



Staff Report for Heritage Richmond Hill Meeting

Date of Meeting: September 10, 2019

Report Number: SRPRS.19.142

Department: Planning and Regulatory Services
Division: Policy Planning - Heritage and Urban Design

Subject: Removal of 10014 Yonge Street from Heritage Register (City File # D12-13003)

Purpose:

To seek the Heritage Richmond Hill Committee's consideration regarding the cultural heritage merit of the property located at 10014 Yonge Street under Part IV of the *Ontario Heritage Act*.

Recommendation(s):

- a) That Heritage Richmond Hill advise Council the property located at 10014 Yonge Street does not merit cultural heritage designation under Part IV of the *Ontario Heritage Act*; and
- b) That 10014 Yonge Street be removed from the Municipal Heritage Register.

Contact Person:

Pamela Vega, Heritage & Urban Design Planner, phone number 905-771-5529.
Joanne Leung, Manager of Heritage & Urban Design, phone number 905-771-4598.

Report Approval:

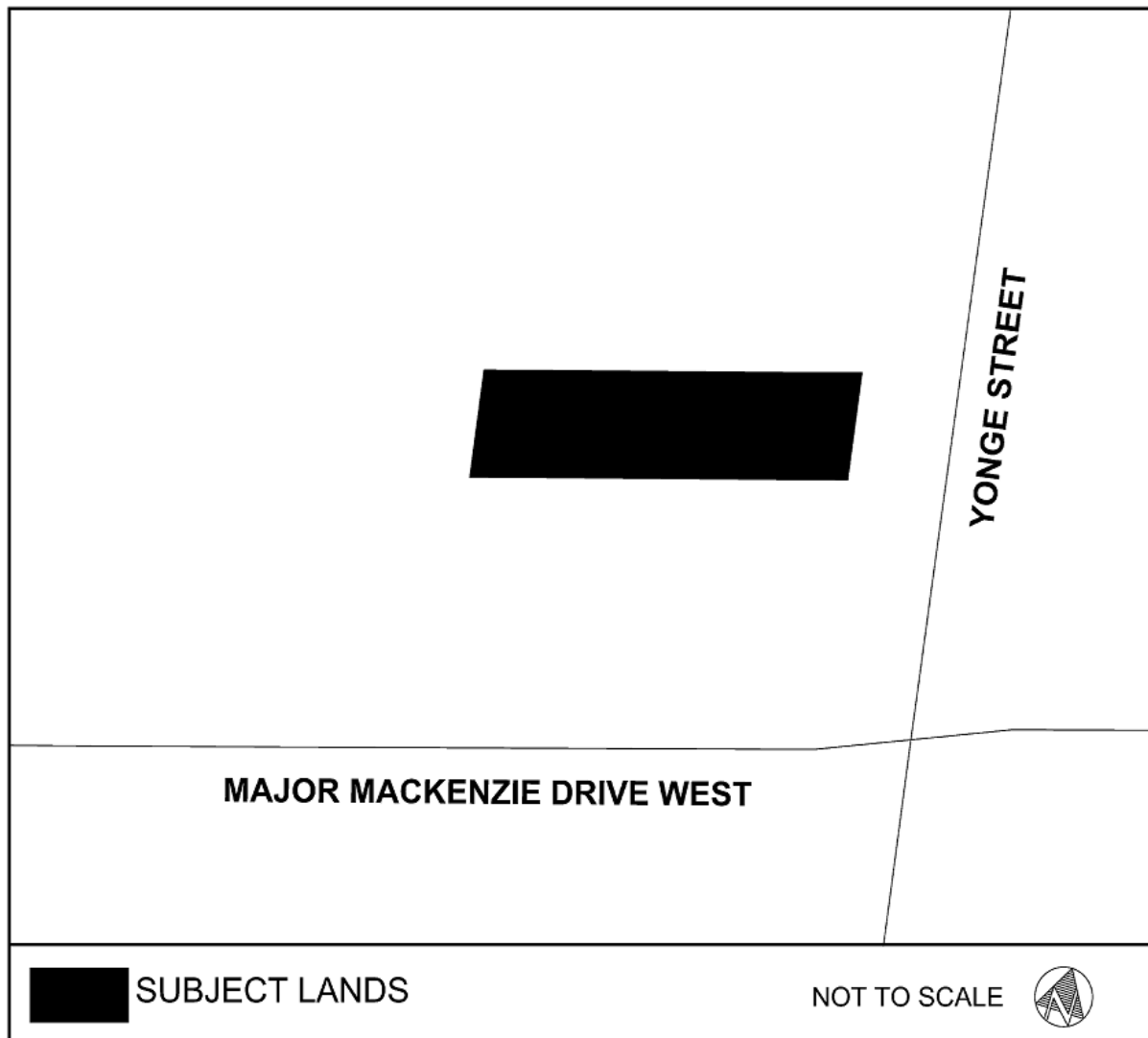
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Neil Garbe, City Manager

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), Town Solicitor (as required), Commissioner, and City Manager. Details of the report's approval are attached.

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Location Map:



Background:

This staff report provides a review of the subject property from a cultural heritage perspective and seeks Heritage Richmond Hill's (HRH) consideration of the cultural heritage significance of the subject property in accordance with the criteria set out in Regulation 9/06 of the *Ontario Heritage Act* (the "Act").

The subject property is located on the west side of Yonge Street, just north of Major Mackenzie Drive West. It was added by Council to the Municipal Heritage Register as a listed property under section 27(1.2) of the Act on February 8, 2010 as recommended by the then Heritage Richmond Hill committee as having potential cultural heritage interest for its one storey dwelling. The property has not been evaluated regarding its cultural heritage significance. In August 2019, the property owner contacted the City to

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request that the property be removed from the Heritage Register on their belief that the property does not possess cultural heritage significance. Staff began investigating the property as a result of this request.

Cultural Heritage Evaluation:

As per section 27(1.3) of the Act, Council may remove a listed property from the Heritage Register should they find that the property does not merit designation.

Regulation 9/06 outlines the criteria for determining whether a property merits designation under the *Ontario Heritage Act*. Should one criterion be met, Council may designate a property. The criteria include the following set of three overarching values within which are nine sub-criterion:

- 1) Physical/Design Value:
 - a. Is a rare, unique, representative or early example of a style, type, expression, material or construction method;
 - b. Displays a high degree of craftsmanship or artistic merit; or
 - c. Demonstrates a high degree of technical or scientific achievement.
- 2) Associative/Historical Value:
 - a. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
 - b. Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or
 - c. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
- 3) Contextual Value:
 - a. Is important in defining, maintaining or supporting the character of an area;
 - b. Is physically, functionally, visually or historically linked to its surrounding; or
 - c. Is a landmark.

The following provides staff's consideration of the subject property as viewed through the lens of this regulation.

Physical/Design Value

No structures are identified on the subject property in 19th century mapping. The first evidence of a structure existing on the property is found on a topographic map dating from 1943, which identifies a structure in the approximate location of the existing structure. A 1954 aerial photograph also shows a structure in the same location that has similar dimensions as the existing dwelling. It is estimated that the existing structure was constructed after 1900 and prior to 1943.

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Eastern (front) façade facing Yonge Street, c.2017.



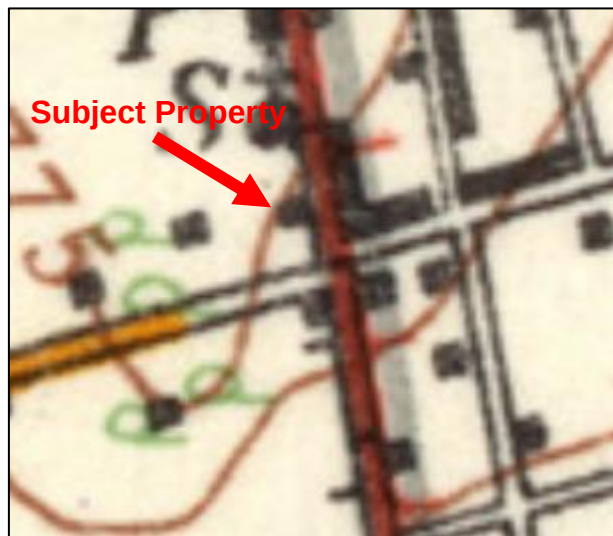
Western façade, showing both c.1980s additions, c.2017.

The subject property contains a one storey hip-roofed structure in a nondescript, vernacular design. While the structure exhibits elements of the Regency style, it lacks the symmetry and detailing of a true Regency house. It appears as though it originally

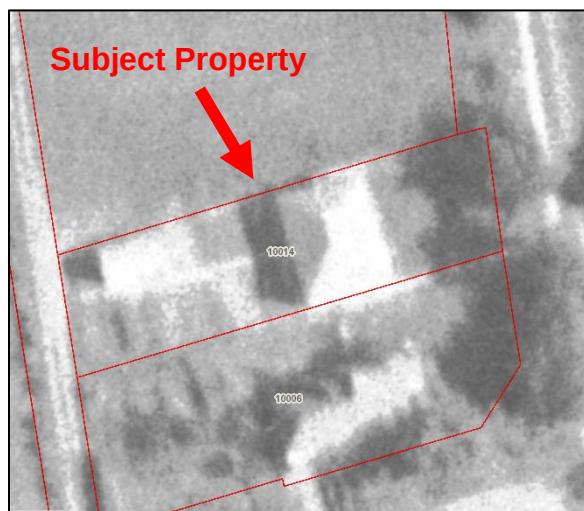
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had a red brick veneer, with the front and back façades later covered in stucco. There is a brick chimney on the northern façade. It contains an off-centre front entrance with two windows on either side; the northern bay projects slightly forward. Two small additions constructed in the 1980s exist to the rear of the building.

It is not a rare, unique, representative or early example of a style, nor does it display a high degree of craftsmanship or artistic merit, nor does it demonstrate a high degree of technical or scientific achievement. Therefore, staff are of the opinion that this building does not contain physical or design value.



1943 topographic map showing a structure on the subject property.



1954 aerial photograph [York Region Maps]



2018 aerial photo of subject property [York Region Maps]

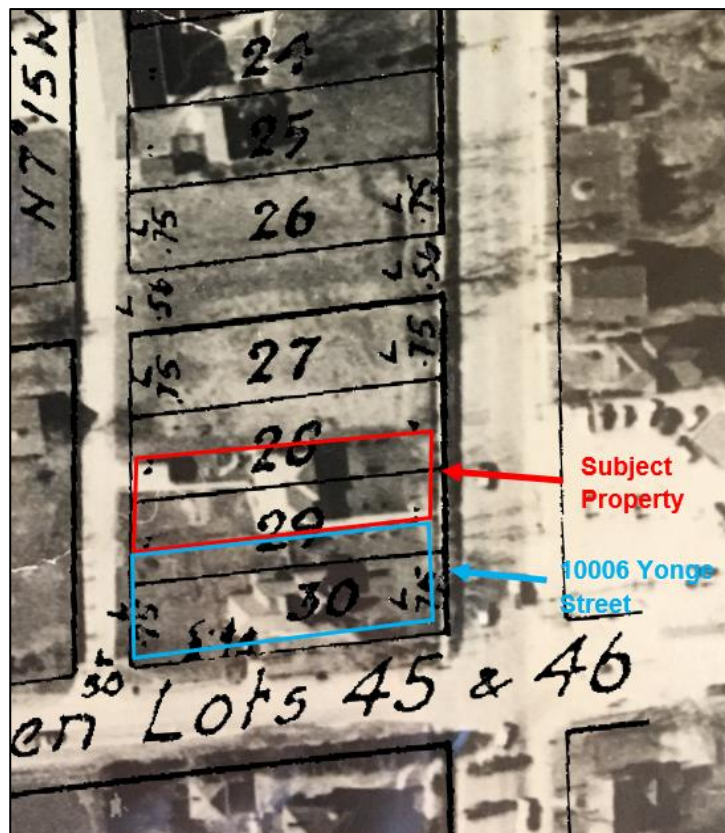
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Associative/Historical Value

Known as either the Gladys McLatchy House or the McCluskey Home, the subject property is presumed to be associated with Gladys McLatchy and/or the McCluskey family. Staff undertook historical research on this potential association.

Gladys McLatchy

Gladys McLatchy (1909-2007) was a well known and well respected member of the Richmond Hill community. Once the President of the Richmond Hill Horticultural Society, and who also held the role of Secretary/Treasurer for 25 years and the role of District Director for six years, Gladys played an integral part in shaping Richmond Hill's landscapes. She was also a part of other community groups including the Richmond Hill Naturalists and the Cancer Society, and she also helped to establish the local Girl Guide unit.



1857 Plan overlaid atop c.1950s aerial photo. The subject property is outlined in red, and 10006 Yonge Street is outlined in blue.

Gladys received a number of awards for her contributions to the community, including the Ontario Horticultural Society's highest award, the Silver Medal. She was named Senior of the Year in 1996, had a lane named after her in 2006, and in 2009 had a garden planted in her memory at the Richmond Hill Centre for the Performing Arts.

The subject property is legally described as PLAN 286 PT LOTS 28 & 29. Overlapping this original plan with an aerial photo confirms that the subject property consists of both the southern portion of Lot 28 and the northern portion of Lot 29 (see photo adjacent). As such, the land records for both Lot 28 and Lot 29 were reviewed. On Lot 28, there is no McLatchy noted.

On the Lot 29 records, Violet and Alfred McLatchy (Gladys' parents)

are noted as joint tenants in 1946, later placing mortgages on the property. Gladys purchased Lot 29 from her mother in 1974, then sold it to Itom Management Limited in 1988. It is believed, however, that these references to the McLatchys do not relate to the subject property, but actually relate to the property to the south (10006 Yonge Street), which is comprised of the southern portion of Lot 29.

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Further evidence that these land record references do not relate to the subject property is found in the 1975 phone book, which lists Gladys at 10006 Yonge Street and Epic Real Estate Limited at 10014 Yonge Street. Local residents also recall her residing at 10006 Yonge Street rather than 10014 Yonge Street, and fondly remember her well-tended garden along 10006 Yonge Street's Major Mackenzie Drive boundary. Further research could not find any links between Gladys and the subject property.

There is no evidence that Gladys McLatchy ever resided on the subject property, nor was ever associated with the subject property.

McCluskey Family

As the property has also been known as the McCluskey Home, research was conducted to determine who the McCluskeys were. The only information that municipal staff were able to uncover on the McCluskeys was that a William McCluskey was the Jefferson post office Postmaster from 1920 to 1924 (which was located at 11666 Yonge Street). However, no one with the last name McCluskey is noted on the Land Records for this property. Staff were unable to find any other connection to William McCluskey or any McCluskey with the subject property.

As the subject property does not appear to have a direct association with an event, theme, person, or organization that is significant to the community, nor has the potential to yield information that contributes to an understanding of a community, staff are of the opinion that the subject property does not have associative/historical value.

Contextual Value

The subject property is located on the southern edge of what was the historic village of Richmond Hill. There are a number of properties in the area that are on the Heritage Register, including St. Mary's Anglican Church directly to the north. The majority of the heritage properties tend to be close to the road and highly visible from the public realm.

Given its modest architecture, deeper front yard setback, and elevation above street grade, staff are of the opinion that the subject property is not a character-defining element to the area, nor is it a landmark. Staff are of the opinion that the subject property has minimal contextual value.

Conclusion

The subject property fails to meet the criteria for cultural heritage value and does not merit designation under Part IV of the *Ontario Heritage Act*. Given the limited cultural heritage interest exhibited, staff recommend the removal of the subject property from the Register.

Financial/Staffing/Other Implications:

There are no financial or staffing implications at this time.

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Relationship to the Strategic Plan:

A detailed consideration of the heritage merits of the subject property is in keeping with Goal 3 – Outcome 1 of the Strategic Plan, which is to “Respect the past through promoting the awareness of the Town’s heritage.”

Conclusion:

Staff recommends to Council that the property located at 10014 Yonge Street be removed from the Heritage Register.

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Report Approval Details

Document Title:	SRPRS.19.142 - 10014 Yonge St Register Removal.docx
Attachments:	
Final Approval Date:	Aug 29, 2019

This report and all of its attachments were approved and signed as outlined below:

Patrick Lee - Aug 29, 2019 - 2:04 PM

Kelvin Kwan - Aug 29, 2019 - 2:08 PM

Neil Garbe - Aug 29, 2019 - 2:13 PM