

## **SCHEDULE 'B' TO BYLAW NUMBER 2026 – 0040 (HO-1)**

### **REASONS FOR DESIGNATION OF 32 RIVER STREET LOCATED AT GEORGINA ASSESSMENT ROLL NO.: 000-700**

The property at 32 River 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**

Constructed circa 1850, Maplehurst has design and physical value because it is representative of Regency style in Georgina. The two-storey building is clad in brick which has been painted and has a hipped roof. An expansive veranda with a canopy-like roof wraps around the building and terminates in a curved form at the southwest corner, typical of the Regency style. The house has large openings with single-hung two-over-two windows. The main entrance is Neoclassical inspired with symmetrical sidelights and transom.

The principal façade is oriented toward the town, while the west elevation fronts the river. Picturesqueness was an integral feature of the early 19th century Regency style villas and cottages, and Maplehurst is an example, set within a landscape with maple trees overlooking Black River.

The property has historical and associative value because it has direct association with several notable community members in Sutton. William Barnard, who once owned a general store in Sutton, built the house circa 1850. Prior to that, a small cottage occupied by Canon Ritchie, the Anglican Church Minister, stood on the property before being relocated. Mr. Summerfelt, operator of the local flour mill, later purchased the home and constructed a swing bridge across the river to connect with the mill on the west bank for

convenience. The property was subsequently sold to Mr. Ramsden, who in 1914 transferred ownership to the Holborn family. The Holborn's became well known in the community through Holborn Hardware, a store located on High Street that operated at the same location for over 90 years (1904–1996), run by three generations of the family. Maplehurst, named after the maple trees surrounding it, has contextual value as a Regency villa set within a picturesque landscape with views of the Sutton Mill and Black River. It is located in the historical core of Sutton and was constructed during the early development of the area. The property is in proximity to other key historical sites in Sutton including St. James Anglican Church at 31 River Street located across the street and the Sutton Mill at 141 High Street across 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 house has design and physical value because it is representative of Regency style set within a picturesque landscape. It features a hip roof and wraps around veranda with a canopy-like roof wraps around the building and terminates in a curved form at the southwest corner; typical of the Regency style inspired by tropical climates. The house has large openings with single-hung two-over-two windows and the main entrance is Neoclassical-inspired with symmetrical sidelights and transom.

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 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 who operated Holborn Hardware on High 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 house is important in defining, maintaining and supporting the character of Sutton because it reflects the village's early development and its relationship with Black River, the mill and the historic core. The property's prominent siting overlooking the river, its views toward the mill and falls, and the vantage points from the High Street bridge further strengthen its role in supporting Sutton's distinctive sense of identity.

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, visually, and historically linked to its surroundings, named after the maple trees on the grounds and situated in proximity to other notable sites in Sutton including St. James Anglican Church and the Sutton Mill. The Black River runs along the west side of the property, and the house overlooks the falls and old mill across the river reinforcing its strong relationship with the historic core of Sutton. Its association with Mr. Summerfelt reinforces this connection as well: during his ownership, he operated the adjacent flour mill and had constructed a swing bridge across the river to link the property with the mill.

## **Description of Heritage Attributes**

### Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of 32 River Street as a representative example of Georgina's 19th century Regency style:

- The two-storey height, scale, rectangular form, and massing of the original portion of the house with a hip roof.
- On all elevations, the brick cladding and large window openings with stone sills and lintels.
- On the principal (south) elevation, the Neoclassical-inspired main entrance with symmetrical side lights and transom.
- On the west elevation, the brick chimney.
- The form and massing with canopylike roof of the wraparound veranda.  
The wood soffit and floor, Tuscan columns and wood railing at the curved portion of the wrap around veranda.

### **Contextual Value**

The following heritage attributes contribute to the cultural heritage value of the property in being physically and historically linked to its surroundings:

- The scale, form, and massing of the structure.
- The placement and orientation of the main house on the well-treed lot along Black River, fronting on to River Street and set back significantly from the street.
- The view from the property towards the old mill, river and falls.
- The view towards the property from High Street bridge over the Black River.