proportions that align with the main body of the building behind. This portion of the building serves as the entrance, with the door on the side, though the entrance would have originally been on the front elevation facing the street. The windows have segmental arches. There is a side entrance toward the rear of the hall portion of the building. This building replaced an 1870 building which was commissioned by Robert Johnson on land he donated. It remained in continuous use by the community (G52), and the building was replaced in 1926. The building has been used for Brownies and Lions Club meetings, Senior Citizens gatherings, socials and card parties. The building has since been converted to a private residence.
Building Name(s) Annie Noble Memorial Hall, Old Pepperlaw Community Centre	
Legal Description of Property Con. 5, Pt. Lt. 22	
Date of Construction 1926	
Style Vernacular	




Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has historical and associative value because it has direct associations with Pepperlaw and broader Georgina community. An earlier township hall was constructed on this site in 1870, with land donation from the Johnson family and lumber from Geo Johnson sawmill (William Johnson is considered to be the founder of Pepperlaw). The hall provided space for different types of community meetings including Foresters, Council meetings, elections, nominations and Political meetings, dances, concerts, Box socials, suppers, S.S. and Day School concerts and the Market Fairs. The current building was constructed in 1926 and made possible with a donation from Mrs. Dr. C.T. Noble and a Government grant to assist the villagers and municipality. The contractor was Bill Ruttle. Until its recent change in occupancy to a private residence, the building continued to be an asset to the community.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The property has contextual value because it is important in defining, maintaining and supporting the character of Pepperlaw as it is located on the primary thoroughfare, in proximity to other structures of value to the community such as the Pepperlaw United Church,

	and demonstrates the development of this community and its historic amenities over time.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	The property has contextual value because it is functionally linked to its surroundings as it continuously served as the community hall from 1870 until its recent change of use.
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 4, 7, 8.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 2	Meets two or more Criteria for Determining Cultural Heritage Value or Interest based on OHA and Integrity is 'Good'.

Owner Feedback Opposes designation, as noted in correspondence with the Town on April 14, 2025.	Previous Designation History (if any)
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Address 268 Pepperlaw Rd.	Summary A large rectangular property directly to the North of the former Cooke's United Church building, the cemetery features a decorative iron gate with Cooke's spelled out along an arch, over the entrance on Pineview Court. A metal fence surrounds the grounds. Mature trees and monuments are distributed throughout the cemetery, with a prominent line of trees along the east side. The cemetery formed part of the Cooke's United Church complex, sitting on land donated by John Johnston. The cemetery ceased operation in 1981. It was restored in 1993 with the help of the community.	
Building Name(s) Cooke's Cemetery		
Legal Description of Property N/S Con. 5, Pt. Lt. 22		
Date of Construction		
Style Cemetery		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has historical value because it has direct associations with Pepperlaw and Georgina more broadly as a historic burial ground. Additionally, the land for the cemetery and adjacent church was donated by John Johnston. The cemetery ceased operation in 1981, but was restored in 1993 with the help of the community.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	The property has contextual value because it is physically, functionally, visually, and historically linked to its surroundings as it is located at the heart of Pepperlaw and directly adjacent to the former Cooke's United Church constructed in 1889.
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 4, 8.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 2	Cemeteries have legal protection outside of designation and are unlikely to change significantly for that reason.

Owner Feedback	Previous Designation History (if any)
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Address 270-272 Pepperlaw Rd	Summary A one storey predominantly red brick Gothic Revival church building over a raised basement. The sanctuary block features three bays with a single painted arch window in each. A continuous buff brick string course meets at the bottom of the arches, and is continuous around the sanctuary section of the building. The gable facing Pepperlaw Road features a stepped detail in buff brick. The entrance porch features a lower buff band course, and the front facade has a door and window with segmental arch, under a small blind-rose window. The building has been adaptively reused as part of a fire hall building, which uses red brick, along with gothic arches for the fire station doors. This building is a replacement of a frame church built in 1863 and burnt down in 1887, the result of a lightning strike. (G51) The new church was built in Pepperlaw, on land donated by John Johnston. (Ruth Thompson Collection p13a) The church closed in 2003.
Building Name(s) Cooke's Presbyterian Church, Pepperlaw United Church	
Legal Description of Property N/S Con. 5, Pt. Lt. 22	
Date of Construction 1889	
Style Gothic Revival	



Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property has design and physical value because it is representative of Gothic Revival church style. The building is clad in red brick with buff brick detailing and features peaked windows.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has historical value because it has direct associations with Cooke's Presbyterian Church and Pepperlaw United Church. The current building was constructed in 1889 as replacement for an earlier frame church built in 1863 and burnt down in 1887. The land for the church was donated by John Johnston. The church closed in 2003 but the building continues to serve the community as it has been integrated with the fire hall.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The property has contextual value because it is important in defining, maintaining and supporting the character of Pepperlaw as it is located on the primary thoroughfare, in proximity to other structures of value to the community and demonstrates the development of this community and its historic amenities over time.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	

Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 4, 7.
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Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 2	The property is owned by the Town, and is not currently at risk of demolition or significant alterations.


Owner Feedback	Previous Designation History (if any)
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Address 320 Pfefferlaw Rd	Summary A symmetrical composition, the building was originally a school, which has been adapted for residential uses, with new window openings at the second floor and skylights to suit. The two entrances and associated porches on either wing have been removed, and the paired central windows have been replaced by entrance doors. The roofline is distinctive and common to area schools of this vintage, with trefoil-shaped scalloped eaves over the central bay. A rose window sits beneath the scalloped eaves, over a stone panel inscribed with the date of construction - 1916. Formerly School Number 9, the two-room school building functioned until the 1970s at which point Morning Glory Public School replaced it.
Building Name(s) S. S. #9 Pfefferlaw School	
Legal Description of Property Con. 5, Pt. Lt. 22	
Date of Construction 1916	
Style Schoolhouse	




Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property has design and physical value because it is representative of the schoolhouse style. The building is clad in red brick and includes many architectural elements observed on other schoolhouses across Georgina including the distinctive trefoil-shaped scalloped eaves over the central bay.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has historical value because it served as a school (S. S. #9 Pfefferlaw School) in the community from 1916 to 1970s when it was replaced by Morning Glory Public School.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 4.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 2	The integrity of the building has been rated low, as it has undergone extensive changes. The building is not currently at risk of demolition, as it has been converted to residential uses.
Owner Feedback Opposes designation, as noted in correspondence with the Town on September 17, 2024.		Previous Designation History (if any)

Address 139 Prout Rd	Summary A two storey stone Gothic Revival farmhouse. The stonework has interesting and unique patterning - reminiscent of a Flemish brick bond, but with different proportions. The gables very thin wood bargeboard, which curve within the gable from a central finial, down to a horizontal bridge member at the eaves.	
Building Name(s) "Prout Farm House"		
Legal Description of Property		
Date of Construction 1891		
Style Gothic Revival		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property has design value for its unique stone patterning, and fine bargeboard.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The property is important in defining, maintaining and supporting the character of Prout Road, which remains almost entirely agricultural. This property is highly visible in the context, as the site is approached from both directions.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 7.


Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	The property meets criteria and has exceptional design value for its unique stone patterning. The building is highly visible from the street, and it appears to be in excellent condition.
Owner Feedback		Previous Designation History (if any)

Address 31 River St.	Summary A Gothic Revival church sited at the bend in River Street. The building has stained glass pointed arch windows with painted hood molds. The body of the church is four bays long, and has a central square tower topped by an eight sided gothic cupola and spire, with smaller spires at the four corners of the brick tower. Built with the generosity of Bouchier's English relatives. (Rural Roots, P188) At the time of its construction, there were no other churches in the Bouchier's Mills settlement (Sutton). Built under the direction of Martin McLaughlin who did some of the interior carving as well (and Robert Till, survey). (Sutton Survey Folder, Tour of Lakeshore Rd)	
Building Name(s) St. James Anglican Church		
Legal Description of Property Plan 69, Bl. 1, Pt. Lt. 5		
Date of Construction 1857		
Style Gothic Revival		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property has design and physical value because it is representative of Gothic Revival church style. The building is clad in red brick, features an ornate tower, peaked windows and doors, and stained glass.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has historical and associative value because it has direct associations with James O'Brien Bouchier (referred to as the founder of Sutton), as his English relatives' generosity made its construction possible in 1857. At the time, there were no other churches in Sutton. The property also has direct associations with Anglicanism belief.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	The property has associative value because it demonstrates and reflects the work and ideas of chief builder, Martin McLaughlin (who did some of the interior carving as well), and Robert Till.
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The church is important in defining, maintaining and supporting the character of Sutton as it is the first one constructed in the historic village.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	The property has contextual value because it is physically, visually, and historically linked to its surroundings and the development of Sutton.
Criterion 9 The property is a landmark	The property is a landmark as it has prominence within Sutton.
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 4, 6, 7, 8, 9.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	Meets two or more Criteria for Determining Cultural Heritage Value or Interest based on OHA and is 'Exemplary of the style'.

Owner Feedback	Previous Designation History (if any)
Open House Attendee	


Address 32 River St.	Summary A two storey painted brick residence, with hipped roof and a wraparound porch. The house is built in the Regency style, and the front facade is oriented toward the town. The side elevation looks over the river, and the site was previously linked with the mill via a bridge. The house was originally owned by WM Bouchier, one of the founders of Sutton. It was later owned by Mr. Wm. Barnard, who owned a general store in Sutton, and later by Mr. Summerfelt who operated the flour mill. The name Maplehurst comes from the maple tree in the yard until 1969. (S4)	
Building Name(s) Maplehurst - Holburn House		
Legal Description of Property Plan 69, Pt. Bl. 51		
Date of Construction 1850		
Style Regency		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The house has design and physical value because it is representative of Regency style. The building features a hip roof and wraparound veranda.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property holds historical and associative value through its connections to several notable community members. William Barnard, who once owned a general store in Sutton, was an early owner of the site. Prior to that, a small cottage occupied by Canon Ritchie, the Anglican Church Minister, stood on the property before being relocated. The home was later purchased by Mr. Summerfelt, operator of the local flour mill, who subsequently sold it to Mr. Ramsden. In 1914, Mr. Ramsden sold the property to Mr. Walker Holborn.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The house is important in defining, maintaining and supporting the character of Sutton because of its connection with the village's development. When Summerfelt owned the property, he operated the flour mill as well and had built a swing bridge across the river to the mill for convenience.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	The property has contextual value because it is physically, visually, and historically linked to its surroundings as it was named after the maple trees on the grounds. The property is located across the street from St. James Anglican Church. Additionally, the Black River runs along the side of the property and it overlooks the falls and old mill across the street. During Mr. Summerfelt's ownership, a swing bridge was constructed across the river to the mill.
Criterion 9 The property is a landmark	

Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 4, 7, 8.
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Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	Meets two or more Criteria for Determining Cultural Heritage Value or Interest based on OHA and is 'Exemplary of the style'.


Owner/ Public Feedback Owner requests a very generous transition period to official heritage designation, as noted in correspondence with the Town on October 8, 2024. Additionally, a member of public supports the property's designation as noted in correspondence with the Town on October 11, 2024.	Previous Designation History (if any)
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Address 39 River St	Summary A two-storey Residence with brick chimney. It was originally faced in stucco.(S36) A second storey was added to the 'tail' post-1970. (S58)	
Building Name(s) N/A		
Legal Description of Property Plan 69, Bl. 32, Pt. Lt. 1		
Date of Construction 1880s (S36)		
Style Vernacular		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The residence is important in defining, maintaining and supporting the character of Sutton as it is constructed within the historic village limit with massing and scale of early residences.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Based on the information available, the property cannot be designated at this time.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Priority 3	Does not meet two or more Criteria for Determining Cultural Heritage Value based on OHA.


Owner Feedback	Previous Designation History (if any)
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Address 40 River St.	Summary A one and a half storey Gothic Revival residence. The building is red brick with shallow arched windows with brick label moulds. At the front facade, the original windows and door appear to be present. Oral histories claim that this small cottage was occupied by Canon Ritchie and moved from the Holburn property next door to its present location, and completely rebuilt. The location is directly adjacent to what is understood to be a historic right of way for Indigenous peoples to access the river. (S7_01 & 02)	
Building Name(s) N/A		
Legal Description of Property		
Date of Construction c 1850		
Style Gothic Revival		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The residence has design and physical value because it is representative of Gothic Revival Cottage style. The building is clad in red brick and features subtle details including the segmental arch lintels.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has historical value because it has direct associations with Canon Richie the Anglican Church rector. Documented oral history indicates that the it was originally a small cottage occupied by Canon Ritchie and moved from the Holburn property (located further south on River Street) to its present location. However, as it stands today it is completely built over.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The residence is important in defining, maintaining and supporting the character of Sutton as it is constructed within the historic village limit and in proximity to the Parish Hall.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 7, 8.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	Meets two or more Criteria for Determining Cultural Heritage Value or Interest based on OHA and Integrity is 'Good'.

Owner Feedback	Previous Designation History (if any)
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Address 1 Road to May's Wharf	Summary Two and a half storey Gothic Revival style estate. Archival images show that the original cladding was wood which has now been covered with stucco. The intricate wooden bargeboards and spires have also been removed and the overall appearance is less ornate. The second and third floor windows are pointed arches and have shutters. The roof is topped with a Widow's Walk, a typical feature of some coastal homes. However, the enclosure seems to be a later addition. "After the exchange of many hands, Captain May purchased this property in approximately 1864 and soon after constructed this house. May was a British naval officer who commanded a steamship line which served parts of Lake Simcoe from a wharf located at Lakehurst." (Flickr, York Region) Previous owners (in order: Timothy Rogers till 1804, Calvin Eames and family sold to W.B. Robinson in 1854, sold to Wyndham family in 1859, finally sold to Capitan May. However, the buildings at that point were destroyed by fire and only the land was sold to him.). A fieldstone trading post cabin might also still be standing on site and would be the oldest structure. (Rural Roots 168-170).	
Building Name(s) "Lakehurst"		
Legal Description of Property Con. 2, Pt.Lts. 23 & 24, RS65R19559, Pts 15,16,24, 25,26 &35		
Date of Construction 1871		
Style Gothic Revival		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property has design and physical value because it is representative of Gothic Revival style. The building has a frame structure clad in stucco. The peaked windows, extended veranda, ground-floor bay window are all representative of Gothic Revival style. The roof is topped with a Widow's Walk, a typical feature of some coastal homes.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has historical and associative value because it has direct associations with Captain Issac May and European settlement in Roche's Point. The first structure constructed on the property can date back to 1804, when Calvin Eames and family resided there. However, the ownership was transferred a few times and by the time Captain May constructed 'Lakehurst' in 1864, most of the previous buildings were destroyed by fire. The oldest pre-existing structure, was a fieldstone cabin (still extant in late 1970s) that served as a trading post with the Indigenous Peoples.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	

Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	The property has contextual value because it is physically and historically linked to its surroundings as an estate constructed on the shores of Lake Simcoe within the historic village of Roche's Point. The original owner, Captain May, operated the steamship 'Emily May', at one point the largest one on Lake Simcoe, from a wharf located on this property.
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 4, 8.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	Meets two or more Criteria for Determining Cultural Heritage Value or Interest based on OHA and is 'Exemplary of the style'.


Owner Feedback	Previous Designation History (if any)
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Address 5643 Smith Blvd.	Summary Two storey residence clad in brick that has been painted white. The main elevation facing Smith Boulevard is symmetrical. Two-storey bay windows flank a central portion with steeply pitched gable roof. There is an arched window on either side of the main entrance and a balcony above supported by four posts. The east and west wing resemble typical Gothic Revival cottage facades that have been slightly modified. There is a cupola at the centre of the west wing and an enclosed porch. The east wing has an off-centre window on the ground floor. A one storey addition has been added to each wing at the south side.
Building Name(s) "Weise Home"	
Legal Description of Property Part Lt. 1, Con. 4	
Date of Construction 1890	
Style Victorian - Italianate and Gothic Revival elements	



Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property has design and physical value because it is a unique expression of Gothic Revival cottage style. Formally, the building features two almost identical cottages with steeply pitched gables and two-storey bay windows that have been connected through a central portion.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	The property has contextual value because it is historically linked to its surroundings and Baldwin community. The property is also visually linked to Smith Boulevard and architectural language of 5711 Smith Blvd. which follows a similar massing approach.
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 8.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 2	Meets two or more Criteria for Determining Cultural Heritage Value or Interest based on OHA and is a unique expression of Gothic Revival cottage style.
Owner Feedback Opposes designation, as noted in correspondence with the Town on October 9, 2024.		Previous Designation History (if any)

Address 5711 Smith Blvd.	Summary A one storey farm house clad in red brick. Formally, best described as two almost identical and ornate Gothic Revival Ontario cottages connected by a central portion. The cottages have bay windows facing east that have double paired brackets at the eaves. The flat arches above windows and diamond shaped quoining have been stained white. A round window has been placed at the gables. The portion facing Smith Boulevard has a main entrance through the porch with wooden beams and post.	
Building Name(s) "Old Homestead"		
Legal Description of Property Part Lt. 1, Con. 3		
Date of Construction		
Style Victorian - Italianate and Gothic Revival elements		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property has design and physical value because it is a unique expression of Gothic Revival cottage style. Formally, the building features two almost identical cottages with steeply pitched gables, bay windows, and diamond shaped quoining that have been connected through a central portion.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	The property has contextual value because it is historically linked to its surroundings and Baldwin community. The property is also visually linked to Smith Boulevard and architectural language of 5643 Smith Blvd. which follows a similar massing approach.
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 8.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	Design Quality: 1. The building exemplifies the style as expressed in the community.
Owner Feedback		Previous Designation History (if any)


Address 6779 Smith Blvd.	Summary <p>The building was constructed in three phases. All phases are clad in red brick and one storey. The northwest portion is the oldest and taller than the other two additions. It has a front gable and at the time of its construction, it likely faced Park Road before the road was moved to the west. This portion incorporates Gothic Revival elements such as pointed arched windows which have been replaced. The second addition was to the southeast, and the third is to the east of the original portion and off-centre. This final addition seems to be connection the two portions that came before.</p> <p>"The local oral history of Egypt Church is that potentially its lumber came from the sawmill in Baldwin; potentially the bricks came from the brick kiln in Virginia." Information from Pastor Doug Neufeld</p>
Building Name(s) Egypt Church of Nazarene	
Legal Description of Property Pt. Lt. 6, Con 3	
Date of Construction 1898	
Style Vernacular	



Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has historical and associative value because it had direct associations with the community as Egypt Presbyterian Church (1898) and later Egypt Church of the Nazarene (1954).
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	The property has contextual value because it is historically linked to its surroundings as a church. It is further linked to the context as the material was sourced locally. Based on oral histories, the lumber came from the sawmill in Baldwin and bricks from the brick kiln in Virginia.
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 4, 8.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 2	Meets two or more Criteria for Determining Cultural Heritage Value or Interest based on OHA.


Owner Feedback	Previous Designation History (if any)
Open House Attendee, no position provided. Feedback email received on September 18, 2024.	

Address 11 Snooks Rd.	Summary A two storey residence. Originally red brick, which has been painted. The facade on High Street is a symmetrical three-bay composition, with a since-removed balcony with ornate brackets on the second level. The Snooks Road facade features a gable over half of the building, with a four-bay facade below with shallow arched windows. (S60)	
Building Name(s) N/A		
Legal Description of Property Plan 69. Lt. 6, Blk 18		
Date of Construction 1910		
Style Georgian		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The residence has design and physical value because it is representative of Georgian style.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The property is important in defining, maintaining and supporting the character of Sutton as it is located at the corner of Snooks Road and High Street and likely faced High Street originally. High Street is the main street in the historic village, and the building continues to support the streetscape's historical character in a section that is mainly residential.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 7.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	Meets two or more Criteria for Determining Cultural Heritage Value or Interest based on OHA and Integrity is 'Good'.


Owner Feedback	Previous Designation History (if any)
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Address 16 Snooks Rd.	Summary A one storey residence. Currently covered in aluminum siding, the building originally had board and batten siding, with four windows on the front facade. An earlier porch shown in archival photos has been replaced with a larger version and has been enclosed. The summer kitchen of Bailey Home (S25).	
Building Name(s) Bailey House		
Legal Description of Property Pt. Lt. 10, Block 5, Plan 69		
Date of Construction 1882		
Style Vernacular		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has historical value because of its direct association with the development of Sutton. The structure was originally constructed as the summer kitchen of the Bailey home, which was later sold and moved to the back of the lot to be used as a residence.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The residence is important in defining, maintaining and supporting the smaller scale residential character Sutton as it is located within the historic village boundary.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 4, 7.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Delist	Meets two or more Criteria for Determining Cultural Heritage Value or Interest based on OHA, however no attributes are left to designate.

Owner Feedback	Previous Designation History (if any)
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Address 28 St. James St.	Summary A one storey residence, the building bears a resemblance to archival photos of 16 Snooks Road. The original window and door composition appears to be present, along with the massing, but the exterior has been clad in aluminum siding, and the windows changed.	
Building Name(s) N/A		
Legal Description of Property Block 32, Plan 69		
Date of Construction Maybe pre 1882		
Style Vernacular		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The residence is important in defining, maintaining and supporting the character of Sutton as it is constructed within the historic village limit with massing and scale of early residences.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Based on the information available, the property cannot be designated at this time.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Priority 3	Does not meet two or more Criteria for Determining Cultural Heritage Value based on OHA.

Owner Feedback	Previous Designation History (if any)
Open House Attendee. Opposes designation. Email received on September 24, 2024.	


Address 25347 Stoney Batter Rd.	Summary Two and a half storey Georgian style farm house with an addition at the back. The main elevation has a symmetrical three-bay arrangement with a centred entrance. The building is clad in aluminum siding. The Rae family has been farming on this land for nearly 200 years.
Building Name(s) "Tomlinson - John Rae's Home"	
Legal Description of Property E/S, Con. 5, Pt. Lt. 13	
Date of Construction 1850	
Style Georgian	



Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has associative value as it has been continuously farmed by the Rae family for nearly 200 years.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	The property is historically linked to its surroundings, as a farm house constructed in mid 19th century. The house is further linked to the function of the property as a farm.
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 4, 8.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 2	Meets two or more Criteria for Determining Cultural Heritage Value or Interest based on OHA and integrity is good.


Owner Feedback	Previous Designation History (if any)
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Address 6 Sunkist Rd.	Summary A one-and-a-half storey residence sitting high on a raised basement. The building is currently clad in aluminum siding, with a metal roof. The original windows and doors have been replaced unsympathetically, though the openings appear to remain. Archival material indicates that the building was previously clad in wood horizontal siding over log construction. The composition of the building is simple, with a door and two windows on the front facade. (G22) This was the home of John Doyle, the first postmaster who served from 1874-1877 in Virginia. He is listed on this lot, in the Home District Directory 1837. (Survey G22)	
Building Name(s) House of John Doyle, first Postmaster		
Legal Description of Property Con. 7, Pt. Lt. 14		
Date of Construction 1874-1877		
Style Vernacular		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has historical value as the home of John Doyle, the first postmaster who served from 1874-1877 in Virginia
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Based on the information available, the property cannot be designated at this time.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Priority 3	Based on the information available, the property does not meet the threshold for designation.

Owner Feedback	Previous Designation History (if any)
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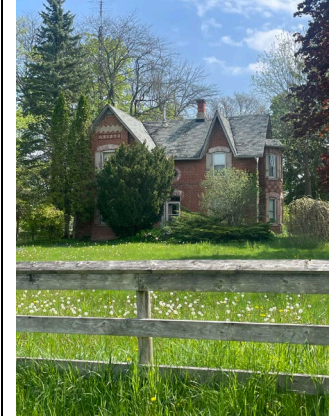
Address 262 The Queensway North	Summary A single storey log house with a pitched roof. In 2012 GHC gave the 'Built Heritage Award' for bringing Georgina's oldest structure back to life. Garrett Vanzante occupied the land and built the log house. In 1807, he sold it to Silas Eames (son of Calvin Eames who owned Lakehurst for a few decades).	
Building Name(s) "Vanzante Log Cabin"		
Legal Description of Property W/S, Con. 3, Pt. Lt. 18		
Date of Construction 1803, frame addition to the rear 1870		
Style Log House		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property has physical value as one of the oldest structures still standing in the town, and design value as an improved example of early European settler housing with partially squared logs.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has historical value because it has direct associations with European settlement in the area. Garrett Vanzante occupied the land and built the log house. In 1807, he sold it to Silas Eames (son of Calvin Eames who owned 'Lakehurst' property for a few decades).
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	The property has contextual value because it is important in defining, maintaining, and supporting the character of Georgina. As one of the oldest structures still standing, it shows the evolution of housing in the town over time.
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 4, 7.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	Design Quality: 1, the house is also believed to be one of the oldest buildings in the area.

Owner Feedback	Previous Designation History (if any)
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Address 295 The Queensway North	Summary A two storey red brick Victorian farmhouse, with elements of the Italianate and Gothic revival styles, the house has stained brick accents at window arches. A decorative buff brick band is laid in a diagonal pattern in the wider front gable along with a painted date, AD 1898. This gable also contains a basketweave brick pattern between the two windows. The front door has a round window over it. At the east side, a two storey bay window sits under the gable, with Italianate brackets just below the roofline.
Building Name(s) N/A	
Legal Description of Property Con. 3, Pt. Lts. 18, 19 & 20	
Date of Construction 1898 (Previously shown 1900)	
Style Victorian - Italianate and Gothic Revival elements	

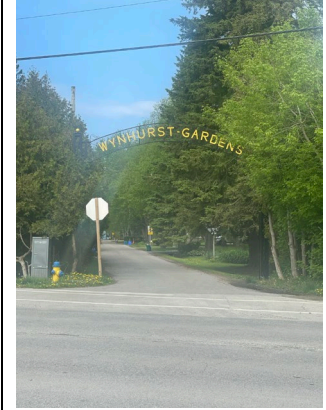


Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property has design and physical value because it is representative of Victorian style with Gothic Revival and Italianate influences including the two-storey bay window and steeply pitched roof.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	The property is historically linked to its surroundings, as a farm house and further linked to the function of the property as a farm.
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 8.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 2	Meets two or more Criteria for Determining Cultural Heritage Value or Interest based on OHA and has high design value.

Owner Feedback Open House Attendee. Opposes designation. Email received on September 19, 2024.	Previous Designation History (if any)
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Address The Queensway South	Summary Two arched metal gates with a sign reading 'Wynhurst Gardens'. One located at Wynhurst Road and the other at Willow Drive.
Building Name(s) Wynhurst Garden Gates	
Legal Description of Property	
Date of Construction	
Style Infrastructure	

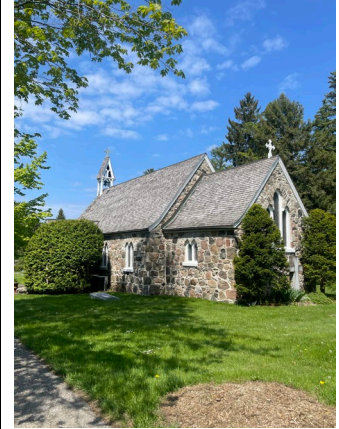


Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	The gates have contextual value because they are physically and functionally linked to the surroundings as neighbourhood signage.
Criterion 9 The property is a landmark	The gates have contextual value because they are highly visible landmarks and predominant within the context.
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 8,9.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Priority 2	Public Ownership/ Infrastructure

Owner Feedback	Previous Designation History (if any)
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Address 12 Turner St.	Summary A small church constructed from local field stone and inspired by the British countryside churches. The proportions and massing give the structure a domestic appearance. There are Gothic Revival elements throughout including the pointed arched windows. The north and south elevations have pointed paired windows and an entrance defined with bargeboard. The west elevation has a steeply pitched cupola and a rose window. The east elevation has triple arched windows. Small churches derived from 13th century British architecture have often been given charming variations. This church was built by a minister retired from an illustrious career as a professor and then administrator of Upper Canada College in Toronto. Rev. Stennett made good use of local field stone and he designed the proportions and details in a way that gave the structure a domestic appearance (ParksCanadaHistory.com)
Building Name(s) Christ Church	
Legal Description of Property Con. 2, Pt. Lt. 22	
Date of Construction 1862	
Style Gothic Revival	



Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property has design and physical value because it is representative of Gothic Revival church inspired by the British countryside churches. The building is constructed from local field stones and has a wood slate roof. It features Gothic Revival elements such as bargeboards, cupolas, and pointed arched windows.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has historical and associative value because it has direct associations with Rev. Walter Stennett, the rector, who designed and built Christ Church. Previously, he had been a master at the Upper Canada College, Toronto and principal in 1857. He settled in Roches Point as a result of a nervous breakdown and need to retire. Before the move, he had spent time at his parents' farm in Roches Point and conducted services. Prior to the construction of the church, he held services in Alfred Wyndham's barn. He resided at 'The Lodge' located on the same street.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	The property has historical and associative value because it demonstrates the work and ideas of Rev. Walter Stennett, the rector and Roche's Point resident, who designed and built the church.
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	The property has contextual value because it is physically and historically linked to its surroundings as an early public structure within the historic village of Roche's Point. Furthermore, the material for the building was sourced locally.
Criterion 9 The property is a landmark	

Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 4, 6, 8.
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Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	Meets two or more Criteria for Determining Cultural Heritage Value or Interest based on OHA and is 'Exemplary of the style'.

Owner Feedback	Previous Designation History (if any)
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Address 30 Turner	Summary The main portion of the building is two and a half storeys and gabled in front. A great veranda wraps around the building. On the ground floor, french doors open to the ground floor, connecting the interior and exterior, a Regency style element. The main elevation has three bays, gabled dormers, and a central entrance similar to the Georgian style. A balcony with gable roof is located directly above the main entrance. The steeply pitched roof resembles Gothic Revival style. Built with rubble stone foundation and masonry.
Building Name(s) "Beechcroft"	
Legal Description of Property Plan 46, Pt.81. Bl. A	
Date of Construction 1862 1870 (Rural Roots)	
Style Victorian	Rev. Walter Stennett purchased the property from Asa Crittendon in 1857. He sold the property to Anson G.P. Dodge who built 'Beechcroft' in 1870. Dodge's lumbering firm, Dodge & Co., had sizable holdings in the Muskoka and Parry Sound areas of Ontario. He was also, the President of the Georgian Bay Lumber Co., and Vice President of Toronto, Simcoe, and Muskoka Junction Railway. The building had multiple uses over time as a school, boarding-house, and private residence. (Rural Roots, P170-172)




Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property has design and physical value because it is representative of a unique expression of Victorian style that combines elements from multiple different styles. The symmetrical main elevation with three bay composition and central entrance resembles Georgian style. The pointed segmental arch windows on the side elevations, steeply pitched roof and dormers are Gothic Revival elements. Lastly, the large veranda and French doors can attribute to Regency style. The property also contains a board and batten bathhouse by the shore. The structure has a gable roof with intricate detail at the rafter tails, brackets at the beams, and three circular windows.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has historical and associative value because it has direct associations with Rev. Walter Stennett, Anson G.P. Dodge, and European settlement in Roche's Point. Stennett constructed Christ Church (located in proximity to the property, at the southwest corner of Turner and Raines Streets) and was rector there. Previously, he was a master and in 1857 principal at Upper Canada College in Toronto. He purchased the property in 1857 and sold it to Dodge in 1870 who built 'Beechcroft'. Stennett resided in 'The Lodge', a humble one and a half storey fieldstone structure with intricate woodwork that predates the mansion (the lot has since been subdivided and 'the Lodge' address is now 430 Raines Street). Dodge was a businessman and owned the New York based lumbering firm Dodge & Co. with sizable holdings in the Muskoka and Parry Sound areas of Ontario. Dodge was also the President of the Georgian Bay Lumber Co. and Vice President of Toronto, Simcoe, and Muskoka Junction Railway. Furthermore, the property has associative value as it relates to the development of Roche's Point, as it has had multiple uses over time as a school, boarding-house, and private residence.
Criterion 5 The property yields, or has the potential to yield, information	

that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	The property has historical and associative value because it demonstrates the work and ideas of Frederick Law Olmsted, the American Landscape Architect who designed Mount Royal Park in Montreal and Central Park in New York City. Olmsted had laid out a network of paths on the property for owner, Dodge.
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	The property has contextual value because it is physically and historically linked to its surroundings as an estate constructed on the shores of Lake Simcoe within the historic village of Roche's Point.
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 4, 6, 8.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	Meets two or more Criteria for Determining Cultural Heritage Value or Interest based on OHA and is 'Exemplary of the style'.

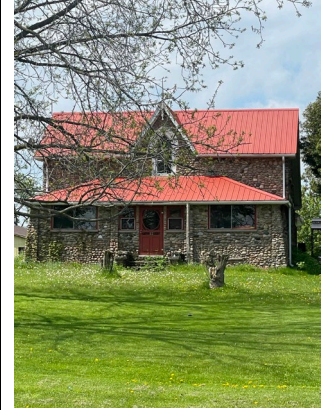
Owner Feedback Opposes designation, as noted in correspondence with the Town on July 19, 2024.	Previous Designation History (if any)
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Address 9 Victoria Rd.	Summary A wood frame building, clad in siding, the building maintains a 'Boomtown' frontage, with a one storey addition to the north. The general store was, and remains, an important amenity for the residents of Udora. The building served as a grocery store, drug store, hardware store, shoe store, and gas station, among other uses. (Udora - Moments in Time p21)	
Building Name(s) Udora General Store		
Legal Description of Property Plan 178, Lt. 49		
Date of Construction 1880		
Style Boomtown		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property has design value for its relatively rare Boomtown design, which shows the evolution of a simpler building into a commercial use.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The property is important in defining, maintaining and supporting the character of the historic core of Udora.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 7.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	The property meets criteria for its unique and rare design, and for its contextual value in defining the historic core of Udora.
Owner Feedback		Previous Designation History (if any)

Address 24856 Warden Ave.	Summary Similar to 52 Bethel Sideroad, the is one and a half storey building is faced in cobblestone, which is more typical of Baldwin, and rare for this area. Built in the Gothic Revival style, the front elevation has a central gable with pointed arch window and finial. On the first floor, the stone porch has been enclosed, with a central front door.
Building Name(s) Winch Home	
Legal Description of Property Pt. Lt. 14, Con. 4	
Date of Construction	
Style Gothic Revival	

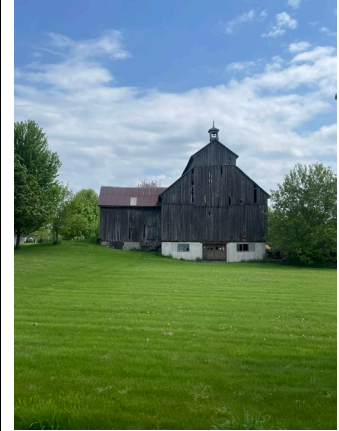


Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property is an example of a rare and unique construction type for this area, with cobblestone construction more typically seen in Baldwin. It is also unique from the style of cobblestone construction found in Paris, Ontario.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	The property is physically linked to the site, with cobblestone construction typically using extremely local materials found on or very near the site.
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 8.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	Design Quality: 1. The building exemplifies the style as expressed in the community.

Owner Feedback	Previous Designation History (if any)
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Address 25139 Warden Ave.	Summary The original home was likely an Ontario Cottage based on archival images. The elevation is asymmetrical with a thin, insubstantial porch that wrapped the front of the building. The building has been modified, being clad in board and batten and having a central gable with a pointed arch window added to the central bay. The barn survives largely intact, aligning largely with the archival photos. It functions as a bank barn, with an entrance to the upper level via the bank, and lower door on the street facing side of the barn. The roof is a monitor style, with a cupola on the side toward Warden Avenue. (NG11_01)
Building Name(s) Draper Home	
Legal Description of Property Con. 5, Pt. Lts. 16 & 17	
Date of Construction 1870 House, 1930 Detached Garage	
Style Ontario Cottage, Barn	The names of members of Draper family begin to appear in public records starting 1822. Henry Draper was reeve in 1863 and 1866. Elemuel Draper kept flashy bay horses in his barn. One of the first men to own a cider mill ran by horsepower and a butter churn run by dogpower, the neighbours brought cream here to be churned. (Rural Roots)

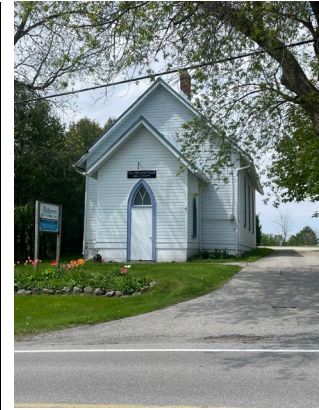


Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property is a unique example of a barn with a stone foundation, monitor style roof, and decorative cupola. The house is thought to be much older than the barn, and despite undergoing alterations, still maintains some of the original character, specifically the front porch.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	The property is functionally linked with the site, serving as the barn and farmhouse, and is connected with the wider context sitting among other farms.
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 8.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 2	Design Quality: 1. The building exemplifies the style as expressed in the community.

Owner Feedback	Previous Designation History (if any)
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Address 25152 Warden Ave.	Summary A one storey wood church building, the building exhibits elements of the Gothic Revival style - more specifically characterized as carpenter gothic. The main church body has three bays with pointed arch windows, and a gabled body. The front porch has a pointed arch over the front entrance door. The building is the only church between Keswick and Sutton, and the only Free Methodist church in the Township. It was relocated to Belhaven in 1928 by a team of horses. (NG18_01)
Building Name(s) Free Methodist Church	
Legal Description of Property W/S, Con. 4, Pt. Lt. 16	
Date of Construction 1880	
Style Gothic Revival	



Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property is a unique example of a Carpenter Gothic church.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	The property is significant for its association with the Free Methodist Church, serving as the only place of worship for the denomination within the township.
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The property is important in supporting the character of the historic core of Belhaven, as part of the development of amenities along the main street.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	The property is functionally linked to the neighbouring church building, having served as the parsonage for the church.
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 5, 7, 8.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	The building is rare as a Carpenter Gothic building, and was the only Free Methodist building in the town.

Owner Feedback	Previous Designation History (if any)
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Address 25152 Warden Ave.	Summary A two storey building, it was originally used as a horse stable, and is constructed of 36" tongue and groove boards and 10" square beams. Materials from the removed buildings on the farm were used to build a second floor for this house. (NG34) The building was relocated from a farm north of Belhaven in two sections, in approximately 1925. (NG34)	
Building Name(s) "Belhaven Methodist Parsonage"		
Legal Description of Property Con. 4, Pt. Lt. 16		
Date of Construction		
Style Vernacular		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	The property is significant for its association with the Free Methodist Church, serving as the only place of worship for the denomination within the town, serving as the parsonage.
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The property is important in supporting the character of the historic core of Belhaven, as part of the development along the main street.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	The property is functionally linked to the neighbouring church building, having served as the parsonage for the church.
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 5, 7, 8.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	The building is connected to the neighbouring building, forming a church complex.
Owner Feedback		Previous Designation History (if any)

Address 25202 Warden Ave.	Summary A simple one storey brick building with a basement which serves as a community hall. A rectangular plan with three bays, and with a gable oriented toward the street, the building has a smaller entrance appendage centred on the front elevation. This portion of the building has a roof slope and general proportions that align with the main body of the building behind. This portion of the building serves as the entrance, with the door on the side, and a round window with square mullions centred in the facade. The windows have segmental arches. There is a side entrance toward the rear of the hall portion of the building. The Belhaven Hall was the first building in Belhaven with hydroelectric power. The building continues to serve as a public building, having in the past held important events such as showers, wedding receptions, family reunions, parties, as a meeting place and for voting. (NG14)
Building Name(s) Belhaven Community Hall	
Legal Description of Property Con. 4, Pt. Lt. 16	
Date of Construction 1927	
Style Vernacular	



Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The property has contextual value because it is important in defining, maintaining and supporting the character of Belhaven as it is located on the primary thoroughfare, in proximity to other structures of value to the community such as the Free Methodist Church and Parsonage, and demonstrates the development of this community and its historic amenities over time.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	The property has contextual value because it is functionally linked to its surroundings as it has continuously served as the community hall for the area.
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 7, 8.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 2	As a building in the public ownership, the building can be designated on a longer timeline outside of the restrictions imposed by Bill 23.

Owner Feedback	Previous Designation History (if any)
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Address 25512 Warden Ave. (address may be 25508)	Summary Archival photos show a two-storey red brick Georgian house with three bays, and a central door under a columned single bay porch. The building requires evaluation on site. Thomas Williams bought the farm from the McCatty family in 1845. This family has maintained a very important place in the community since they first arrived, having been involved in the church, school and political life of the community (Survey NG36_01).	Image not available - Property not yet observed
Building Name(s) Williams Home		
Legal Description of Property Con. 4, Pt. Lts. 18 & 19, NG		
Date of Construction 1850		
Style Georgian		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Design/ Physical value to be confirmed on site. Assuming that the building condition is good, based on the information available, the property cannot be designated at this time.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Priority 3	Does not meet two or more Criteria for Determining Cultural Heritage Value based on OHA.

Owner Feedback	Previous Designation History (if any)
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Address 25517 Warden Ave.	Summary A one and a half storey brick building, it likely began as an Ontario Cottage and took on Georgian characteristics, possibly following a recladding with brick. The symmetrical front facade features three bays with a central front door. The building features contrasting quoining at the corners. Since its review in 1971, the end chimneys have been removed, and a porch spanning the width of the building has been added. (NG2) The brick is an example of early red brick produced in a local kiln. The first schoolhouse in the area was built on his property. He held various township offices and was Reeve in 1855 and 1862. (Rural Roots P178)
Building Name(s) Morton Home	
Legal Description of Property E/S, Con. 5, Pt. Lt. 19, North	
Date of Construction	
Style Georgian	



Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property is an early example of brick construction using local brick.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	The property has contextual value for the functional link to its surroundings, having served as the farmhouse for the farm it sits on.
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 8.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 2	The building is an early example of construction using local brick production, but the style of the building is fairly common and is without other distinguishing features.

Owner Feedback	Previous Designation History (if any)
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Address 53 Westwind Cir.	Summary One and a half storey vernacular cottage with aluminum siding.
Building Name(s) "Former David Lewis Home"	
Legal Description of Property Plan 88, Lts. 43 & 44	
Date of Construction Unknown	
Style Vernacular	

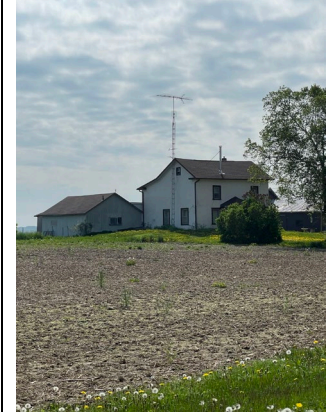


Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	The property has contextual value because it is historically linked to its surroundings. It demonstrates the evolution of historic lakeshore communities. Lots that historically extended from Baseline Road north to the lake were subdivided for development of cottages in proximity to water. Over time some cottages have become year-round homes such as this property.
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Based on the information available, the property cannot be designated at this time.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Priority 3	Does not meet two or more Criteria for Determining Cultural Heritage Value based on OHA.

Owner Feedback	Previous Designation History (if any)
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Address 185 The Queensway North	Summary Two and a half storey Georgian style farm house with an addition at the back. The main elevation has a symmetrical three-bay arrangement with a centred entrance. The fenestration on the side elevations is not symmetrical and likely has been modified.
Building Name(s) N/A	
Legal Description of Property	
Date of Construction 1800	
Style Georgian	



Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	The property is historically linked to its surroundings, as a farm house constructed in the early history of North Gwillimbury township. The house is further linked to the function of the property as a farm.
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Based on the information available, the property cannot be designated at this time.


Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Priority 3	Does not meet two or more Criteria for Determining Cultural Heritage Value based on OHA.

Owner Feedback	Previous Designation History (if any)
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Address 24644 McCowan Rd (previously 24646)	Summary One and a half storey farm house with multiple additions obscuring some of original form. The main portion appears to be a typical Gothic Revival Ontario cottage style with a steeply pitched gable. The rear addition follows the same style and has a veranda that has been enclosed.	
Building Name(s) N/A		
Legal Description of Property		
Date of Construction 1830		
Style Ontario Cottage		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	The property is historically linked to its surroundings, as a farm house constructed in the early history of North Gwillimbury township. The house is further linked to the function of the property as a farm.
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	To be eliminated. Major, irreversible alterations.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Delist	Does not meet two or more Criteria for Determining Cultural Heritage Value based on OHA. The property has been altered, has low visibility, and does not represent a rare architectural style.
Owner Feedback		Previous Designation History (if any)

Address 252 Bethel Sideroad	Summary One and a half storey Italianate style farm house that has been mothballed. The building is clad in red brick and has paired wooden brackets at eaves. Windows throughout have flat arches with a keystone. The gables have decorative wood trim and finial. The main entrance porch, facing Bethel Sideroad, is supported by a wooden beam and two posts that have decorative brackets and a finial. The building has a rear addition likely used as a kitchen.	
Building Name(s) N/A		
Legal Description of Property		
Date of Construction 1810		
Style Italianate		


Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property has design and physical value because it is representative of the Italianate style adapted to the farm house. The building is clad in red brick and features elements attributing to the style including the paired brackets at eaves and ornate front porch.
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	The property is important in defining, maintaining and supporting the character of Bethel Sideroad and the Belhaven community, which remains agricultural. This property is visible in the context, as the site is approached from both directions.
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 8.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	Meets two or more Criteria for Determining Cultural Heritage Value or Interest based on OHA and is 'Exemplary of the style'. The property might be at risk as it has been mothballed for a number of years.
Owner Feedback		Previous Designation History (if any)

Address 25382 Stoney Batter Rd	Summary Residence	Image not available - Property not yet observed
Building Name(s) N/A		
Legal Description of Property		
Date of Construction 1830		
Style Victorian		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Permission not received to visit site, unable to evaluate physical criteria. At present, the building does not meet criteria.


Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Priority 3	Unable to evaluate physical characteristics of property due to low visibility.
Owner Feedback		Previous Designation History (if any)

Address 377 Raines St	Summary One and a half storey residence with hip roof, aluminum siding, and asymmetrical main elevation. The house might have originally been constructed in the Regency style with a three-bay arrangement and square in plan. However, it currently does not resemble a particular style as it has an addition on top that has a gambrel roof and shed style dormers on either side.	
Building Name(s) N/A		
Legal Description of Property		
Date of Construction 1824		
Style Regency, Formerly		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has historical value because it has direct associations with the development of Roche's Point. As a structure constructed in 1824, it is considered to form part of the early development of the village.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Based on the information available, the property cannot be designated at this time.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Priority 3	Does not meet two or more Criteria for Determining Cultural Heritage Value based on OHA.


Owner Feedback	Previous Designation History (if any)
Opposes designation, as noted in correspondence with the Town on April 7, 2025.	

Address 390 Curley St	Summary A one and a half storey Gothic Revival residential building covered in aluminum siding. The building is a typical three bay arrangement with a central gable. A veranda, supported by four columns, spans the length of its main elevation. The main elevation windows have likely been replaced and ground floor windows are no longer symmetrical.	
Building Name(s) N/A		
Legal Description of Property		
Date of Construction 1840		
Style Gothic Revival		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has historical value because it has direct associations with the development of Roche's Point. As a structure constructed in 1840, it is considered to form part of the earlier development of the village.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Based on the information available, the property cannot be designated at this time.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
No	Priority 3	Does not meet two or more Criteria for Determining Cultural Heritage Value based on OHA.

Owner Feedback	Previous Designation History (if any)
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Address Mossington's Wharf	Summary A wharf, built of timbers with plank decking, supported by cribbing encasing and held in place by large boulders. The wharf has historically been a point of entry to the Black River and an important amenity for boaters. This area has also been used for fishing, swimming and sightseeing.	
Building Name(s) N/A		
Legal Description of Property		
Date of Construction 1954		
Style Infrastructure		

Criteria	Assessment Under Ontario Regulation 9/06
Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method	
Criterion 2 The property displays a high degree of craftsmanship or artistic merit	
Criterion 3 The property demonstrates a high degree of technical or scientific achievement	
Criterion 4 The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property has associative value for its historic use as a public place for fishing, swimming and boating.
Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
Criterion 6 The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
Criterion 7 The property is important in defining, maintaining or supporting the character of an area	
Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings	The property has contextual value for its functional connection with the Black River, and for the ability for the public to access the water for fishing and swimming.
Criterion 9 The property is a landmark	
Summary – Does property meet criteria for Designation?	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 4, 8.

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 2	Public Ownership/ Infrastructure
Owner Feedback		Previous Designation History (if any)

APPENDICES

A - SOURCES

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APPENDICES

B - PROJECT PERSONNEL

Giaimo, established in 2015, is a Toronto-based architecture firm integrating design and heritage conservation. We specialize in developing contextual and creative solutions within existing buildings, fostering environmentally, socially, and culturally sustainable places through adaptive reuse, renovations, interventions, and integrating new with old. As architects, designers, and heritage specialists, we have over two decades of experience in all project stages, including research, heritage assessments, feasibility studies, concept design, detailed design, and construction. Collectively our staff of nine have worked on hundreds of projects, ranging from housing and offices to museums and community spaces, and have been honoured with numerous awards, including the Lieutenant Governor's Ontario Heritage Award for Excellence in Conservation, the Canadian Architect Awards of Excellence, and the Canadian Association of Heritage Professionals Award. Collaboration is at the core of our studio, and we actively engage in Canada's architectural culture through mentoring, teaching, research, publishing, volunteering, and exhibitions.

Joey Giaimo, MRAIC, OAA, CAHP, is founding Principal at Giaimo and brings more than 25 years of experience in the architectural, heritage and engineering professions, including an extensive portfolio in integrating design and conservation. He is a registered Architect (OAA) and a professional member of CAHP. He currently serves on the City of Hamilton's Design Review Panel (DRP) and is co-author of the award winning *Vancouver Matters*, a book that takes a critical stance on the city's acclaimed urbanism. He is also an instructor at the Department of Architectural Science at Toronto Metropolitan University, and has been a visiting critic and thesis advisor for several academic institutions including the University of British Columbia, OCAD University, and the University of Waterloo.

Mitchell May, OAA, CAHP, is an Associate at Giaimo. He is a Registered Architect (OAA) and Heritage Professional (CAHP) with a decade of experience in design and conservation projects across Ontario. Over the last nine years at Giaimo, his work has focused on exploring the relationships between new and existing architectures. Mitchell brings significant knowledge, respect, and creativity to the profession. He is a member of the Toronto Preservation Board. Prior to joining Giaimo, he worked with Professors Marco Polo and Colin Ripley at Toronto Metropolitan University to research and document Canada's Centennial projects where his work formed part of the exhibition *Architecture and National Identity: The Centennial Projects 50 Years On*. His commitment to design excellence is evident in the number of award-winning buildings he's contributed to, including the Conestoga College Student Recreation Centre (MJMA), Allandale Train Station (ERA Architects), and South House (Giaimo). He has also led a series of research initiatives at Giaimo, which have been presented at the Society for the Study of Architecture in Canada (SSAC) annual conferences, as well as National Trust for Canada Conferences.

Sara Shemirani, BArchSc, is an Architectural Designer at Giaimo with a Bachelor of Architectural Science from Toronto Metropolitan University and international study experience in China, Germany, Italy, and Canada. She contributes to a range of projects from residential renovations and heritage projects through different stages to design exhibits and heritage interpretation installations. She also assists the studio with content creation, visual communications, and award submissions. Passionate about heritage conservation, Sara volunteers for the non-profit Architectural Conservancy Ontario (ACO) where she currently serves as an ACO NextGen Vice Chair. As a TMU alumna, Sara is part of the Department of Architectural Science as part of the Equity, Diversity & Inclusion (EDI) Committee where she collaborates with students, faculty, and staff at the to identify, evaluate, and resolve EDI barriers inside and outside of the classroom.

APPENDICES

C - GLOSSARY AND REFERENCES

Architectural Styles – a helpful reference can be found by visiting this address:

<http://www.ontarioarchitecture.com/Styles.html>

Legal Description of the Property – The legal description of the property as found on the owners tax roll.

Owner Feedback

- **Blank** – No opposition has been received from the owner for the property, as of time of writing.
- **Open House Attendee** – The owner attended the open house, but did not present a firm position for support or opposition.
- **Open House Attendee, opposes designation** – The owner attended the open house, and does not support the designation of the property.
- **Opposes Designation** – The owner has provided their opposition via phone call or email.

Prioritization

- **Priority 1** – Properties within a contextual cluster or high public visibility area, at-risk properties, highly significant properties not otherwise protected.
- **Priority 2** – Cemeteries, infrastructure, and municipally owned properties, as these can be Designated on a longer timeline, or have other existing legal protections. Properties with relatively lower heritage value, lower integrity, or of a common style that has been otherwise represented in Priority 1.
- **Priority 3** – Properties that may meet criteria for designation with further research or review.
- **De-list** – Properties that are likely too damaged or deteriorated to be salvaged, are understood to have been modified beyond recognition, are properties that have already been demolished, or are low visibility and not able to establish reasonable contextual value, coupled with low design value or integrity, and thus will not be able to meet the threshold of two criteria.