

SCHEDULE 'B' TO BYLAW NUMBER 2026 - 0034 (HO-1)

REASONS FOR DESIGNATION OF 117-119 HIGH STREET

LOCATED AT SUTTON

ASSESSMENT ROLL NO.: 091-600

The property at 117-119 High Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under the categories of design/physical, associative/historical and contextual value.

Statement of Cultural Heritage Value or Interest

The building has design value because it is representative of main street commercial style with Italianate influences. While currently clad in stucco, the detailed brickwork at a stepped cornice band with four recessed panels and projecting window arches are still largely legible through the stucco. The principal elevation has a storefront at the ground level, and two symmetrical round headed openings with a plaque in the middle reading "I.O.O.F. No 168, Erected in 1889".

The property has historical value because it has direct associations with the commercial portion of High Street, the Independent Order of Odd-Fellows and Sutton's first newspaper. The building was constructed in 1889 by the Independent Order of Odd Fellows (IOOF) and housed two shops at the ground floor, a Lodge room and Sutton's first newspaper, the Sutton Herald, on the second floor. In 1970, the IOOF chapter was amalgamated with the Mount Albert Chapter and closed. Between 1897 and c.1912, postmaster Henry Treloar operated the post office on the ground floor. Later, businesses including a general store, a jeweller, several grocers, snack bars and a variety store utilized the building.

The property has associative value because it demonstrates and reflects the work and ideas of Martin McLaughlin, local builder and craftsman who is responsible for other buildings in Sutton including the St. James Anglican Church at 31 River Street.

The property has contextual value as it contributes to the historic main street of Sutton, particularly the section of High Street which is mainly commercial between River and Middle Streets.

STATEMENT OF CULTURAL HERITAGE VALUE

Under Ontario Regulation 9/06, the property meets the following criteria:

Criterion 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.

Rationale for Designation: 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 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.

Rationale for Designation: The property has historical and associative value because it is directly linked to several activities and institutions that influenced the social and commercial development of Sutton. Constructed in 1889 by the Independent Order of Odd Fellows, the building reflects the presence and influence of fraternal organizations within the community. Its dual function as a Lodge room and as the home of Sutton's first newspaper, the Sutton Herald, demonstrates the property's important early role as a centre for civic engagement and local identity. The ground floor continuously supported essential community services, most notably housing the post office under Postmaster Henry Treloar from 1897 to c. 1912. Over time, the property has continued to accommodate a variety of businesses, including general stores, a jeweller's, grocers, snack bars, and a variety store, reinforcing its long-standing association with the

commercial activity along High Street, contributing to the commercial character and social fabric of High Street.

Criterion 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.

Rationale for Designation: The property has associative value because it demonstrates and reflects the work and ideas of Martin McLaughlin, local builder and craftsman who is responsible for other buildings in Sutton including the St. James Anglican Church at 31 River Street.

Criterion 7: The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

Rationale for Designation: The property is important in defining, maintaining and supporting the character of Sutton as it is located along the main street, High Street, 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.

DESCRIPTION OF HERITAGE ATTRIBUTES

Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of 117-119 High Street as a representative example of Georgina's 19th century main street commercial style with Italianate influences:

- The two-storey scale, form, and massing, and masonry construction of the building with a rectangular plan.
- On the principal (west), and north elevations the intricate cornice detailing, round headed window openings, projecting arches above the windows, and projecting sills.

- On the principal (west) elevation, the organization of the commercial storefront with a central entrance flanked by large display windows.
- On the principal (west) elevation, the symmetrical organization of second floor openings, and the sign indicating date of construction in between.
- On the north elevation, the placement of the ground floor door opening and segmental arch.

Contextual Value

The following heritage attributes contribute to the cultural heritage value of 117-119 High Street in being physically and historically linked to its surroundings:

- The scale, form, and massing of the structure.
- The placement and orientation of the structure on its lot fronting onto High Street.
- On the principal (west) elevation, the commercial storefront at street level.