

**Heritage Report:
Reasons for Heritage Designation**



18 River Road

October 2024

Profile of Subject Property

Municipal Address	18 River Road
Roll Number	10-08-0-013-00200-000
Legal Description	PL 311 LOTS 11,12 CON 5 WHS E PT LOT 5
Ward Number	6
Property Name	
Current Zoning	
Current Use(s)	Residential
Construction Date	Circa 1930
Notable Owners or Occupants	McMurchy family and Darius McClure
Heritage Resources on Subject Property	Building
Relevant Council Resolutions	
Additional Information	

1. Current Situation:

The property at 18 River Road is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest. The property meets the criteria for designation prescribed by the Province of Ontario under the *Ontario Heritage Act*, Regulation 9/06 for the categories of design/physical value, historical/associative value and contextual value.

2. Description of Property

The property at 18 River Road is adjacent to the River Road Cultural Heritage Landscape (CHL) that extends westward from Mississauga Road and follows the north side of the road. The CHL is identified as reflecting the former rural and recreational character of the area adjacent to the former mill pond associated with XYZ Woolen Mill. The property's mature trees and rich vegetation reflect the predominant landscaping of the River Road Cultural Heritage Landscape.

The Property is an irregularly shaped parcel on the south side of River Road between the intersection with Mississauga Road and River Road's curve south to follow the river in the City of Brampton, Ontario. The approximately 0.66-hectare lot comprises a 20th century residential building, three rear cottages, and a series of sheds and accessory buildings. The house is a one-and-a-half storey stucco clad building.

3. Statement of Cultural Heritage Value or Interest

Design/Physical Value:

The house on the property has design and physical value for as a representative example of the Craftsman Bungalow architectural style. Attributes of the building that express the Craftsman style include its one-and-a-half storey height; broad, low pitched roof with a 'blanket-like' appearance; overhanging eaves; ample exterior space; residential use; lack of ornamentation; chimney; dormers; large bay and picture windows; covered porch; and rustic materials.

Historical/Associative Value:

The Property has historical and associative value because it has a direct association with people that are significant to the community. The property is directly associated to Joel Wurts, who purchased the lands from the Hutton Estate in 1898 and became the

first owner. The Wurts family later changed their family name to become prominent as part of the Gooderham and Worts Distillers. The Property is directly associated with the McMurchy family and Darius McClure, both of whom were prominent in the community and made significant contributions to the development of Huttonville and Brampton.

Contextual Value:

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings. The property’s mature trees and rich vegetation reflect the predominant landscaping of the River Road Cultural Heritage Landscape. The house and ancillary buildings are visually linked to the low-rise cottage-style housing subdivision built during the post-war period. One of the earliest residential structures on the North side of the Credit River, the property used to form part of and was owned by the historic Huttonville Park which was a popular recreational destination for people across the GTA in the 1920s as well as a fundraising venue for WWII war efforts.

The property’s ownership history, which includes Darius McClure, John McMurchy and Huttonville Park Inc. reinforce its connection to the town of Huttonville, the McMurchy Powerhouse and Mills and the nearby Credit River.

Ontario Regulation 9/06 Evaluation:

Criteria for Determining Cultural Heritage Value or Interest	Assessment (Yes/No)	Rationale
Design or physical value		
a) Is a rare, unique, representative or early example of a style, type, expression, material or construction method	Yes	The house is a representative example of the Craftsman Bungalow style. It is not an early example as the precise date of construction is unknown. The house exhibits the oneand-a-half storey height; broad, low pitched roof with a ‘blanket-like’ appearance; overhanging eaves; ample exterior space; residential use; lack of ornamentation; a chimney; dormers; large bay or picture windows; and rustic materials.

		The shed and cottages are not rare, unique, representative, or early examples of a style, type, expression, material, or construction method. These are utilitarian and vernacular structures that are common.
b) Displays a high degree of craftsmanship or artistic merit	No	There is no evidence to suggest that the house, shed, or cottages were constructed with a high degree of craftsmanship or artistic merit. The house is a vernacular construction and is generally plain and simple. The shed is a utilitarian structure that is generally plain and simple. Therefore, the house and shed do not meet this criterion.
c) Demonstrates a high degree of technical or scientific achievement	No	The house, shed, and cottages do not demonstrate a high degree of technical or scientific achievement. There is no evidence to suggest that the house or shed were constructed with a higher degree of technical or scientific achievement than a standard house or shed at the time.
Historical or Associative Value		
a) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Yes	The house has direct associations with a prominent local family (McMurchy), a prominent local individual (Darius McClure) and to the Gooderham and Worts Distillers. The first owner was Mr Joel Wurts, who went on to become prominent as part of the Gooderham and Works Distillers. The McMurchy family operated the Huttonville Woollen Mill, furthered electric power in

		<p>Brampton, and introduced the first electric car to the area. The properties along River Road were once part of Hutton Park Limited, and were affiliated with the McMurchy property.</p> <p>Darius McClure was a farmer in Huttonville that went on to be the proprietor of the Victoria Hotel in Brampton and was involved in a number of local organizations. His funeral was one of the largest in Brampton indicating his prominence in the community.</p>
b) Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	The house, shed, and cottages do not yield or have potential to yield information that contributes to an understanding of a community or culture. The history of Brampton, the woollen mill, and the development of the area is well documented and understood.
c) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.	No	The house, shed, and cottages do not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist. There is no evidence to suggest that the Property reflects the work of an architect, artist, designer, or theorist. The builder is unknown.
Contextual Value		
a) Is important in defining, maintaining, or supporting the character of an area	No	The house, shed, and cottages are not important in defining, maintaining, or supporting the character of the area. The surrounding area is generally residential properties with heights ranging from one to two storeys, however, the character defining elements of the property that support the context have been altered.

<p>b) Is physically, functionally, visually, or historically linked to its surroundings</p>	<p>Yes</p>	<p>The property forms an important part of the River Road streetscape which is still characterized predominantly by small original cottage-style housing. Mature trees and other vegetation are visually linked to the Cultural Heritage Landscape of River Road. Mature vegetation and close proximity to the Credit River, Huttonville, and the McMurchy Powerhouse and Mills make this property historically and visually linked to its context.</p>
<p>c) Is a landmark</p>	<p>No</p>	<p>The Property is not a landmark as the deep setback of the shed and cottages on the Property separates them from the roadway. The house is surrounded by trees that obscure the house from view.</p>

4. Description of Heritage Attributes/Character Defining Elements

The heritage attributes comprise all façades, architectural detailing, construction materials and associated building techniques, as well as significant landscape elements and important vistas. The detailed heritage attributes/character defining elements include, but are not limited to:

- The orientation of the house fronting onto the road (*O. Reg. 9/06*, criteria 1 and 4);
- Relationship of the house to the Creek (*O. Reg. 9/06*, criteria 4);
- The scale and massing of the building (*O. Reg. 9/06*, criteria 1);
- Symmetrical proportions (*O. Reg. 9/06*, criteria 1);
- Lack of ornamentation (*O. Reg. 9/06*, criteria 1);
- One-and-a-half storey height (*O. Reg. 9/06*, criteria 1);
- Rectangular plan with a bay window on each of the north and south elevations (*O. Reg. 9/06*, criteria 1);
- Broad, low-pitch hip roof with a ‘blanket-like’ appearance (*O. Reg. 9/06*, criteria 1);
- Hip roofed dormers on the north, east, and west elevations (*O. Reg. 9/06*, criteria 1);
- Overhanging eaves (*O. Reg. 9/06*, criteria 1);

- Stucco clad chimney with red brick underneath (*O. Reg. 9/06*, criteria 1);
- Stucco clad exterior with red brick underneath (*O. Reg. 9/06*, criteria 1);
- Covered porch at the northeast corner (*O. Reg. 9/06*, criteria 1).
- Mature trees and other vegetation contribute to the urban forest along River Road CHL (*O. Reg. 9/06*, criteria 8).

5. Alteration History and Heritage Integrity

The following are the known alterations to the subject property:

- The original red brick brick masonry walls have been covered in stucco.
- The land is proposed for consent to severance by retaining the 0.40 hectares surrounding the three one storey cottages and sever the 0.25 hectares surrounding the house, accessory buildings, and the east side of the creek to maintain the property's relationship with the creek.

6. Archaeological Potential

The site retains high archaeological potential due to its close proximity to the water body and cultural heritage resources.

7. Policy Framework

In the context of land use planning, the Province of Ontario has declared that the wise use and management of Ontario's cultural heritage resources is a key provincial interest.

A set of Provincial Policy Statements (PPS) provides planning policy direction on matters of provincial interest in Ontario. These statements set the policy framework for regulating the development and use of land. The relevant heritage policy statement is PPS 2.6.1, which states that "significant built heritage resources and significant cultural heritage landscapes shall be conserved". PPS 2.6.1 is tied to Section 3 of the *Ontario Planning Act*, which stipulates that land use planning decisions by municipalities "shall be consistent with" the Provincial Policy Statements.

The policy is also integrated with the Ontario Heritage Act. This piece of legislation grants municipalities powers to preserve locally significant cultural heritage resources through

heritage designation. Decisions as to whether a property should be designated heritage or not is based solely on its inherent cultural heritage value or interest.

City Council prefers to designate heritage properties with the support of property owners. However, Council will designate a property proactively, without the concurrence of a property owner as required. These principles are reflected in Brampton's Official Plan. The relevant policies are as follows:

Section 4.10.1.3: All significant heritage resources shall be designated as being of cultural heritage value or interest in accordance with the Ontario Heritage Act to help ensure effective protection and their continuing maintenance, conservation and restoration.

Section 4.10.1.5: Priority will be given to designating all heritage cemeteries and all Class A heritage resources in the Cultural Heritage Resources Register under the Ontario Heritage Act.

Section 4.10.1.6: The City will give immediate consideration to the designation of any heritage resource under the Ontario Heritage Act if that resource is threatened with demolition, significant alterations or other potentially adverse impacts.

In 2015, the City Council adopted a new Strategic Plan to guide the evolution, growth and development of the city. Heritage preservation is one of the goals of this new Strategic Plan.

These principles are also guided by recognized best practices in the field of heritage conservation.

8. Resources

- Heritage Impact Assessment by LHC Heritage Planning & Archaeology Inc., dated 30 October 2023
- City of Brampton, Heritage Listing Candidate Summary, August 2009

9. Appendix

Figure 1: Location of 18 River Road (Source: Planning Viewer, Brampton)



Figure 2: Location of 18 River Road (Source: Heritage Impact Assessment, LHC)



Figure 3: Aerial photography of 18 River Road (Source: Google Maps)



Figure 4: Proximity of 18 River Road to other Designated (green) or Listed (yellow) heritage resources (Source: Planning Viewer, Brampton)

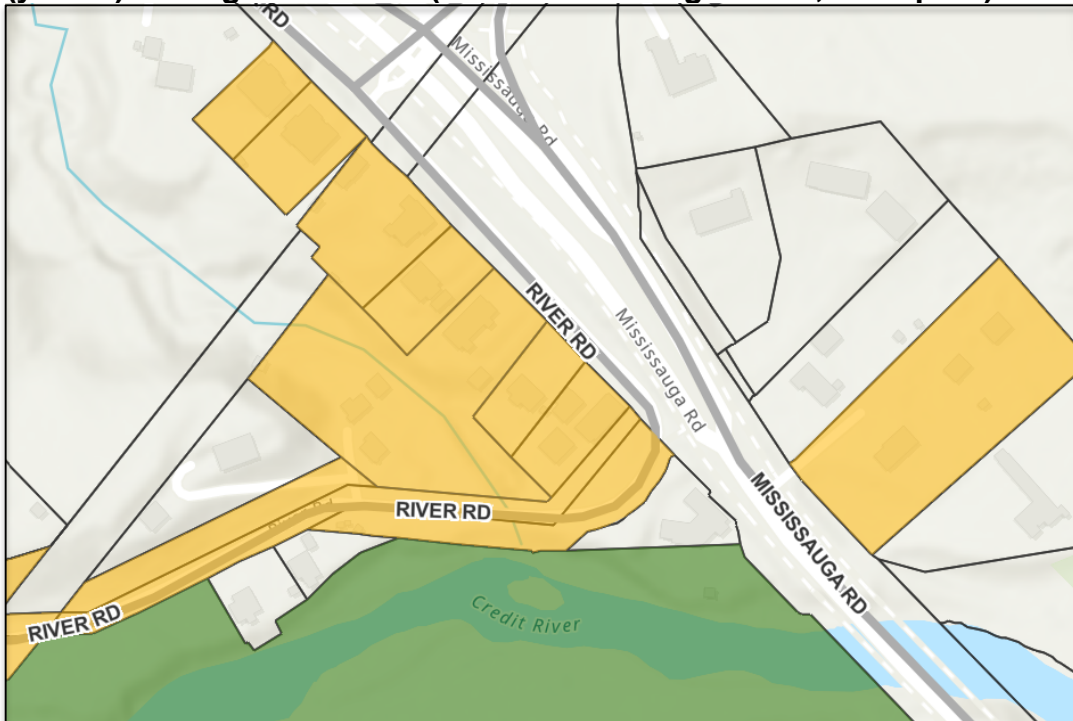


Figure 5: Historic Maps from 1819, 1859, and 1877 showing the property



Figure 6: Topographic maps from 1909, 1918, 1942, 1973, 1979 and 1994 showing the property as part of Huttonville

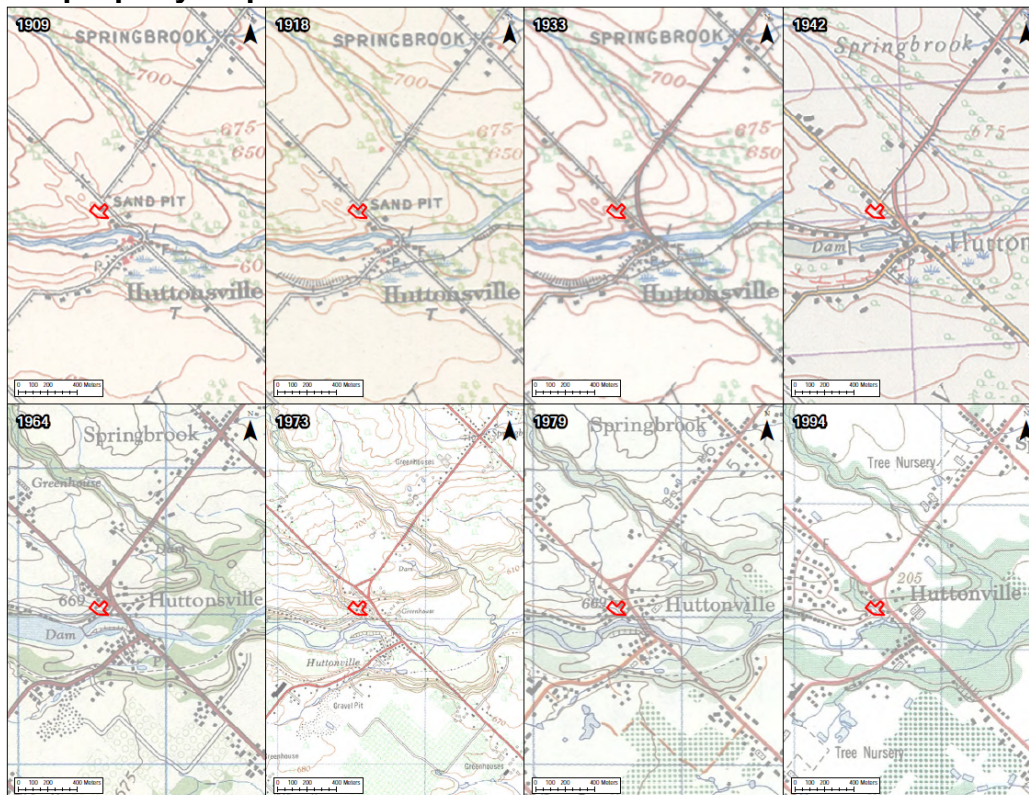


Figure 7: Aerial Photographs from 1954, 1969 and 2000 showing the property after subdivision



Figure 8: The powerhouse(left) and the Woolen Mill (right) related to the McMurchy family



Figure 9: Various photographs of the range of activities people enjoyed in Huttonville Park; a: Dam with spillway built in 1923; b: Entrance into Huttonville Park; c: Pavillion and refreshment booth built in 1909.

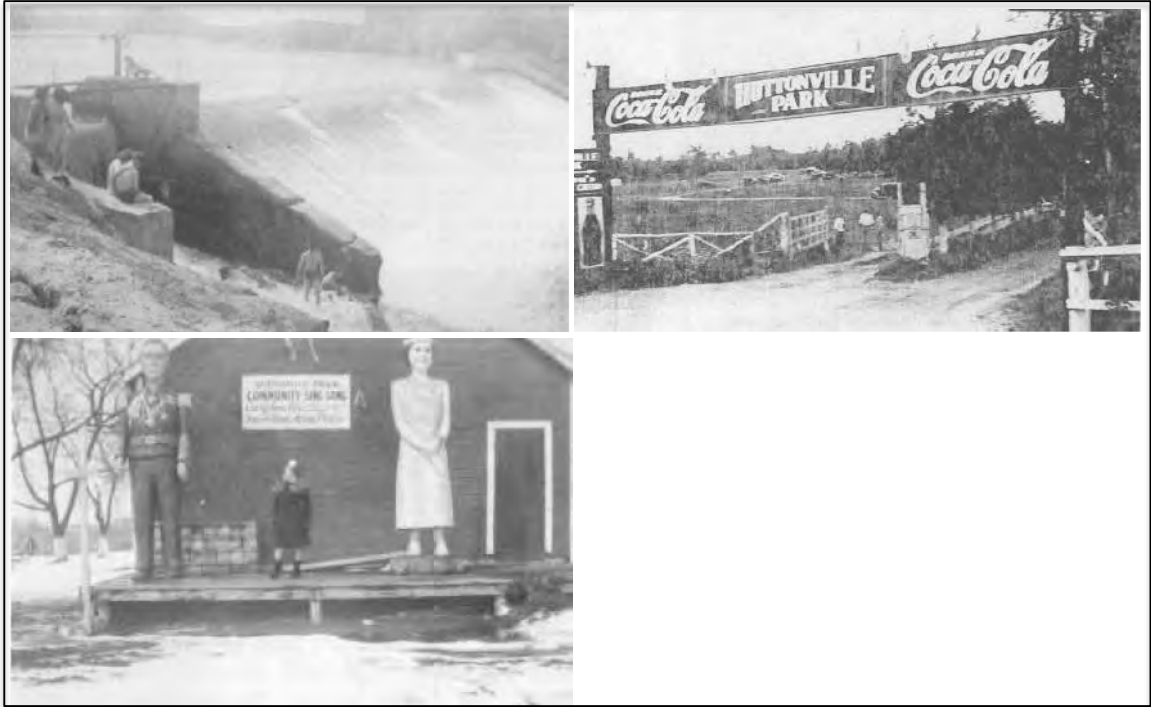


Figure 10: Front façade of 18 River Road (2009- Source: Brampton City Listing report)



Figure 11: Front façade/ North Elevation of 18 River Road (2023)



Figure 12: View northeast of the west elevation



Figure 13: View northeast of the south elevation



Figure 14: View northwest of the east elevation

