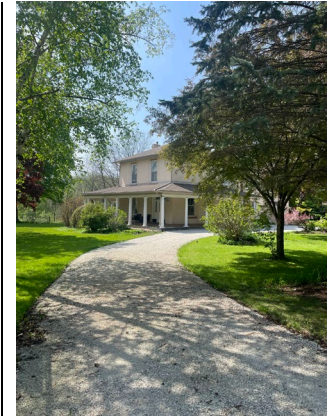


<p>Address 32 River St.</p>	<p>Summary A two storey painted brick residence, with hipped roof and a wraparound porch. The house is built in the Regency style, and the front facade is oriented toward the town. The side elevation looks over the river, and the site was previously linked with the mill via a bridge.</p> <p>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)</p>
<p>Building Name(s) Maplehurst - Holburn House</p>	
<p>Legal Description of Property Plan 69, Pt. Bl. 51</p>	
<p>Date of Construction 1850</p>	
<p>Style Regency</p>	



Criteria	Assessment Under Ontario Regulation 9/06
<p>Criterion 1 The property is a rare, unique, representative or early example of a style, type, expression, material or construction method</p>	<p>The house has design and physical value because it is representative of Regency style. The building features a hip roof and wraparound veranda.</p>
<p>Criterion 2 The property displays a high degree of craftsmanship or artistic merit</p>	
<p>Criterion 3 The property demonstrates a high degree of technical or scientific achievement</p>	
<p>Criterion 4 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 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.</p>
<p>Criterion 5 The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture</p>	
<p>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.</p>	
<p>Criterion 7 The property is important in defining, maintaining or supporting the character of an area</p>	<p>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.</p>
<p>Criterion 8 The property is physically, functionally, visually or historically linked to its surroundings</p>	<p>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.</p>
<p>Criterion 9 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, 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'.

<p>Owner/ Public Feedback</p> <p>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.</p>	<p>Previous Designation History (if any)</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------