

**Heritage Report:
Reasons for Heritage Designation**



18 River Road

March 2025

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 area of River Road is located within the South Slope physiographic region which forms a major portion of the southern flanks of the Oak Ridge's Moraine. The Credit river is located in very close proximity to the subject property.

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.

The property's mature trees and rich vegetation reflect the predominant landscaping of the River Road Cultural Heritage Landscape.

3. Statement of Cultural Heritage Value or Interest

Design/Physical Value:

The Property has design and physical value for its house which is a representative example of the Craftsman Bungalow architectural style. Elements including 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; a chimney; dormers; large bay or picture windows; covered porch; and rustic materials reflect the Craftsman Bungalow style.

When examined against the typical characteristics associated with the Arts and Crafts movement as outlined in *A History of Canadian Architecture* (Kalman 1994), *Well-Preserved* (Fram 2003), *Ontario Architecture Online* (Kyles 2016), and *A Guide to Canadian Architectural Styles* (Rickets et al. 2011), 18 River Road exhibits most of the characteristics of the Arts and Crafts philosophy and can therefore be considered a representative example of the style (see Table 1). Built in 1930's this is also an early example of this style within in the context of Brampton and Huttonville.

Table 1. Characteristics of Arts and Crafts Architecture
(Adapted from Kalman 1994; Fram 2003; Kyles 2016; Rickets et. al.2011)

Characteristics of Arts and Crafts Architecture	
Overall low profile (typically one to two storey)	Y
Projecting volumes	N
Balanced composition and massing	N
Horizontal emphasis	Y
Steeply pitched gable roof	N
Overhanging or wide eaves	Y
Large chimneys often irregularly placed	-
Typically stucco or brick construction	Y
Entrance oriented to the side of the façade	Y
Use of natural materials in ornamentation	N
Carefully landscaped surroundings (plantings, boxwood, climbing ivy, rock gardens, stone retaining walls, terraces, and walkways)	Y

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 McMurphy family and Darius McClure, both of which were prominent in the community and made significant contributions to the development of Huttonville and Brampton. The tax assessment rolls and voters list from 1934 to 1950 indicate that Angus McMurphy resided on the property, in the house, while running the McMurphy Powerhouse and mills across the Credit River in Huttonville.

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 along River Road 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, Angus and John McMurphy and Huttonville Park Inc., reinforce its historical linkages to the town of Huttonville, the McMurphy Powerhouse and Mills. The property was built in 1930's overlooking the nearby Credit River and due to its current irregular shape, the property maintains this physical relationship to the 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	<p>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.</p> <p>The house is an early representative example of the Craftsman Bungalow style. It is an early example of its style as the construction could be dated to 1930's based on the tax-assessment rolls. The house exhibits the 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; a chimney; dormers; large bay or picture windows; and rustic materials.</p>
b) Displays a high degree of craftsmanship or artistic merit	No	<p>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</p>

		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	<p>The house has direct associations with a prominent local family (McMurphy). Angus McMurphy occupied the house while running the McMurphy Powerhouse and mills across the Credit River in Huttonville from approx 1934-1950s.</p> <p>The McMurphy family operated the Huttonville Woollen Mill, furthered electric power in 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 McMurphy property.</p>
b) Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	
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.
b) Is physically, functionally, visually, or historically linked to its surroundings	Yes	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.
c) Is a landmark	No	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.

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 masonry walls have been painted
- 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
- Assessment roll for the Municipality of Chinguacousy – 1934 to 1950 (PAMA)
- Voter's list for the Municipality of the Township of Chinguacousy – 1940 to 1969 (PAMA)

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)

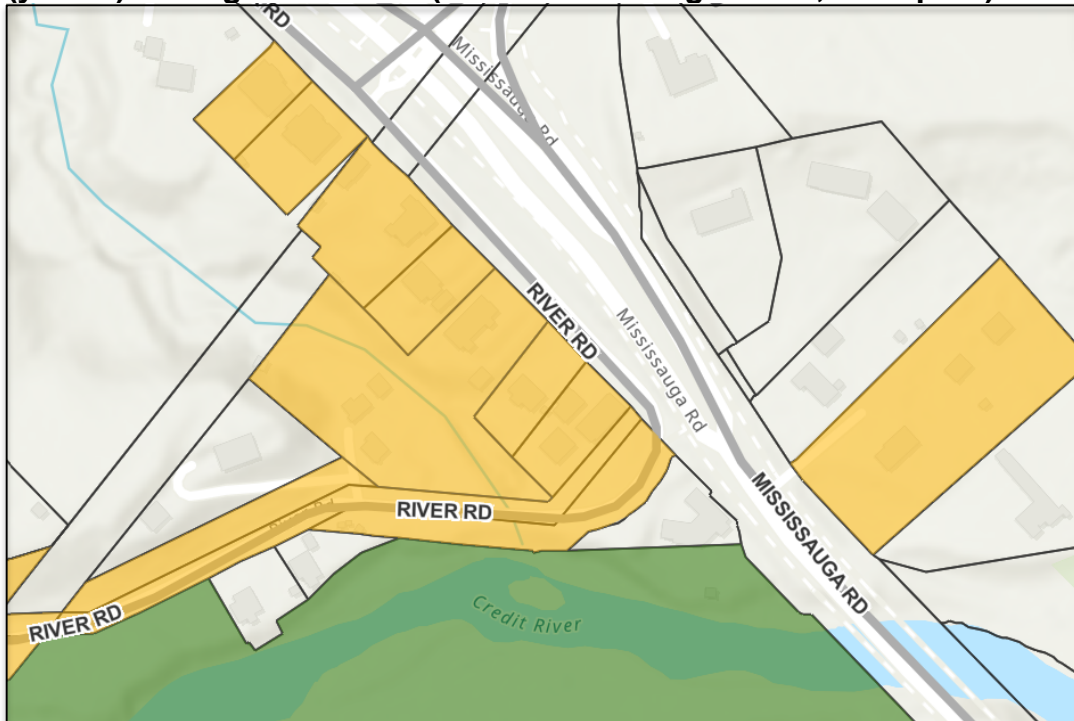


Figure 5: Historic Maps from 1819, 1859, and 1877 showing the property



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

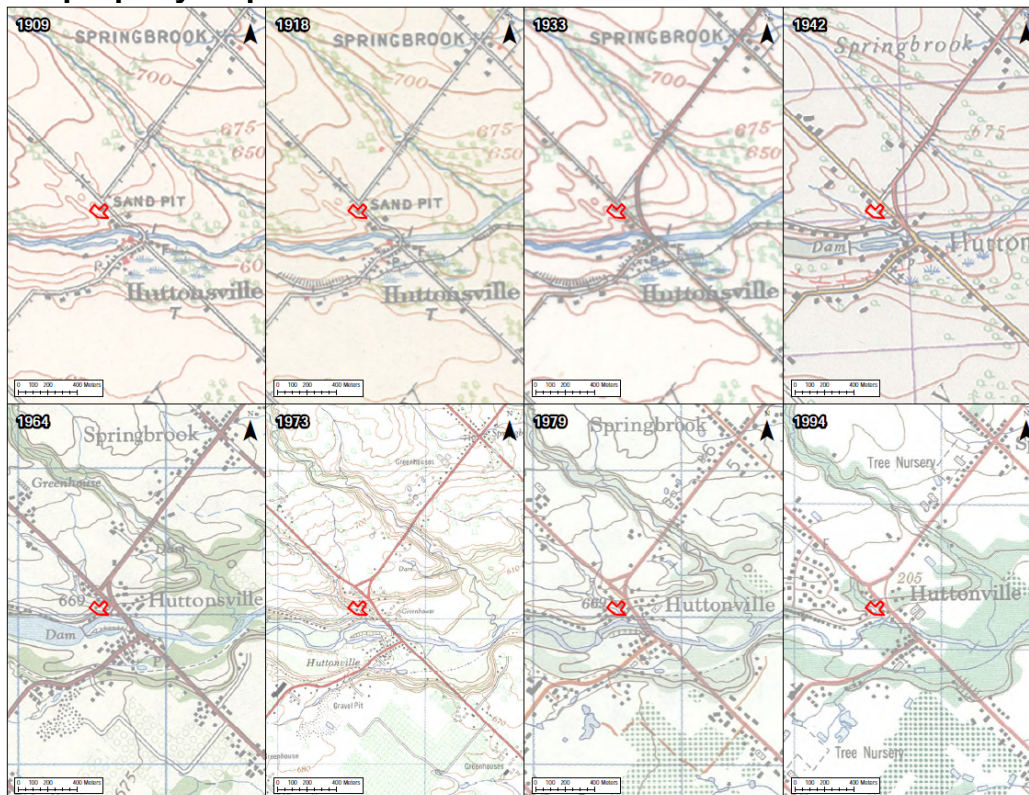


Figure 7: Aerial Photographs from 1954, 1969 and 2000 showing the property after subdivision



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

