



## THE CORPORATION OF THE TOWN OF GEORGINA

### HERITAGE ADVISORY COMMITTEE

#### AGENDA

Wednesday November 18, 2015  
6:00 p.m.  
Committee Board Room

1. CALL TO ORDER
2. ROLL CALL
3. INTRODUCTION OF ADDENDUM ITEMS
4. APPROVAL OF AGENDA
5. DECLARATIONS OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF
6. ADOPTION OF MINUTES

Pages 1-8

Minutes of Georgina Heritage Committee meeting October 21, 2015.

7. DELEGATIONS/SPEAKERS

Pages 9-15

Karen Wolfe Delegation regarding "Auld Castle Cemetery"

8. PRESENTATIONS
9. CONSIDERATION OF REPORTS ON THE AGENDA

Pages 16-18

- (1) Memo to Council regarding RESOLUTION NO. GHC-2015-0031:  
That the Georgina Heritage Committee make the recommendation to Council to consider introducing a tax incentive for heritage designated properties.

Pages 19-42

- (2) St. James Parish Hall, Committee member Allan Morton's final report for committee review.

10. COMMUNICATIONS

Pages 43-44

- (1) Everest Restoration

## 11. OTHER BUSINESS

- (1) Site visit – old mill and Lytle house. Committee to discuss requests from previous meeting with respect to designated properties.

- Pages 45-53

- a. Old Mill

- b. Lytle House

- (2) Consideration for designation. Using funds from 2015 and preparing for 2016

- Pages 54-59

- a. “Draper House” 25239 Warden – Property file

- (3) Ideas for Celebrate Sutton 125.

- (4) 2016 meeting dates – Committee to decide on months. There are no conflicts, with other committees of Council except for during the summer months July and August. There is a maximum of 10 meetings a year member are paid for up to 8 meetings a year.

## 12. CLOSED SESSION, IF REQUIRED

## 13. MOTION TO ADJOURN

**THE CORPORATION OF THE TOWN OF GEORGINA****HERITAGE ADVISORY COMMITTEE****MINUTES**

Tuesday, October 21, 2015  
6:00 p.m.  
Council Chambers

**1. CALL TO ORDER**

At 6:00 pm

**2. ROLL CALL**

The following Committee members were present:

Councillor Frank Sebo

Terry Russell

Wei Hwa

Lorne Prince

Lee Schwaderer

Bruce Whittacker

Allan Morton

The following staff members were in attendance:

Sarah Brislin, Committee Services Coordinator

Karyn Stone, Economic Development Officer

The following community members were in attendance:

Brian Lytle, regarding 51 High St.

Gary Foch, regarding 141 High St. (The Old Mill)

Lilly Pollard, regarding 141 High St. (The Old Mill)

**3. INTRODUCTION OF ADDENDUM ITEMS**

(1) Disposition Item 9(2)(A)– municipalities – environmental scan  
Karyn to provide information on CIP, must leave by 6:50 for another meeting. Motion to advance item on agenda.

(2) Disposition Item 9(2)(C)– response received.

**4. APPROVAL OF AGENDA**

Moved by Bruce Whittacker, Seconded by Lee Schwaderer

**RESOLUTION NO. GHC-2015-0026**

That the October 21 Georgina Heritage Committee meeting agenda be approved as presented.

**Carried.**

5. DECLARATIONS OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF
6. ADOPTION OF MINUTES

Minutes of Georgina Heritage Committee meeting September 9, 2015.

Moved by Terry Russell, Seconded by Wei Hwa

**RESOLUTION NO. GHC-2015-0027**

That the Minutes of September 9, 2015 Georgina Heritage Committee meeting agenda be approved as presented.

**Carried.**

7. DELEGATIONS/SPEAKERS
8. PRESENTATIONS
9. CONSIDERATION OF REPORTS ON THE AGENDA
10. COMMUNICATIONS

(1) General Information Items

- (A) Update on Plaquing the Mansion House. Plaque posted on Tuesday October 13 2015.
- (B) Regarding 481 Lake Drive East, including the Trading Tree Barn and House to protect/preserve the Trading Tree.
  - Committee Services Coordinator Met with inquirer September 23<sup>rd</sup>. Outcome of Heritage Advisory Committee meeting from September 9, 2015 was discussed. Inquirer was advised the Town was not in procession and could not locate files that verified the history of the property. That the Economic Development had requested designation of the Tree through Ontario Trees. That wood from tree is being held and expected to be repurposed in the future.

- Inquirer confirmed she received the email regarding meeting but was unable to attend the meeting.
- Inquirer advised she would like to be involved in the decision process for the wood from tree. Inquirer was invited make specific asks of the Committee with respect to 481 Lake Drive East in the future.
- Inquirer has not submitted any requests for the Committee at this point.
- Economic Development was advised that inquirer would like to be involved in the process for determining the outcome of the wood from the Trading Tree.

Moved by Councillor Frank Sebo, Seconded by Wei Hwa

### **RESOLUTION NO. GHC-2015-0028**

That General Information items 8(1)(a) and (b) be received by the Georgina Heritage Committee for information.

#### **Carried.**

#### **(2) Disposition Items**

- (A) Update regarding designation process for other municipalities. Committee Services Coordinator contacted, other surrounding municipalities including; Newmarket, Markham, Vaughn, Richmond Hill, Aurora, Witchurch-Stouffville, East Gwillimbury. Newmarket and Richmond Hill and Barrie have responded with the information attached. Attached is a summary of their responses.

Lily Sutton and Gary Foch, community members in attendance were invited listed challenges related to 141 High St., The Old Mill, the challenges included:

- Safety,
- Vacancy
- High restoration costs
- Limitations of designation
- Curb appeal
- Rapid deterioration

Gary Foch invited committee members to visit the site to see some of the challenges first hand. He recommended the visit take place on an upcoming Saturday or Sunday.

Karyn Stone, Economic Development Officer, provided some information regarding the property and CIP program, and made recommendations, if the

owners are hoping to remove designation to research other limitations such as Conservation Authority regulations effecting the property.

Sarah Brislin, Committee Services Coordinator provided an overview of the environmental scan which illustrates incentive programs and stance on designation removals.

Moved by Councillor Frank Sebo, Seconded by Bruce Whittacker

**RESOLUTION NO. GHC-2015-0029**

That the deputation made by Lilly Pollard and Gary Foch be received by the Georgina Heritage Committee for information.

**Carried.**

Moved by Terry Russell, Seconded by Councillor Frank Sebo

**RESOLUTION NO. GHC-2015-0030**

That the Georgina Heritage Committee visit the 141 High St., The Old Mill. Furthermore that the Committee Services Coordinator send a doodle poll to members to determine the date of the visit.

**Carried.**

Brian Lytle requested the Committee consider stopping by his property at 51 High St., as well on the same day.

- (B) Lytle property (51 High Street) with respect to request made by Brian Lytle to un-designate the property. On September 9, 2015 the Committee passed the following resolution.

**RESOLUTION NO. GHC-2015-0023**

That after reviewing the property files relating to the designation of 51 High Street the Georgina Heritage Committee has determined that the designation is relevant.

Resident Brian Lytle advised the committee of his continuing challenges and efforts. Staff member Karyn Stone, Economic Development Officer suggested Brian Lytle contact the local MP. The committee discussed the additional option of sending a letter, similar to the letter sent to the province to the Federal level, to Parks Canada.

Moved by Councillor Frank Sebo, Seconded by Bruce Whittacker

**RESOLUTION NO. GHC-2015-0031**

That the Georgina Heritage Committee make the recommendation to Council to consider introducing a tax incentive for heritage designated properties.

1. That the Committee Services Coordinator, Sarah Brislin draft a memo to Council detailing of the importance of the incentive previously provided through the provincial grant program, which has since been rescinded.
2. That Committee member Allan Morton present to Council to explain the rippling effect of incentives.
3. That the Committee, further request Council's support in requesting the province re-introduce the heritage grant incentives and furthermore reach out to other municipalities heritage committees and council to lobby the province revive incentive programs.

**Carried.**

Moved by Terry Russell, Seconded by Wei Hwa

**RESOLUTION NO. GHC-2015-0032**

That the Georgina Heritage Committee receive the deputation from Brian Lytle regarding 51 High St. Furthermore, that the resolution GHC2015-0023 is not withdrawn.

**Carried.**

- (C) Elm Grove School/ Elm Grove Hall (577 Catering Road).  
Sarah Brislin, Committee Services Coordinator emailed Dan Murnaghan, Manager of Parks & Facilities to remind him to provide for information regarding upcoming plans, waiting for response.

The Committee Services Coordinator provided the Georgina Heritage Committee with the following update, received after the agenda had been released:

At this time there are not any plans for the Elm Grove Hall. We are proposing a comprehensive facility study in this year's budget where we will be looking at the overall health of every facility and the viability of repair. Elm Grove Hall will be part of this project and we will have a clearer picture of the future of this hall once it is complete.

Moved by Councillor Frank Sebo, Seconded by Bruce Whittacker

**RESOLUTION NO. GHC-2015-0033**

That the Georgina Heritage Committee receive the update regarding 577 Catering Road from Committee Services Coordinator. Furthermore that the Committee Services Coordinator be directed to draft a 2-3 paragraph letter to be reviews by the committee and sent to Council upon the Committee's approval. The letter should detail the importance of preservation of historic town owned properties; the example the town makes to owners of other designated properties, and the role of the committee and town to ensure owners of designated properties are meeting maintenance required under the Heritage Act.

**Carried.**

(D) St. James Parish Hall, update from Allan Morton regarding report.

Allan Morton advised the report is almost complete. The bibliography remains. He advised he will deliver the complete report for the next meeting. Furthermore that the report would detail what special architectural elements are significant to the heritage designation.

Moved by Wei Hwa, Seconded by Bruce Whittacker

**RESOLUTION NO. GHC-2015-0034**

That the Georgina Heritage Committee receive the update from member Allan Morton regarding Saint James Parish Hall.

**Carried.**

(E) Consideration for designation. Using funds from 2015 and preparing for 2016. Committee members to discuss potential designation candidates that they researched since previous meeting.

Committee members presented and briefly discussed ideas for designation and the register, suggestions included:

- 1000 feet for frontage on the waterfront of the Sedor Farm
- Ravenshoe Church.
- Old trees, Natural features of the Briars and/or the Stable.
- Bonnie Boats

Moved by Councillor Frank Sebo, Seconded by Wei Hwa



**RESOLUTION NO. GHC-2015-0035**

That the Georgina Heritage Committee defer item 8(2)(E) to subsequent meeting.

**Carried.**

- (F) Ideas for Celebrate Sutton 125.
- The Georgina Heritage Committee discussed option of partnering with the Sutton 125 Committee. The Georgina Heritage Committee was waiting to find out what plans the Sutton 125 group had before deciding on how to proceed.
  - Committee Service Coordinator requested this be considered for 2016 budget.

The committee continued to discuss ideas for the Sutton 125 celebrations including:

- Historical society's cook book.
- Historical society's walking tour of Sutton
- Historical society's doors open or parade and re-enactors.
- The Sutton 125 committee's logo
- The Sutton 125 committee's quilt
- Having a street party

Moved by Bruce Whittacker, Seconded by Councillor Frank Sebo

**RESOLUTION NO. GHC-2015-0036**

That the Georgina Heritage Committee defer item 8(2)(F) to subsequent meeting.

**Carried.**

**11. OTHER BUSINESS**

(1) Plaques

The committee discussed ideas for the plaquing program.

Moved by Wei Hwa, Seconded by Bruce Whittacker

**RESOLUTION NO. GHC-2015-0037**

That the Georgina Heritage Committee members bring ideas for properties to be plaqued to next meeting. Furthermore that member Councillor Sebo will search for and forward contact information for Jackson Point Sign Company to Committee Services Coordinator Sarah Brislin.

**Carried.**

(2) 2015/2016 Meeting dates. Committee to set meeting dates for 2015/2016.

The committee discussed meeting dates for November 2015 and a schedule for the year of 2016.

Moved by Wei Hwa, Seconded by Terry Russell

**RESOLUTION NO. GHC-2015-0038**

That the Georgina Heritage Committee meetings be regularly held on the 3<sup>rd</sup> Wednesday of the month at 6:00 pm beginning in 2016. Furthermore that the next meeting be held in November after the tour of the mill at the Noble house in Pioneer Village.

**Carried.**

11. CLOSED SESSION, IF REQUIRED

12. MOTION TO ADJOURN

Moved by Councillor Frank Sebo, Seconded by Wei Hwa

**RESOLUTION NO. GHC-2015-0039**

That the October 21, 2015 meeting of the Georgina Heritage Committee be adjourned at 7:56 pm.

**Carried.**

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Lorne Prince, Chair

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C. Sarah A. Brislin, Committee  
Services Coordinator



## TOWN OF GEORGINA

26557 Civic Centre Rd., R.R. #2, Keswick, Ontario L4P 3G1

2002-03-20

Johathan Paul King  
Deborah Alice King  
PO Box J47 RR 2, 26280 Park Road  
Sutton West, Ontario  
L0E 1R0

Dear Sir/Madam:

**RE: HISTORIC OR ARCHITECTURALLY SIGNIFICANT "FLAGGED"**  
**PROPERTY LIST – Roll Number: 197000003189500000**

Our records indicate that you are the owner of a building that is either of architectural or historic significance to the Town of Georgina. We are in the process of updating our register.

You may have information, which would be valuable to us to record for future reference. If you are interested in having any additional information placed in your file, please contact Janice Hamilton-Dicker, Georgina Heritage Secretary at (905) 476-4301 or (705) 473-2210, extension 267.

We are contemplating having identification plaques installed on all "flagged" properties. You will be contacted at a later date if and when the programme begins.

We enclose a pamphlet, which explains our Committee's purpose and mandate.

Yours truly,

John C. Hastings  
Georgina Heritage Chairperson

Encls.



TOWN OF GEORGINA  
CLERKS DEPARTMENT

DATE: January 1, 1980 File No. 91-91  
TO: Kathy Barney  
FROM: D. Muser, L.A.C.A.C. Secretary  
SUBJECT: "Auld Castle" Cemetery, Lot 6, Conc. 7

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Kathy,

Please add the following roll no. to your list of properties  
flagged as historically significant.

✓ 031-895 Owned by Mr. Val Serrie

This property is the burial site of Captain Johnston, founder of  
Pefferlaw, and possibly 7 other members of his family. Please  
be kind enough to notify L.A.C.A.C. should there be any  
application for development on this property.

Thanks



Debbie Muser

031-895

H E R I T A G E I N V E N T O R Y - G E O R G I N A

INDEX NO. \_\_\_\_\_ BY-LAW NO. \_\_\_\_\_ ROLL NO. <sup>+</sup>031-895 YR. BUILT 1860  
\* LEGAL DESCRIPTION: CON. 7 LOT PT 6 ACREAGE: 25.16 AC  
MUNICIPAL ADDRESS: PARK RD W/S FRONTAGE 876.15  
NAME OF BUILDING: OLD CASTLE  
ORIGINAL OWNER: CAPT. SERRIE VALIN TRUST  
\* PRESENT OWNER: MR SERRIE MAILING ADDRESS: 10520 YOUNG ST  
ARCHITECTURAL STYLE: \_\_\_\_\_ STONE \_\_\_\_\_ BRICK \_\_\_\_\_ FRAME \_\_\_\_\_ OTHER \_\_\_\_\_  
CONDITION OF STRUCTURE: VERY GOOD ☒ FAIR \_\_\_\_\_ POOR \_\_\_\_\_ MUCH ALTERED \_\_\_\_\_  
COMMENTS: \_\_\_\_\_

PHOTOS:

Name of recorder JOAN MARTYN Date NOVEMBER, 1969  
Name of Photographer " Date "

ONTARIO INVENTORY OF BUILDINGS

Identity: County YORK

Number, street, town, or lot, COND 7, 1016  
concession, township. GEORGINA

Name of building OLD CASTLE

History: Date of Construction BEFORE 1850 \* 1860's (BEFORE)

FIRST PART - FRONT BUILT 1832  
- BACK ADDED BY 40's  
- BRICKED OVER 1842.

Original Owner CAPT JAMES JOHNSON  
Original Use FARM HOME

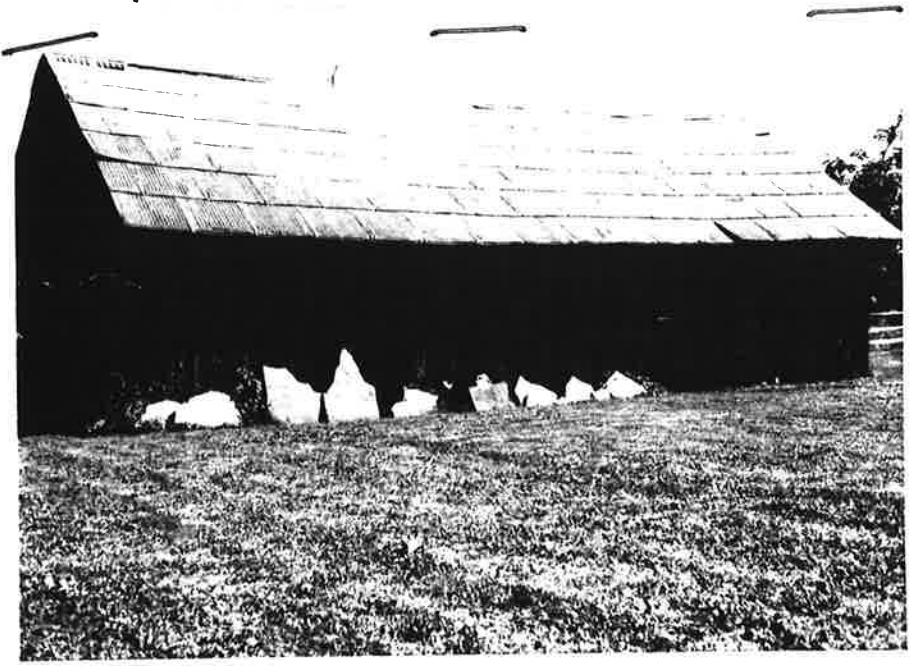
Present Owner JUDGE CHARE MORRISON  
Present Use HOME

Construction: Wall material, Stone Brick ☒ Frame Other

Condition of structure, Very good Fair ☒ Poor Much Altered

Reference: Sources of information on construction date.

Recent evidence as of Jan 1971  
shows that this was not the original Old Castle.  
This present bldg erected in 1860's.  
Importance of building in the Community  
ORIGINAL BURIAL SITES OF FAMILY STILL IN GOOD CONDITION  
Jan. Jan 71



GRG -001

"AULD CASTLE" Cemetery/Johnson Family Plot

From: History of Georgina Township

Captain Wm. Johnson RN, a naval officer who had served on H.M.S. Blake and had retired after the Battle of Waterloo, settled on Lot 6, Concession & as early as 1819. Through his diaries 1832-54, we learn of his home "Old Castel" built on his lot and his initial attempts at erecting a mill at Baldwin during the twenties. This project failed however, because of a heavy storm which swept away all the material. Johnson soon turned his attention to another section of his one thousand acre grant on Lot 23, Concession 5 where he immediately realized the potentialities of the surrounding county. By 1832 he had built a sawmill, woollen mill and grist mill and had named the growing village Pfefferlaw. In 1833 with the help of his brother Robert who emigrated from Scotland, he built the first Pfefferlaw store which still stands to-day. Despite being fully occupied with activities at Pfefferlaw Mills, the Captain still managed to live on his farm and participate in the active Lakeshore community around his home. Wm. Johnson and Roxanna Smalley whom he had married in 1823 produced nine children. When Captain Johnson passed away on March 28, 1851, he was buried beside his wife and two children in the tiny cemetery which is located near the site of his home "Old Castle".

# Captain William Johnson of Pefferlaw

by Ruth Thompson

*Thank you to Ruth Thompson (née Johnston) of Blackstock, Ontario, for this article about her ancestor Capt. William Johnson (1784-1851). Ruth was curator of the Nestleton Women's Institute Tweedsmuir History from 1974 to 1967. (The Tweedsmuir History is available on microfilm at the Ontario Archives.) In 1967, she passed the Tweedsmuir History curatorship on to other members and worked on the histories of Lake Simcoe, Georgina Township and Pefferlaw Mills. She spent four winters transcribing the diaries, 1842-1850, of her great-grandfather. (These are also available on microfilm at the Ontario Archives.) Since 1967, she has produced 17 scrap-books, one of which, Pefferlaw, Our Early Pioneers, was printed for family members, and can be found at the Pefferlaw Library. Ruth has enjoyed her 40 years of "delving" into history, and we certainly appreciate her efforts and generosity in contributing this article, which was originally published, in a slightly longer form, in 1967 in a local newspaper.<sup>1</sup>*

William Johnson, son of William Johnstone and Jean Fife, was born at Chirnside, Berwick, Scotland, September 19, 1784.

At the age of 17, he embarked on a naval career, and having dropped the letters T and E from his signature when enlisting, was required to sign the shortened "Johnson" thereafter.

The Admiralty Record Office, Whitehall, England, provided his record of service as follows:

- 1801-1802 — Volunteer 1st Class Midshipman, H.M.S. Achille, Channel Fleet off Brest and Rockfort.
- 1803-1808 — A.B. Midshipman and Master's Mate, H.M.S. Cerebus, Guernsey off St. Malo and West Indies
- 1808 — Master's Mate, H.M.S. Cherokee, North Sea
- 1808-1809 — Midshipman, H.M.S. Venerable, Downs
- 1809-1813 — Lieutenant (date of commission May 4, 1810), H.M.S. Blake, Mediterranean and off Flushing at sieges of Cadiz and Tarragon

• "He received a letter of recommendation to the First Sea Lord of the Admiralty for bringing home the unfinished frigate Fidello from Flushing. He was placed on half pay in April 1813, there being no further employment for him. William Johnson retired in 1850 on reaching the maximum age for lieutenant, 65, and was promoted to Commander on the Retired List."

Much unemployment followed the Napoleonic War and as many naval and army personnel were offered land in the Colonies to settle there, William Johnson decided to avail himself of this opportunity.

In 1816 he set out on a sailing vessel for Canada. The trip was tiresome and long, requiring three months<sup>2</sup> to cross the ocean. He finally arrived in Montreal, and transportation by land in those days being about as slow as by water, he decided to walk to Toronto (then York, Canada West). He sent his luggage on by batteau, while he himself proceeded afoot. Enroute he faithfully recorded each day's transactions in a diary. Unfortunately these early books were lost or destroyed, but the Johnston family have in their possession daily records from 1832 to 1850 which afford an excellent account of life at Oldcastle, lot 7, con. 6, Georgina, Canada West, and of the founding of Pefferlaw Mills.

Though not the first settler, he was one of the earliest and in one entry refers to "the settling of the Township in 1818". Land patents were not issued until 1819 so exact dates are lost in antiquity.

His remuneration for naval service and settling in Canada was 1,000 acres of land in Georgina — lots 1, 2, and 3 in the 5th concession (near Baldwin), lot 13, concession 7 (at Virginia Beach), and lot 6, concession 7 (Oldcastle)<sup>3</sup>, where he erected a crude dwelling — the one and only log home he owned. He had a pension from the British Government and surveying the natural wooded resources on all sides, concluded that it would be a wise project to build a sawmill. Construction was begun on a dam at Baldwin on the West Black River. Before the work was completed, the water was raised one night and the workmen informed him that all material on hand had been

swept away. He never bothered going to see how great was the havoc wrought.

It was some time after this that the Captain, while looking for his cow, met an Indian and asked him if he had seen anything of the missing animal. The Indian replied that there was no use looking further east as the river flowed on that side and the cow would not be able to ford the stream, so he had better try the other direction. This led the pioneer to come and take up land at lot 23, concession 5 in Georgina, where he soon discovered the lumbering potential of the surrounding country.

He wanted some money to carry on construction work and wrote to his family in Scotland, telling of the splendid location so far as water power and the varied character of the timber was concerned. One brother, Robert, came to Canada to assist with the project and brother George forwarded a generous sum. He also suggested that William call the place "Pefferlaw" which was the name of a field on the old homestead among the heather-clad hills, and means "beautiful green sward".

<sup>1</sup> Ruth Thompson has also contributed references, gleaned during her research, to burials in several Georgina cemeteries. These have been forwarded to the

Toronto Branch Cemetery Committee.

<sup>2</sup> more likely three weeks (editor)

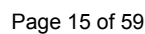
<sup>3</sup> Extract from letter from J.O. Bouchier to Crown Lands Dept., March 8, 1819.

"Lieutenant William Johnson of the Royal Navy has pitched on Lot #6 in the 7th Concession of the township of Georgina and commenced on it. It is the lot that was reserved for Mr. James Cummings, but having given a certificate which that gentleman forwarded to the chief justice, that Lot #7 in the 7th Concession had not been improved or the person whose name was on the map made his appearance, Lieutenant Johnson has in consequence begun on Lot #6 on the 7th Concession."

**Thank-you to this issue's contributors:** Frank Hankins, Dorothy Martin, Sandra Moore, Marjorie Stuart, Wanda Sinclair, Sonia van Heerden, Cliff Collier, Betty O'Donnell, Brian Gilchrist, Ruth Thompson, Fred Wardell, Shirley Lancaster, Rita Laczkowski, and those who submitted queries.



04-300130 OWNS C1 - C9  
04-300120 OWNS B1 - B9





# Memo

To: Georgina Town Council,  
From: Sarah Brislin, Committee Services Coordinator  
Date: 11/11/2015  
Re: Adoption of Advisory Committee Resolutions.

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Listed below are resolutions from recent 2015 meetings for which minutes have not yet been adopted by the Committees. At these meetings the committees passed resolutions requesting council's endorsement of these time sensitive items.

The resolutions from un-adopted minutes are provided below.

## **(1) Georgina Heritage Committee (GHC) October 21, 2015**

### **RESOLUTION NO. GHC-2015-0031**

That the Georgina Heritage Committee make the recommendation to Council to consider introducing a tax incentive for heritage designated properties.

1. That the Committee Services Coordinator, Sarah Brislin draft a memo to Council detailing of the importance of the incentive previously provided through the provincial grant program, which has since been rescinded.
2. That Committee member Allan Morton present to Council to explain the rippling effect of incentives.
3. That the Committee, further request Council's support in requesting the province re-introduce the heritage grant incentives and furthermore reach out to other municipalities heritage committees and council to lobby the province to revive incentive programs.

**Carried.**

**Background:**

On September 9, 2015 the GHC requested Sarah Brislin, Committee Service Coordinator, perform an environmental scan to see what types of incentives are being used for Heritage Designations. The attached document contains the brief outcome of an environmental scan of nearby municipalities.

The environmental scan indicates that surrounding municipalities offer incentives to owners of designated properties. These incentives are designed to support the designation program by enticing owners to designate historically significant properties. Owners of these significant properties may otherwise be deterred as there are conditions and restrictions outlined in the Heritage Act. Previously the Ontario Government offered grants to owners of designated properties. These grants helped with costs of maintenance and the preservation of the designated properties. The grant program has long since been rescinded and owners of designated properties in Georgina are fully responsible for the upkeep and preservation of their designations in accordance with the Heritage Act.

## **(2) Georgina Safe Streets Committee (GSSC) October 26, 2015**

### **RESOLUTION NO. GSSC-2015-0034**

That the Georgina Safe Streets Committee recommend Council have the yellow painted median line continuously run from Woodbine to Queensway South. Furthermore that branches on Riverglen at intersections of Oakmeadow and Queensway South be trimmed.

**Background:** A resident lodged a concern relating to safety was raised September 28<sup>th</sup> relating to the Riverglen area. After further investigation of committee members the aforementioned resolution was passed.

Thank you.

**C. Sarah A. Brislin, BA**  
Committee Services Coordinator

## Heritage Designation: Incentives and Designation Removal – Environmental Scan

City	Incentive
Aurora	<ul style="list-style-type: none"><li>• Incentive under a Community Improvement Plan (CIP). Incentive applies only to commercial and mixed use properties.</li></ul>
Newmarket	<ul style="list-style-type: none"><li>• Tax incentive -40% rebate</li><li>• CIP loans &amp; grants for properties in Heritage Conservation District</li></ul>
Barrie	<ul style="list-style-type: none"><li>• Grants or Loans under CIP for Allandale CIP.</li></ul>
Richmond Hill	<ul style="list-style-type: none"><li>• Program permits one grant per property per year</li><li>• Must fit within one of the eight categories.</li><li>• Grants cover 50% of eligible costs to a maximum amount of \$5000</li><li>• Fund established an annual level of \$30,000 a maximum of 6 grants per year at \$5,000</li></ul>
Vaughan	<ul style="list-style-type: none"><li>• Currently offers no financial incentives. Currently reviewing the possibility of incentives.</li></ul>
East Gwillimbury	<ul style="list-style-type: none"><li>• Newly established Committee (September 2015), no current programs</li></ul>

# **HERITAGE DESIGNATION REPORT**



## **ST JAMES PARISH HALL SUTTON TOWN OF GEORGINA**

**PREPARED FOR THE**

**TOWN OF GEORGINA HERITAGE COMMITTEE**

**Written by**

**Diana Rowney**

**Kim Gollinger**

**Edited by**

**ALLAN MORTON  
Historical Consultant  
Keswick, ON L4P 3C8**

**October 2015**

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Illustration 9	West elevation of SJPH.	13

HERITAGE DESIGNATION REPORT  
ST. JAMES HALL, 35 RIVER STREET, SUTTON  
BLOCK 1, RESERVE BLOCK D, PLAN 6 9

1.0 BACKGROUND

The Anglican Diocese of Toronto owns the subject property known municipally as 35 River Street and locally as the St. James Parish Hall (SJPH) in the village of Sutton. The Anglican Diocese of Toronto closed all access to the SJPH after their Engineers Report deemed the building unsafe. The Georgina Heritage Committee lists the SJPH as being potentially eligible for designation as a heritage property. The Georgina Historical Society recommends that the subject property be designated. The Anglican Diocese of Toronto cannot afford the necessary structural repairs at the SJPH. It continues to sit vacant and to deteriorate further structurally.





Map 1. St. James Parish Hall situation within the Village of Sutton.



## 2.0 REPORT OBJECTIVE AND METHODOLOGY

This Heritage Designation Report is intended to provide the town council with the research necessary to do a final evaluation of the property known municipally as 35 River Street for cultural heritage purposes and to consider its potential for protection under section 29 of the Ontario Heritage Act.

The findings and recommendations of this report are based on extensive historical documentary research, property title searches with visits to the Land Registry Office in Aurora, the Archives of Ontario, the Georgina Archives, consultation with the Anglican Diocesan Archives, National Church Archives, meetings and consultation with the Anglican Diocese representatives and the area bishop.

## 3.0 SUBJECT PROPERTY

### 3.1 PROPERTY DESCRIPTION

The parcel of land considered in this Report is Reserve Lot D, Lot 5, Block 1, Plan 69, Sutton, Georgina Township, now known as the Town of Georgina. This is northwest of the downtown core of the village of Sutton. The west boundary of the property is River Street and the east boundary is Fairpark Lane, north boundary being on St. James Street and is close to the main intersection of High and River Street. There is a path formerly used by buggies and horses from the Anglican Church.

Originally the property was Clergy Reserve (Reserve Block D), but this reserve was traded and the land became privately owned. It eventually contained not only the SJPH but also St. James' Anglican Church and The Presbyterian Church fronting onto Market Street (now known as Knox United Church). The SJPH is situated in its original position on the property, with very little change to the green space and the mature trees surrounding it.

The main building facade has been altered little from its original design when it was built as a school over 174 year ago. The original two doors - one as a girl's entrance and one as a boy's entrance with a window between them, as was customary at that time, was changed to two windows and a main door in the middle likely when it became the Parish Hall. It is unclear whether the small room to the west of the main building is original or was added on at a subsequent date, but it is seen in the 1800s photograph (Illustration 1) The addition, which was added in the early 1970s to the north side consisting of a kitchen, hallway, furnace-room, and washrooms, is in keeping with the original architectural style.

### 3.2 CULTURAL HERITAGE INVENTORY

The Georgina Heritage Advisory Committee list of properties of interest includes 35 River Street. The town's Cultural Heritage Inventory lists 35 River Street as a 'flagged' property, meaning it may have cultural heritage value or interest. The inventory entry reads: "Built 1842, St. James Parish Hall, Overall Significance: distinctive / noteworthy / common."

### 3.3 HERITAGE CONSERVATION DISTRICT

Since about 2006, the town has considered the protection of the High Street corridor as a Heritage Conservation District (HCD) under Part V of the Act. The 2007 Inventory flags High Street as an, “area which is under active consideration by Heritage Georgina for designation as a heritage district.” As no geographical boundaries for the potential HCD have been set, the subject property at 35 River Street could be a candidate for inclusion.



Illustration 1: St. James Parish Hall as a school in the 1880s.



Illustration 2: Close up of east section of SJPH as a school in the 1880s.



Illustration 3: Close up of west section of SJPH as a school in the 1880s.

#### 4.0 EVALUATION CRITERIA

Ontario Heritage Act Regulation 9/06 sets the minimum standard for criteria to be used by a municipality when evaluating the cultural heritage value or interest of a property being considered for protection under s.29 of the Act. One or more of the criterion in the categories of Design or Physical Value, Historical or Associative Value, and Contextual Value must be met for the property to be designated.

According to the Act, a property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
  - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
  - ii. displays a high degree of craftsmanship or artistic merit, or
  - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
  - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
  - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
  - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
  - i. is important in defining, maintaining or supporting the character of an area,
  - ii. is physically, functionally, visually or historically linked to its surroundings, or
  - iii. is a landmark. O. Reg. 9/06, s. 1 (2).

The role of the Georgina Municipal Heritage Committee in the designation process is to apply Regulation 9/06 and decide whether the property meets one or more of the criterion. Georgina Town Council will make the final decision on whether to designate or otherwise conserve the property for cultural heritage reasons.

#### 5.0 HISTORICAL OR ASSOCIATIVE VALUE

##### 5.1 OVERVIEW HISTORY OF SUTTON

The village of Sutton is on the Black River, about ten kilometers south of Lake Simcoe. In October 1819, William Bouchier acquired from the Crown, Lots 1 and 2, Concession 7, Georgina Township. The division line between these lots now intersects the village of Sutton. In August 1821, William sold his holdings to his brother, merchant James O'Brien Bouchier. James built a dam on the Black River and established a sawmill, followed by a gristmill, and a woolen mill. He had his property surveyed into building lots in 1848. The result was that most of the village is east and north of the Black River along High Street, North Street, River Street, and the intersecting crossroads.

James Bouchier conducted a property sale on July 9, 1857. By then, St. James Church had already been built on property now privately owned by James O' Brien Bouchier, which he had donated. The Plan of the Village of Sutton prepared to illustrate the lots for sale indicates that all Blocks and Lots in the village, including Block D (the subject parcel) were numbered by that date. Plan 69 was registered in 1893 as a sub plan of this original survey.

In 1877, Sutton became the terminus of the Lake Simcoe Junction Railway, connecting with the Toronto and Nipissing Railway at Stouffville to the South. In June 1905, the Toronto and Radial Railway, Metropolitan Division, bought the rights of way needed for the extension of the Yonge Street electric radial line north from Newmarket. The section from Newmarket to Jackson's Point opened in 1906-1907. The line was extended to Sutton in 1909. This connected the village directly with the City of Toronto via electric trolley cars that made the two to three hour journey on a regular schedule. The Metropolitan radial line was closed on March 15, 1930. Sutton today retains many of its 19th century buildings and street patterns, picturesquely set against the backdrop of the Black River (Murdoch 2013: 13).

## 5.2 SUBJECT PROPERTY HISTORY

The Plan of the Village of Sutton in 1893 shows the property as PLAN 69 BLOCK D.

### 5.2.1 HISTORY OF THE SUBJECT PROPERTY

In 1819, William Bouchier received a Crown Grant of land of 1200 acres in Georgina. William then requested in a letter to Thomas Ridout, Surveyor General, that Clergy Reserve Lot 2 Concession 7 be given to him as a mill seat in exchange for Lot 2 Concession 6 becoming Clergy Reserve. This was granted to William Bouchier in a form dated October 12th, 1819 from Thomas Ridout, Surveyor General (Illustration 4).

**GRANT to** *William Bouchier*  
of the Township of *York*  
in the county of *York*  
in the *Homes* District *Reguere*  
all that parcel of Land  
in the Township of *Georgina*  
in the County of *York*  
in the *Homes* District  
being  
*The Broken Lots Nos 1 and 2 in the 8<sup>th</sup> Concession*  
*of the Broken* Lot Number *one*  
in the *seventh* Concession } that is to say,  
commencing in front of the said *seventh* Concession in the *Eastern*  
*limit of the allowance for road between the Townships of*  
*North Williamsburg and Georgina*  
at the South-East Angle of *the* said Lot *N<sup>o</sup> 1* in the *seventh*  
*Concession*; Then North *74* degrees East *20* chains more or less to the limit  
between Lots *N<sup>o</sup> 1* and *two*; Then North *16* degrees West *70* chains *40* links  
more or less to the *North* *degrees* *minutes* *West* *chains* *links*  
more or less to the allowance for road in the rear of the said Concession  
then South *North* *74* degrees East *minutes* *West* *29* chains *links*  
more or less, to the limit between Lots *No. 2* and *3*  
then *North* *16* degrees West *minutes* *East* *52* chains *links*  
more or less, to the allowance for road in front of the said Concession *Lake Simcoe*  
then North *Westly* *degrees* *minutes* *East* *the water* *chains* *edges* *links* *the said*  
*Lake to the allowance for road between the Townships of Georgina and North Williamsburg*  
more or less to the place of beginning  
Then South *16* degrees East *162* chains *80* links more or less to the place of  
beginning — with allowance for roads between each of the said Concessions.  
containing *520* Acres, more or less. Reserving to  
the Crown the waters of a large Creek flowing through the said Lots  
For which an allotment of *74* Acres and *2* sevenths  
is made for a Protestant Clergy, in Lot *No. 9* in the *3<sup>rd</sup>*  
Concession of the said Township of *Georgina*  
Order in Council *4<sup>th</sup> February 1818 for 1200 acres* *Chas. Ridout*  
*of land, under the administration of Samuel Smith Esq. admr.* *Surveyor Genl.*  
Warrant No. *Regulation 6, July 1804.* S. G. O. fiat No. *Y*  
C. O. No. *26.* Description Number *G. 3.*  
R. G. O. No. *The fees on this*  
A. G. O. N. *Grant are suspended*  
*5. Feb. 1818.* *until instructions shall* *Super. Office*  
*be received from His Majesty's* *12. Oct. 1819.*  
*Government.*  
*The Settlement duty*  
*is to be performed*

Illustration 4: Grant of subject property to William Bouchier.



In 1822, William sold his Crown Grant to his brother James O'Brien Bouchier. He married Amelia Jackson, and left for England and India (Sullivan 2014:1).

•

James O'Brien donated, in trust, the land at the mills for a schoolhouse to be built. The land would have been donated to the Town or to the School Trustees. By 1840, the schoolhouse (Parish Hall) was built near the mill. The Rev. John Gibson wrote to Rev. Waddilove on December 8th, 1840 and told him he was holding services in it. O'Brien gave the land, and in 1857 St. James' Church was built on the adjacent lot. "On a lot adjoining the proposed church site stood a two roomed school house where services were held from time to time." In 1858, James O'Brien Bouchier sold 79/100 of an acre for \$1.00 for a Presbyterian Church and in 1860 the deed was transferred to Mr. Angus Ego, a Trustee (Cameron and MacDonald are other trustees) (Hett 1978:65-67).

James O'Brien Bouchier died in 1872. His son John Raines Bouchier inherited the land. In 1882, a deed of trust was registered to John Raines Bouchier saying he could sell or dispose of the land. The deed was completed in 1884. Around 1884-86, a 500-pound sterling down payment was made for the schoolhouse to be used as a parish hall, with the Anglican Ladies Aid responsible for raising the annual interest (Martyn 1973:56). John Raines Bouchier died in 1923 and the property passed to his daughters, Amelia and Caroline. In 1934, Amelia and Caroline finally deeded the land to the Corporation of St. James Anglican Church, Sutton, for \$1.00 (Illustration 5)

THIS INDENTURE made the third day of April One thousand nine hundred and thirty-four in pursuance of THE SHORT FORMS OF CONVEYANCES ACT

BETWEEN MAURICE OGILVIE TREMAYNE of the Village of Sutton in the County of York, Druggist, WILLIAM CLARENCE EVANS, Merchant, and GEORGINA MARGARET HOWARD, Spinster, both of the Township of Georgina in the said County of York, hereinafter collectively called "the Trustees" of the first part

AMELIA ALEXANDRA BOURCHIER, Spinster, and CAROLINE GREETHAM BOURCHIER, Spinster, both of the said Village of Sutton, of the second part

and THE INCUMBENT AND CHURCHWARDENS for the time being of the Church of St. James, Parish of Georgina, in the Diocese of Toronto and Province of Ontario, hereinafter called "the Purchasers" of the third part

WHEREAS by a Deed of Trust dated the third day of March 1882 and registered on the 6th day of March 1884 as Number 1939 for the Township of Georgina one John Raines Bouchier did acknowledge and declare that he held the land and premises therein and hereinafter more particularly described in trust as therein mentioned and as the parties therein mentioned might approve or permit or allow And further that the said parties or their successors should have power and authority under his trust thereby declared (inter alia) to require authorize and empower him the said John Raines Bouchier his heirs executors or administrators to sell and dispose of said property either by public auction or private sale as to them so authorising might seem fit and to give and execute a Deed to the purchaser And in the event of the death resignation or incapacity to act of any of the said parties some other person or persons should be named to fill the vacancy or vacancies as therein more particularly set forth;

AND WHEREAS the Trustees are the persons presently duly appointed under the terms of the said Deed of Trust;

AND WHEREAS the parties hereto of the second part are the sole and only heirs of the said John Raines Bouchier who died on the 7th day of April 1923;

AND WHEREAS pursuant to the terms of the said Trust Deed and

Illustration 5: Final deed of land from Bouchier family.



## 6.0 DESIGN OR PHYSICAL VALUE



Illustration 6: South facade of SJPH.



Illustration 7: East elevation of SJPH.



Illustration 8: West facing exit door of SJPH.



Illustration 9: West elevation of SJPH.





Illustration 10: West facing side and north extension of SJPH.



Illustration 11: North facing elevation of SJPH.



Illustration 12: North and east elevation of SJPH.

## 6.1 DATE OF CONSTRUCTION

Research shows that the subject building known as St. James Hall was built in approximately 1840 as the first public school in Sutton on land donated in trust by James O'Brien Bourchier. "I have deeply regretted the total want of the means of education for the rising generation, and have at last had the pleasure of seeing a most commodious School House erected at. It was finished last week, and for the first time, yesterday evening, I had a divine service in it, meeting a congregation of about ninety-five...this school room is most comfortably fitted up, and most conveniently for Divine Service..." (Hett 1978: 67).

## 6.2 STYLE AND FORM

The building is a simple classic style with standard proportions as was the custom for early schoolhouses and town hall meeting places of that era.

## 6.3 CONSTRUCTION MATERIALS OF EXTERIOR

The vernacular wood frame constructed with horizontal wood clapboard is now painted in a pale grey with white trim. Its simple uncluttered lines give it timeless appeal as stated by Byers *et al.* in the book, *Rural Roots: Pre-Confederation Buildings of the York Region of Ontario*. The trim details are reminiscent of the time. The round vent on the front facade below the gable roof with open slats is still present. A small open wooden cupola for the bell can be seen in the 1800s photograph (now gone). The foundation is rubble-stone.

## 6.4 ROOF

The gable roof is of medium pitch. In recent years the roof (likely originally cedar shakes) was clad in asphalt shingling and vented. A chimney was removed.

## 6.5 ENTRYWAYS

The main entryway is now a double door of wood construction at the centre front. Originally as a school, the building had two doors, with a window in the middle. The side wing has an entrance into a small room. There is also an entrance off the kitchen addition and off the back hall.

## 6.6 WINDOWS

The original front window was situated between the two doors. Three windows were located on the sides until the wing was added. Now there are two windows on one side and three on the other. As stated above, the front facade now has two windows on either side of the door instead of the original one. They are wooden frames with the panes being sub-divided with four rows of three. The original centre window had six rows of four.

## 6.7 INTERIOR.

The one step stage was typical for town halls and schools in the nineteenth century.

## 7.0 CONTEXTUAL

This building is one of few examples of still existing pre-confederation buildings. For over a century and a half it has stood on the same lot and its surrounding green. This original schoolhouse of Sutton has outlasted two more recent brick school houses built in Sutton (one further along on River Street and one on Dalton Road built in the late 1940s) and the present brick public school fronting on Baseline Road is the fourth school. As an early multi-purpose building, it served as Sutton's first Town Hall.

## 8.0 DRAFT STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

For approximately one hundred and fifty-five years, this building was central to town life for education, religion, politics and recreation. It was conveniently located on a green near the market area, aside the mill and close to Bouchier's Manor House. The school was set in the midst of the old residential area of the village.

## 8.1 DRAFT DESCRIPTION OF HERITAGE ATTRIBUTES

The cultural heritage value or interest of this property is expressed by the heritage attribute of the *ca.* 1840 structure. The following elements of the structure are considered integral to this cultural heritage value or interest:

- The proportions and classical style of the building
- The windows - size, proportion, number, location, type of glass used in the building
- The style of wood – clapboard on the building
- The door and window openings of the building
- The roof pitch, cornice, and open slat vent of the building

## 9.0 SUMMARY

According to the Act, a property may be designated if it meets <b>one or more</b> of the following criteria:	
<b>CRITERIA</b>	<b>ST. JAMES PARISH HALL</b>
<b>1. The property has design value or physical value because it,</b>	
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,	<b>Property satisfies criteria</b>
ii. displays a high degree of craftsmanship or artistic merit, or	<b>Property satisfies criteria</b>
iii. demonstrates a high degree of technical or scientific achievement.	<b>Property may not satisfy criteria</b>
<b>2. The property has historical value or associative value because it,</b>	
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	<b>Property satisfies criteria</b>
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	<b>Property satisfies criteria</b>
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	<b>Property may not satisfy criteria</b>
<b>3. The property has contextual value because it,</b>	
i. is important in defining, maintaining or supporting the character of an area,	<b>Property satisfies criteria</b>
ii. is physically, functionally, visually or historically linked to its surroundings, or	<b>Property satisfies criteria</b>
iii. is a landmark. O. Reg. 9/06, s. 1 (2).	<b>Property satisfies criteria</b>

## 9.1 RECOMMENDATION

Evidence indicates that St. James Parish Hall:

- Was built in 1840 and finished December 15th 1840 on land donated by James O'Brien Bouchier, founder of Sutton (and more than likely wood from his mill), which did not officially become land owned by the Anglican Diocese of Toronto until 1934.



- Was used as Sutton's Town Hall.
- Was Sutton's first public school house until the brick schoolhouse on River Street was built *ca.* 1870-74.
- Used for church services at the village until 1858 when St. James Church was completed.
- Purchased by St. James Church Ladies Aid in 1886.
- Architecturally the building is pre-confederation;
  - Classical with simple lines
  - Originally two doors and one central window
  - Symmetrical facade
  - Gable pitched roof
  - Windows and mullions
  - Horizontal clapboard wood frame
  - Interior attributes
  - Round vent over the door - open slat
- Showcased on page 185 in the book *Rural Roots: Pre-Confederation Buildings of the York Region of Ontario*.
- Community interest in the historical and architectural components of this town landmark, including individuals willing to support restoration in pledging funds and the strong support of the Georgina Historical Society.
- SJPH represents an untouched archaeological site dating significantly to 1840 and consisting of potential behavioural deposits relating to the main structure and associated outbuildings (as evidenced by the 1880's photograph). The archaeological potential of this site, is a rarity in Ontario and represents an undisturbed context of Pre-Confederation lifeways. Additionally, its proximity to and affiliation with the Anglican Church suggest a strong potential for buried human remains. This archaeological site is significant to Sutton, Georgina, York Region and Upper Canada. According to the Ministry of Tourism and Culture's Standards and Guidelines for Consulting Archaeologists (2011), the SJPH has potential for being a significant archaeological resource.

## 10.0 CONCLUSION

Research indicates that the property known as St. James Parish Hall is of significance for both architectural and historical value to the Town of Georgina. According to the Ontario Heritage Act Regulation 9/06, a property may be designated if it meets **one or more** of the criteria as summarized above. The SJPH meets these criteria: the property has design value or physical value, it has historical value or associative value, and the property has contextual value.

It is therefore the recommendation of this researcher (and supported by the Ontario Heritage Act) that the St. James Parish Hall – the building in its entirety, including the structure and its character defining architectural elements, and its associated archaeological site be designated in order to carefully preserve this historical treasure.

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Town of Georgina

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## SOURCES AND NOTES

1. History of the Property of St. James Anglican Church, Sutton.
2. 1819 William Bouchier receives 1200 acres in a Crown Grant. From Copy of the original grant found in *Georgina: History of a Township*. Joan Martyn and Heather Doel, Research Committee. The Lake Simcoe South Historical Society, July 1971.
3. 1819 William Bouchier requests Clergy Reserve Lot 2 Concession 7 be given to him as a mill seat in exchange for Lot 2 Concession 6 becoming Clergy Reserve. From letter from William Bouchier to Thomas Ridout, Surveyor General. Received December 5, 1819.
4. Granted in letter from Thomas Ridout to William Bouchier, December 6, 1819. Provided by Melissa Matt, Town Archivist. Note: Lot 2 Concession 7 is generally east of the river. It holds the present Parish Hall and St. James Church.
5. 1822 James O'Brien Bouchier buys William's Crown Grant when William leaves for England and India having married Amelia Jackson. From land Registry page: "Georgina," Sheet No. 1, Lot No, 2, Concession 7. Plan No.25 filed 21 Dec. 1850. Plan No.3 filed Aug. 18,1857.
- 6 1835 John Mills Jackson writes to Rev Waddilove, Secretary of the Society for the Propagation of the Gospel, April 1, 1835, stating that he has heard from the Bishop of Quebec directly that there were no funds available for a school "in Georgina." From *Georgina*; Francis Paget Hett, Paget Press, Sutton West, 1978, pages 21 -23.
7. 1837 By this time, James O'Brien Bouchier had offered 10 acres near the Mill but the site was considered too far away from the Lakeshore. From letter from Simon Lee to John Mills Jackson, February 25, 1837 as quoted in *Georgina*, by Francis Paget Hett, Paget Press, Sutton West, 1978, page 26.
8. A schoolhouse was built perhaps located at the Lakeshore. Mossington and Lee were trustees,1839 Rev Gibson has been preaching in a school house. From letter from Gibson to Mr Waddilove, September 14, 1839 quoted in *Georgina*, by Francis Paget Hett, Paget Press, Sutton, page 62, Missionary Intelligence of the Late Bishop of Quebec's Canadian Travelling Missionary Fund 1844. Letters May 1838- September 1844. Collected by Rev. W.J.D. Waddilove: Pages 72, 73, 74. Located in the National Archives of the General Synod of the Anglican Church of Canada .
10. 1840 The School (Parish Hall) is built near the Mill. Rev John Gibson and writes to Rev. Waddilove on December 8, 1840 and tells him he is holding services in it. From *Georgina*: Francis Paget Hett, Paget Press, Sutton West, 1978, page 67. Missionary Intelligence of the late Bishop of Quebec's Canadian Travelling Mission Fund, 1844. Letters May 1838 to September 1844. Collected by Rev. W.J.D. Waddilove, page158. Located in the National Archives of the General Synod of the Anglican Church of Canada. Letter also quoted in The Centennial Booklet of The Parish of St. James the Less, 1857-1957 The Anglican Church of Canada, Mildred Young, page 3.

11. James O'Brien Bouchier donated the land for a school "in trust". It may have been to the Town or to the school trustees. From *Conservation Review Board Report*. The Town of Georgina Intention to Designate 143 High Street, Josef Kreppner, January 28, 1991, page 4 and Exhibit 15
12. 1857 St. James is built on land given by James O'Brien Bouchier. From *Conservation Review Board Report*. The Town of Georgina Intention to Designate 143 High Street, Josef Kreppner, January 28, 1991, page 4 and Exhibit 15
13. "On a lot adjoining the proposed church site stood a two roomed frame school house where services were held from time to time." From *The Centennial Booklet*/or the Parish of St. James the Less, 1857-1957 The Anglican Church of Canada, by Mildred Young, page 2.
14. 1858 James O'Brien Bouchier sells 79/100 of an acre for \$1.00 for a Presbyterian Church (1860 the deed is transferred to Mr Angus Ego, a trustee, (Cameron and MacDonald are other trustees). From Land Registry page, "Georgina" for \$1.00 See above citation.
15. 1872 James O'Brien Bouchier died. His son, John Rains Bouchier inherited the land. Source: Land Registry page, "Georgina" See above citation
16. 1882 A deed of trust is registered to John Rains Bouchier saying he can sell or dispose of the land. The deed is completed in 1884. See Foch Document above
17. 1884 \$500 down payment made for the Hall, Ladies Aid to raise the interest annually, From *The Centennial Booklet of the Parish of St James the Less*, 1857-1957, The Anglican Church of Canada by Mildred Young, page 6
18. 1886 The Hall is no longer used for Town events and meetings nor is it used for a school. From *Settlement Patterns of Georgina Township with Special Emphasis on the Early Development of Sutton* by Joan M. Martyn, in *The York Pioneer*, The York Pioneer and Historical Society, Toronto, 1973.
19. 1889 Deed of Land from Corporation of the Township of Georgina and North Gwillimbury to Mr Angus Ego, et al Trustees of the Presbyterian Church. From Foch Document above
20. 1923 John Rains Bouchier dies. Property goes to his daughters, Amelia and Caroline. Foch Document Deed of Land shows John Rains Bouchier held the land and passed it to Amelia and Caroline.
21. 1926 Unsigned Insurance document indicates that Bouchiers still own the Parish Hall and the land. From unsigned insurance document from the Archives of the Diocese of Toronto 1934 At Public Auction, the land is sold in trust for \$1 to the Church but valued at \$450 for Reserve Block D. From Foch Document Deed from John Rains Bouchier 1882 registered owner of the land, registered in 1884, deeded in trust to Amelia and Caroline who finally deeded it to the Corporation of St. James, for \$1.

## CURRICULUM VITAE

### **Allan Thayer Morton**

#### EDUCATION

PhD., May 1996

University of Cambridge, Department of Archaeology, Cambridge, England.  
Archaeological Science

MPhil., June 1992

University of Cambridge, Department of Archaeology, Cambridge, England.  
Historic Preservation and Museum Management

BA., November 1988

York University, Toronto, Ontario, Canada.  
Honours degree in Social Anthropology.

#### AWARDS

State Commendation (House Joint Resolution 443) by the Commonwealth of Virginia praising  
*Wealthy in Heart: Oral History of Life Before Fort A.P. Hill*. 2010

#### PROFESSIONAL EXPERIENCE

Principal Investigator, August 2008 to present

Bluestone Research Inc., Toronto.  
Heritage management

Associate Partner / Director, Cultural Resources and Historic Preservation, August 2005 to present

Paciulli Simmons and Associates, Ltd., Fairfax, Virginia.  
Heritage management

Senior Policy Advisor, Heritage Management, 2004 to August 2005

Historical Preservation Branch, Government of Ontario  
Heritage management

Cultural Resource Manager, 2002 to 2004

Ministry of Defence, Salisbury Plain Training Area and Stonehenge World Heritage Site, Wiltshire, England.  
Heritage management

Cultural Resources - Assistant Manager, 2000 to 2001

Environmental Division, III Corps and Fort Hood, Texas.  
Heritage management

Adjunct Faculty, 2000

Department of Sociology, Central Texas College, Killeen, Texas.  
Course: Introduction to Anthropology

Assistant Professor, 1995 to 2000

Department of Anthropology, University of Waterloo, Ontario.

Courses: 1. Human and Cultural Evolution, 2. Hunting and Gathering Societies, 3. Human Osteology

Researcher, Lecturer and Staff Manager, 1989 to 1995

Koobi Fora Field School, Harvard University, Kenya.

Heritage management

## PUBLICATIONS

Over 300 technical reports, academic papers and magazine articles

## DISTINCTIONS

Boise Fund Award Recipient 1993

Department of Biological Anthropology, University of Oxford, England.

Discoverer of Hominin Type Specimen, *Australopithecus anamensis*, 1993

Allia Bay, Lake Turkana, Kenya. Harvard University.

## ORGANIZATIONS

Member, Council of Virginia Archaeologists, Virginia, 2011

Professional Archaeology License, Province of Ontario, Canada, 2005

Institute of Field Archaeologists. London, England

Register of Professional Archaeologists, Washington, DC

Society for American Archaeology, Washington, DC.

Royal Anthropological Institute, London, England.

Magdalene College, University of Cambridge, England.

Darwin College Alumnus, University of Cambridge, England.

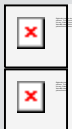
## Sarah Brislin

**From:** Everest Restoration <mike@everest-restoration.com> on behalf of Everest Restoration <mike@everest-restoration.com>  
**Sent:** November-05-15 11:27 AM  
**To:** Sarah Brislin  
**Subject:** Everest Restoration



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### Everest Restoration

Experienced Partners  
Adherence to detail and quality.

## Restoration Services

We are a full-service restoration company, operating as a general restoration contractor on larger projects and masonry restoration specialists on others. Our staff will provide budgets, condition reports, estimates and the efficient, delivery of all aspects of building restoration. Large or small, each project receives our full attention and our pricing is competitive.

We are a bonded company with the necessary insurance to meet your tendered project requirements.

We are looking to assist your firm with the following services.:

- **Inspection Services**
- **Heritage Masonry**

All types of heritage masonry cleaning, hydraulic lime mortars, heritage brick sourcing, stonework and hydraulic lime grouts.

- **Restoration Work**

Full access services, stage work, boom work, caulking, concrete, high-rise wall work, shelf angles, membrane, brick replacement, re-pointing.

- **Remedial Work**

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Everest Restoration  
100 Cherry Street  
Toronto, ON M5A 3L1  
Canada

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 Designated Property

**Corporation of the Town of Georgina**  
**REGISTER OF HERITAGE PROPERTIES**

Prepared by the Town of Georgina Heritage Committee



Roll Number:	080-053
Ward Number:	
Map Page No:	
By-law Designation No.:	82-112 (HD-1)
Date Designated:	September 16, 1982
Completed by:	
Property Address:	141 High Street, Sutton
Legal Description:	Plan 69, Pt. Block 72, RS65R2669, Pts. 1 to 4 & Pt. of Pt. 5
Name of Current Owner(s)	(Sutton Country Depot) 1151754 Ontario Inc.; 1245349 Ontario Inc.
Description:	
Last Updated (date):	
Brief Reason for Listing:	Built 1820, rebuilt 1835 "Bourchier Grist Mill, or "Sutton Mill", Grist Mill built by James O'Brien Bourchier – founder of Bourchier Mills, now called Village of Sutton

## **I. CATEGORY OF HERITAGE RESOURCE**

Type of Heritage Resource (circle)	archeological / building / cemetery or burial site / structure (e.g. bridge, fence, shed, etc), historic site (i.e. location of important event), cultural heritage landscape (e.g. park, garden, trail, etc.)
---------------------------------------	---

## **II. BUILT HERITAGE DESCRIPTION**

Scope of Heritage Significance	local / provincial / national
Construction Date	Actual: Estimated:
Historical Uses	
Landscape Use	
Names of Historical Owners or Occupants	
Historical Events (list)	
Name of Architect, Builder, etc.	
Architectural Style	
Roofing Material	
Roof Shape	
Exterior Construction Materials (e.g. brick, stone, clapboard, etc.)	
Building Type (detached, etc.)	Detached
Number of Storeys	
Building Footprint	
Window Types (describe)	
Windows and/or Doors Replaced?	yes / no partial replacement / complete replacement
Types and Number of Secondary Structures	
Notes on Secondary Structures	



### **III. CULTURAL HERITAGE LANDSCAPE DESCRIPTION**

Types	defined by humans / evolved or evolving / associative or symbolic / scenic or natural
Overall Significance	distinctive / noteworthy / common
Class	archeological / sacred / cultural / historic / natural / scenic and visual
Significant Landscape Features on Subject Property (e.g. fences, trees, orchard, trails, etc.)	
Significant Natural Features on Subject Property (describe)	
Significant Natural Features on Adjacent Properties (describe)	
Heritage Site Visible to Public?	yes / no
Acreage or Lot Size	
Landmark Status?	yes / no
Overall Setting and Settlement Patterns (e.g. rural, agricultural, commercial, etc.)	
Notes on Landform / Spatial Order / Vegetation / Views / Character / Misc. Comments	

### **IV. CURRENT STATUS / CONDITION OF RESOURCE**

Threat(s) (e.g. alterations, vandalism, derelict, etc.)	
Rating of Unsympathetic Alterations	low (0% - 29%) / moderate (30% - 59%) / high (60% - 100%)
Opinion of Overall Heritage Integrity	
Current Function (describe)	

## **V. HERITAGE INVENTORY DESCRIPTION**

Statement of Significance	
Heritage Attributes and Other Character Defining Elements	
General Comments	

### **ADDENDUM:**

Attach area maps, property map / archival images / additional current images /  
survey of property

THE CORPORATION OF THE TOWNSHIP OF GEORGINA

IN THE

REGIONAL MUNICIPALITY OF YORK

BY-LAW NO. 82-112(HD-1)

Being a By-Law of The Corporation of the Township of Georgina to designate the Sutton Mill to be of historical and architectural value or interest.

WHEREAS the Ontario Heritage Act, R.S.O., 1980, c. 337 authorizes the Council of the Municipality to enact By-Laws to designate real property, including all the buildings and structures thereon to be of historical and architectural value or interest;

AND WHEREAS the Council of the Corporation of the Township of Georgina has caused to be served upon the owners of the lands and premises known as the Sutton Mill, Sutton, Ontario, (owned by the United Co-Operatives of Ontario), more particularly described in Schedule "A" hereto, and upon the Ontario Heritage Foundation, Notice of Intention to so designate the aforesaid real property, and has caused such Notice of Intention to be published in the Georgina Advocate newspaper having a general circulation in the Township of Georgina, once a week for three consecutive weeks namely on May 5th, 1982, May 12th, 1982 and May 19th, 1982;

AND WHEREAS the reasons for designation are set out as Schedule "B" hereto;


AND WHEREAS works to be carried out by the owners are agreed to consist of replacing the concrete loading dock, expanding the wood dock in front of the store and possibly enlarging the retail sales area within the building. The expansion of the retail sales area would only involve the moving of wood partitions and would not involve structural changes to the building;

AND WHEREAS no Notice of Objection to the said proposed designation has been served upon the Clerk of the Township Georgina;

THEREFORE, the Council of the Corporation of the Township of Georgina enacts as follows:

1. There is designated as being of historical and architectural value or interest the real property, more particularly described in Schedule "A" hereto, known as Sutton Mill, Sutton, Ontario.
2. The Township Solicitor is hereby authorized to cause a copy of this By-Law to be registered against the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The Township Clerk is hereby authorized to cause a copy of this By-Law to be served upon the owners of the property described in Schedule "A" and upon the Ontario Heritage Foundation, and to cause Notice of this By-Law to be published in a newspaper having a general circulation in the Township of Georgina.
4. The Schedule attached hereto and marked Schedule "A" and Schedule "B" form part of this By-Law and all notations, references and other information contained therein shall be as much a part of this By-Law as if all the matters and information set forth by the said Schedules were all fully described herein.

READ a first and second time this 16th day of September, 1982.

  
Mayor

  
Clerk.

READ a third time and finally passed this 16th day of September, 1982.

  
Mayor

  
Clerk.

PROPERTY DESCRIPTION

Plan 69, Block 72, Main Street, North Side, Sutton, Ontario

In the Village of Sutton being composed of all of Block 72 according to Plan filed in the Registry Office for the Registry Division of the North Riding of the County of York as Plan No. 69;

Together with all rights, privileges and benefits appertaining and belonging to the Mill Pond and the use thereof.

REASONS FOR DESIGNATION

Sutton Mill was built by James O'B. Bouchier on the Black River, Sutton. It is essentially the beginning of Sutton and it was around this mill and the above store that the Village grew. The mill seems drastically changed from the road but around the back the original siding and windows give a good idea of how it once was and could be again. The interior is not much changed except for removal of the machinery. The workmanship visible on the supporting beams is quite beautiful. Another building essential to the historical core of Sutton.

RECORD OF DESIGNATION

County, District or  
Regional & District  
Municipality

Municipality

Township of Georgina

Address

North side of Main Street, Sutton

Date of Notice  
of Intention  
to Designate

Dates Notice  
Published

- 1.
- 2.
- 3.

Date of  
Confirming  
By-Law

Owner at  
Designation

Co-Op

Reason for  
Designation "Sutton Mill"

Built by James O'B Bouchier on the Black river, Sutton. It is essentially the beginning of Sutton and it was around this mill and the above store that the village grew. The mills seems drastically changed from the road but around the back the original siding and windows give a good idea of how it once was and could be again. The interior is not much changed except for removal of the machinery. The workmanship visible on the supporting beams is quite beautiful. Another building essential to the historic core of Sutton.

Property Description: Plan 69, Part Block 72, Main Street,  
North Side, Sutton.

THE CORPORATION OF THE TOWN OF GEORGINA

IN THE

REGIONAL MUNICIPALITY OF YORK

L9102

FOR CONSIDERATION OF THE TOWN CLERK

SUBJECT: Designation of the Barn of the Pollard Property,  
described as Part Lots 16 & 17, Concession 5 in the Town  
of Georgina, Roll No. 109-150

---

Town Council at a meeting held on May 9th, 1991, passed a resolution requesting L.A.C.A.C. to investigate the potential heritage designation of the barn on the abovementioned property and that the Clerk be directed to forward a copy of this resolution to the Secretary-Treasurer of the Committee of Adjustment.

L.A.C.A.C. at a meeting held May 28th, 1991, passed a resolution recommending the barn on the Pollard Property, described as Part Lots 16 & 17, Concession 5, in the Town of Georgina, be designated under the Ontario Heritage Act, for the purpose of preservation. The reasons for designation being as follows:

Historical Significance

It appears that this barn was built in approximately 1890 while owned by Elemuel Draper. The Draper family contributed significantly to the history of the area. In the publication "Rural Roots - Pre Confederation Buildings of the York Region of Ontario" (Toronto Press) it states that the Draper family names appeared in lists of public office from the first council meetings in 1822, occupying such positions as poundkeeper, fenceviewer, highway overseer and councillor. Henry Draper was reeve in 1863 and 1866.

Elemuel Draper was quite a character. In his substantial barn he kept a team of flashy bay horses that he drove out while sporting a stove pipe top hat, also called a plug" and white gloves. Thusly dressed he greeted the coaches daily. In Draper's honour the village of Belhaven became known as "Plug Mount." Elemuel was also one of the first to own a cider mill run by horsepower and a butter churn run by dog power!



Architectural Significance


The barn is an unusual structure given its raised centre and four longitudinal vents as well as the wooden vent shafts that join the main level to the towers on the roof. The two towers are located at either end of the roof. One requires some restoration. The upper ridge, is unusual and is separated from the main structure by occasional windows from front to back allowing for upper barn ventilation (when necessary) and light.

The materials used in construction appear to be similar to those of other barns in the area. There are some signs of hewn beams although most are sawed.

The barn is viewed as being in generally good condition except for some sinkage of posts into the main floor and some rotting that has resulted in some sagging and corresponding structural movement. Still, there are no apparent signs of structural deformation in the roof or walls. The foundation shows some deterioration (due to gutter malfunction). Generally the barn is in good shape, sound and vertical.

It is understood that there are very few barns of this vintage, let alone style, still standing in Southern Ontario. As barns of this age deteriorate over time they are seldom repaired but are replaced by new barns of generic style using present day building materials.

Submitted by:

  
\_\_\_\_\_  
L.A.C.A.C.

1991-05-30

①

91-05-29

L9102

SUBJECT: Designation of the Barn on the Pollard Property,  
described as part lots 16 + 17, Concession 5 in  
the Town of Georgina, Roll No. 109-150

#### BACKGROUND:

In May 1991 a request from the Town of Georgina Council was received by the LACAC recommending that LACAC investigate the potential designation of the barn (identified above) pursuant to the Ontario Heritage Act.

#### COMMENT:

Mark Early  
~~Mark Early~~, member of LACAC, formally visited the property to assess the designation and researched the historical and architectural significance of the building. A report to the LACAC was made at the meeting of

#### OWNERSHIP, OCCUPATION and USE

one present registered owners of the property are George Stanley  
Pollard et al.

The barn is presently ~~used~~ not being used for any normal farm use.



## REASONS FOR DESIGNATION

**Historical Significance** It appears that this barn was built in approximately 1890 while owned by Elemanuel Draper. The Draper family contributed <sup>significantly</sup> to the history of the area. In "Rural Roots" - Pre-Confederation Buildings of the York Region of Ontario (Toronto Press) it states that the Draper family names appeared in lists of public office from the first council meetings in 1822, occupying such positions as poundkeeper, fenceviewer, highway overseer <sup>and</sup> councillor. Henry Draper was reeve in 1863 and 1866. (Elemanuel Draper was quite a character. In his substantial BARN he kept a team of flashy bay horses which he drove out while sporting a stove pipe top hat, also called a "plugg" and white gloves. Thudly dressed he greeted the coaches daily. In Draper's honour the village of Belhaven became known as "Plug Mount." Elemanuel was also one of the first to own a cider mill run by ~~dog~~ horsepower and a butter churn run by dog power!

**Architectural Significance** The barn is an unusual structure, given its raised center <sup>and</sup> four longitudinal bents as well as the wooden vent shafts that join the <sup>main</sup> lowest level to the towers on the roof. <sup>ADD#1</sup> The barn is viewed as being in generally good condition except for some sinkage of posts into the main floor and some rotting which has resulted in some sagging and corresponding structural movement. However there are no apparent signs of structural deformation in the roof or walls. The foundation shows some deterioration (due to gutter malfunction). Generally the barn is in good shape, sound and vertical. <sup>ADD#2</sup>

<sup>ADD#1</sup> ~~The two towers are~~ The two towers are located at ~~the~~ top of the vent shaft either end of the roof. <sup>One requires some restoration</sup> The upper ridge, which is quite <sup>low</sup>, is separated from the main structure by occasional windows from front to back



which allow for upper barn ventilation (when necessary) and light.

The materials used in construction appear to be similar to those of other barns in the area. There are some signs of worn beams although most are sawed.

END OF ADD #1

## RECOMMENDATION

~~The~~ The LACAC of the Town of Georgina recommends<sup>①</sup> that the Town of Georgina proceed to designate this barn owned by Mr and Mrs Pollard which is located on Concession 5, part lots 16+17 in the Town of Georgina pursuant to Section 29 of the Ontario Heritage Act.

## ADD #2

It is understood that there are very few barns of this vintage, let alone style, still standing in Southern Ontario. As barns of this age deteriorate over time they are seldom repaired but are replaced by new barns of generic style using present day building materials.

END OF ADD #2

- ② that the Clerk
- prepare the notice of intention to designate
  - (a) advertising such notice in the local newspaper for three consecutive weeks
  - (b) forward such notice to the Ontario Heritage Foundation
  - (c) forward such notice to the owners of the property

## NOTICE OF INTENTION TO DESIGNATE

Barn  
5<sup>th</sup> Concession, Part Lots 16+17  
Town of Georgina

Reasons for Designation of this Barn

This barn is of ~~significant~~ significant value for designation for both architectural and historical reasons.