

SCHEDULE 'B' TO BYLAW NUMBER 2026 – 0041 (HO-1)

REASONS FOR DESIGNATION OF 98 HIGH STREET LOCATED AT SUTTON, ASSESSMENT ROLL NO.: 078-700

The property at 98 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

Constructed prior to the year 1868 and known informally as the Cuttle House, the building is one-and-a-half-storeys and is clad in buff brick. The property is representative of a mid-19th century Victorian house, situated in a village-like setting. The architectural design is an adaptation of Italianate elements to a Gothic Revival house and represents a combination of the two styles. Gothic Revival elements include the L-shaped plan of the house, with a prominent gable oriented to the street. The decorative vergeboard on the front gable, as well as the brackets at the ground floor bay window, and the paired round headed windows on the second storey above the bay window. The wooden porch with decorative columns, balustrade and brackets, is not original to the house and is not considered a heritage attribute.

The property is important in defining, maintaining, and supporting the character of the historic core of the Village of Sutton. This residential property known as 98 High Street is deeply set back from the street, directly adjacent to a commercial storefront at 100 High Street, which begins to form a street wall along High Street, being located at the lot line. The contrast of the two building types demonstrates the incremental evolution of the historic main street from a rural area to a commercial area as the town grew. The building on its own is important in defining and maintaining the character of this area through its scale and relationship to the street, as a house-form building at the extreme west end of

the residential area of High Street, before it transitions to a commercial area to the west. The building demonstrates the early development of this area, and the residential character of this part of the historic main street of the Village of Sutton, predating further infill along the street which is set closer to High Street.

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 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 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) 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 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. Set well back from High Street, it

maintains a distinctive spatial relationship with the street and its neighbouring properties. The building demonstrates the early development of this area and reflects the residential character of this portion of the main street of the Village of Sutton, predating later infill that was constructed closer to the street.

Description of Heritage Attributes

Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of 98 High Street as a representative example of Georgina's 19th century Victorian style with Italianate and Gothic revival elements:

- The one and a half storey height, scale, L-shaped form, and massing with a prominent gable.
- On all elevations, the buff brick cladding.
- On the principal (east) elevation facing High Street, the buff brick elevation, with wood brackets, the prominent gable with vergeboard, the segmental arch windows on the ground level three-sided bay, the front door opening with transom, the paired ground floor window openings, and the paired round headed window openings on the second level above the bay window.
- On the secondary (south) elevation, the wooden one-storey square bay window, and the prominent gable with vergeboard.
- On the principal elevation, the arrangement and size of the window openings, and the location and size of the entrance including the transom.
- The red brick chimney.

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the property at 98 High Street as maintaining the historic character of Sutton and as being physically, functionally, visually 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, set back significantly from the street.