

## **SCHEDULE 'B' TO BYLAW NUMBER 2026 – 0036 (HO-1)**

### **REASONS FOR DESIGNATION OF 132-134 HIGH STREET**

**LOCATED AT SUTTON,**

**ASSESSMENT ROLL NO.: 076-000**

The property at 132-134 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 and physical value because it is a unique and early example of a vernacular building adapted to the evolving needs of the Village of Sutton as it grew from its founding to the present day. The original building, constructed circa 1820s, sits on stone foundations three feet thick, and was originally board and batten on the exterior, though this has been covered in siding. The building has a gabled roof, with a moderate pitch in the centre portion of the building, and a slightly lower pitch in the northwest section closest to the river, as well as the southeast section, though this section has been obscured with the addition of a parapet. The central portion of the building facing onto High Street has two rectangular windows on the second level, and a central ground level entrance flanked by two large window openings, reflecting the building's use as commercial space on High Street. The northwest elevation has been obscured by additions, but evidence of the original openings remains, including what would have been an upper-level window on this façade. The earlier composition of this façade included three rectangular windows at the upper storey, over a central door flanked by two windows at the river level, which reflected the need for access to the river and river travelers for trade. The remnants of this second of the dual sides of the building are important for the physical demonstration of the evolution of the town's main thoroughfare from the river to High Street, as the adjacent commercial strip developed with the growth of the town. The ridge line of the building previously had two brick chimneys, with a third brick chimney at the southwest side still existing. The additions at the northwest elevation are not part of

the value of the building.

The property has historical and associative value because it has direct association with notable community members in Sutton, including James O'Brien Bouchier, who is referred to as the founder of Sutton. He came to Canada in 1818 with his brother William, who returned to England in 1822. He built the grist mill, sawmill and a woolen mill, and the settlement presently known as Sutton was known as Bouchier's Mills for a time. This building served as his dry goods store, and he and his family temporarily resided here following a fire in his home, later constructing the residence at 153 High Street, known as the Manor. This building served as the first post office in Georgina, with service starting in 1831. It has continued to contribute to the commercial life of Sutton through various commercial uses.

The property has contextual value as it supports and maintains the presence of the village character of Sutton and is physically linked with the Black River through its orientation toward the river as one of the earliest structures in the town, prior to the development of the adjacent High Street commercial area. It is visually connected to the surroundings, acting as a visual landmark as one crosses the High Street bridge over the river.

## **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 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 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 has direct associations with the founding of Sutton and James O'Brien Bouchier. Bouchier is referred to as the founder of Sutton, and he 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 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 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 has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

Rationale for Designation: The property has contextual value because it is physically, functionally, visually and historically linked to High Street, vistas from the High Street bridge, and the 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.

## **Description of Heritage Attributes**

### Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of 132-134 High Street as a unique example of a vernacular building adapted to the evolving needs of the Village of Sutton:

- The building's overall height, scale, and irregular rectangular plan reflecting its evolution over time.
- The original stone foundation, approximately three feet thick.
- The gabled roof with a moderate pitch over the central portion of the building and slightly lower pitches over the northwest and southeast sections.
- The central portion of the south (High Street) façade, featuring two rectangular windows at the upper storey and a centrally placed ground-level entrance flanked by two large window openings, reflecting its commercial use.
- The original window openings on the northwest (river-facing) elevation.
- The surviving brick chimney.
- The dual-aspect nature of the site, with the elevation at High Street and an increased height along the river.

### Historical or Associative Value

Attributes that contribute to the cultural heritage value of the property at 132-134 High Street as having direct associations with James O'Brien Bouchier and Sutton's origins:

- The building's location on High Street, reflecting historic commercial uses including as the dry goods store of James O'Brien Bouchier.
- Its location in the Village of Sutton, reflecting a central location and historic use as the first post office in Georgina.
- The building's two-sided appearance, reflecting the importance of both High Street and the Black River to trade.

### Contextual Value

The following heritage attributes contribute to the cultural heritage value of the property at 132-134 High Street as maintaining the historic character of Sutton and as being

physically, functionally, visually and historically linked to its surroundings:

- The property's contribution to the historic village character of Sutton as one of the earliest surviving commercial buildings in the community.
- The physical, visual and historical relationship of the property with the Black River, reflecting the early importance of the waterway and the relationship to the town.
- Its orientation toward both the river and High Street, illustrating the town's shifting commercial focus over time.
- Its visibility as a local landmark when viewed from the High Street bridge, reinforcing its connection to the riverfront setting.
- Its contribution to the continuity of historic scale, and form within the High Street corridor.