

Heritage Vaughan Committee Report

DATE: Wednesday, October 26, 2022

WARD(S): 2

TITLE: DE-LISTING OF 6666 RUTHERFORD ROAD, A PROPERTY INCLUDED ON THE VAUGHAN HERITAGE INVENTORY AS A LISTED STRUCTURE OF HERITAGE SIGNIFICANCE ('LSHS')

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek a recommendation from the Heritage Vaughan Committee for the proposed removal of the subject property at 6666 Rutherford Road (shown in Attachment 2) from the Municipal Registrar as a *Listed Structure of Historical Significance* under Part IV Section 27 of the *Ontario Heritage Act*.

Report Highlights

- Cultural Heritage staff request the removal of the subject property from the Listing of Structure of Architectural and Historical Significance ('LSHS')
- The property contains the John Fleming Residence, a built heritage feature built in 1913 and irreversibly altered in 2014
- The altered built resource is the only contributing cultural heritage feature on the property; the property no longer has any cultural heritage value

Recommendations

THAT Heritage Vaughan recommend the approval of the proposed removal of the subject property from City of Vaughan Heritage Inventory as a *Listed Structure of Historical Significance*, under Section 27(1.3) of the *Ontario Heritage Act*.

Background

The property is at the northeast corner of the intersection of Rutherford Road and Huntington Road, located on the east part of Lot 16, Concession 9. The main dwelling structure, known as the John Fleming Residence, is a 2-1/2, three-bay Queen Anne style residence with a hipped roof with lower cross gables and an irregular plan. The residence likely dates to circa 1913.

The barn on the property was demolished between 2013 and 2014 and the residence was heavily modified with stucco cladding after 2014.

Previous Reports/Authority

None.

Analysis and Options

The residence is a single detached, 2-1/2 storey structure with a hipped roof with lower cross gables, modern skylights, and an irregular plan. The roof is clad in modern asphalt shingles and contains painted timber friezes, painted timber soffits, and painted timber fascia. The front façade consists of the principal hip roof massing and a projecting gable bay at the east end with a pivot window and modern siding cladding at the attic level. The second storey contains a modern casement vinyl window with a concrete sill on the gable projection.

The property has been reconfigured to accommodate tractor-trailer parking, and the structure has been heavily modified. As a result, the property does not have the potential to yield information that contributes to an understanding of a community or culture. The residence does not display a high degree of craftsmanship, artistic merit, or technical and scientific achievement. Therefore, neither the property nor structure are considered to be landmarks.

Financial Impact

There are no Financial Impacts associated with this report.

Broader Regional Impacts/Considerations

There are no Regional impacts or considerations for this application.

Conclusion

The built heritage resource at 6666 Rutherford Road was altered beyond the point of feasible conservation or preservation. The CHIA report (see Attachment 3) notes that

there are no remaining cultural heritage resources and subsequently the property retains no cultural heritage value.

Cultural Heritage staff support the Heritage Vaughan Committee recommendation to Committee of the Whole that the subject property be removed from the LSHS register, as it no longer maintains the criteria for the Listing as a property of architectural, cultural heritage, or contextual significance.

For more information, please contact Nick R. Borcescu, Senior Cultural Planner, Development Planning, ext. 8191

Attachments

Attachment 1 – 6666Rutherford_ Location Map

Attachment 2 – 6666Rutherford_ Heritage Listing removal request

Attachment 3 – 6666Rutherford_CHIA

Attachment 4 – 6666Rutherford_ Excerpt from the LSHS Inventory

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