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ONTARIO HERITAGE TRUST

OCT 05 2017

RECEIVED

OFFICE OF THE CLERK

October 3, 2017

Ms. Erin Semande
The Ontario Heritage Trust
10 Adelaide Street East
Toronto ON M5C 1J3

Dear Ms. Semande:

**Re: Notice of Passing of By-law 88-17
16 Macleod Estate Court
The Drynoch Estate
Town of Richmond Hill
Town File No.: D12-07230**

The Council of The Corporation of the Town of Richmond Hill, at its meeting held on September 25, 2017, passed the following resolution concerning Block 31, Plan 65M-3824, Except Part 1 on 65R36087, Richmond Hill, Regional Municipality of York and municipally known as 16 Macleod Estate Court:

That the following By-laws be passed:

By-law 88-17 – A By-law to Authorize the Designation of 16 Macleod Estate Court, *The Drynoch Estate*, under the *Ontario Heritage Act*

Carried

A copy of By-law 88-17 is attached. A copy of the By-law was sent to the Land Registry Office and was registered on October 2, 2017 as Instrument Number YR2739588 against the property affected.

Yours sincerely,

Gloria T. Collier
Deputy Town Clerk

GC/ha

Attachment

- c. Antonio Dimilta, Town Solicitor
- c. Stephen M.A. Huycke, Town Clerk
- c. Joanne Leung, Manager of Urban Design
- c. Isa James, Urban Design/Heritage Planner
- c. Piper Management Ltd., 12 Macleod Estate Court, Richmond Hill ON L4E 0B1

Properties

PIN 03207 - 4886 LT
Description BLOCK 31, PLAN 65M3824 EXCEPT PART 1, ON 65R36087; RICHMOND HILL. SUBJECT TO AN EASEMENT IN GROSS OVER PART 6, ON 65R28085 AS IN YR653040.
Address RICHMOND HILL

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE TOWN OF RICHMOND HILL
Address for Service 225 EAST BEAVER CREEK ROAD
RICHMOND HILL, ON L4B 3P4

This document is being authorized by a municipal corporation DAVE BARROW, MAYOR & STEPHEN M. A. HUYCKE, TOWN CLERK.

This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

 225 East Beaver Creek Road
Richmond Hill
L4B 3P4 acting for Applicant(s) Signed 2017 10 02
Tel 905-771-8800
Fax 905-771-2408

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

THE CORP. OF THE TOWN OF RICHMOND HILL 225 East Beaver Creek Road 2017 10 02
Richmond Hill
L4B 3P4
Tel 905-771-8800
Fax 905-771-2408

Fees/Taxes/Payment

Statutory Registration Fee \$63.35
Total Paid \$63.35

The Corporation of the Town of Richmond Hill

By-law 88-17

A By-law to Authorize the Designation of
16 Macleod Estate Court
(The Drynoch Estate)
Under the *Ontario Heritage Act*

Whereas Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18 authorizes the Council of a municipality to enact by-laws to designate real property to be of cultural heritage value or interest;

And Whereas the Council of The Corporation of the Town of Richmond Hill has caused to be served on the owners of the lands and premises known as 16 Macleod Estate Court, Richmond Hill, and upon the Ontario Heritage Trust, a Notice of Intention to Designate the aforesaid real property and has caused such Notice of Intention to Designate to be published in a newspaper having general circulation in the municipality;

And Whereas the Statement of Cultural Heritage Value or Interest and the Description of Heritage Attributes are set out in Schedule "A" and attached to By-law 88-17;

And Whereas no Notices of Objection to the proposed designation were served on the Town Clerk within the period prescribed by the *Ontario Heritage Act*;

The Council of The Corporation of The Town of Richmond Hill enacts as follows:

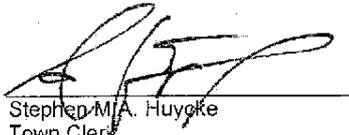
1. That the real property located at 16 Macleod Estate Court, being Block 31, Plan 65M-3824, Except Part 1 on 65R3B087, Richmond Hill, Regional Municipality of York {PIN NO. 03207-4886 (LT)}, is hereby designated under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as being of cultural heritage value or interest.
2. That the Town Clerk is hereby authorized to cause a copy of the By-law, together with a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property to be served on the owner of the property and on the Trust, and publish a Notice of the Passing of the By-law in a newspaper having general circulation in the municipality.

3. That the Town Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" in the Land Registry Office.
4. That Schedule "A" attached to By-law 88-17 is declared to form a part of this By-law.

Passed this 25th day of September, 2017.



Dave Barrow
Mayor



Stephen M.A. Huycke
Town Clerk

SCHEDULE "A" TO BY-LAW 88-17

REASONS FOR DESIGNATION 16 Macleod Estate Court The Drynoch Estate

Statement of Cultural Heritage Value or Interest

The subject property located at 16 Macleod Estate Court is recommended for designation under Part IV of the *Ontario Heritage Act* for its design and associative historical value. This one-and-a-half storey residence is located on the west side of Yonge Street, south east of Phillips Lake. The original house is framed by later additions which have preserved the original house and made it the centerpiece of the complex which includes the manor house and the nearby tree-lined former carriageway located at 0 Silver Maple Road, 0 Shirrick Drive, 0 Windrow Street and 0 Yonge Street.

This rare example of a mid-19th century manor house in Richmond Hill is an eclectic design that has classical revival elements dominating the overall style of the house. Originally, an extensive verandah (since removed) along with French Doors (since converted to windows) originally gave the house a strong sense of Regency Style. The Gothic Revival details present in the house include the drip moulds over the second storey windows of the front facing verandah and portico has lessened the degree of both the Gothic Revival and Regency character of the design. Drynoch is a one-and-a-half storey brick dwelling with a shallow front facing U-shaped plan. There is a two-storey brick addition to the rear of the east sidewall, with a single-storey brick and frame sunroom on the east end of the addition. A two-storey brick wing has been added to the north wall of the first addition. Another more recent two-storey wing has been added to the rear of the west sidewall of the main house designed by B. Napier Simpson Jr. (1925-1978) who was a prominent and celebrated Ontario heritage architect.

The property contains significant historical and associative value. In 1845, the 300 acre parcel was purchased by Captain Martin Donald Macleod, a retired British army officer and recent immigrant from Scotland. Captain Macleod purchased the property from Count René Augustin de Chalus who was directly affiliated with the early French aristocratic de Puisaye settlement of Windham. The Macleods built their estate house overlooking the shores of Phillips Lake and next to an ancient black walnut tree. They named the estate "Drynoch" after their ancestral home located on the Isle of Skye. It is believed that the architect John Edey designed the structure as he was practicing in Thornhill during this time period and designs in the Markham Museum closely resemble that of Drynoch. Four acres of the 300 acre parcel was donated to the Anglican clergy for the establishment of St. John's Anglican Church, which was constructed in 1849.

The nearby town owned tree-lined carriageway (0 Silver Maple Road, 0 Shirrick Drive, 0 Windrow Street and 0 Yonge Street) runs from Yonge Street to the Drynoch Estate and was constructed in 1848 and is another impressive feature which is historically associated with the property. Drynoch has additional associative value as the former home of Captain Macleod's son James F. Macleod, an early Commissioner of the Northwest Mounted Police and founder of Forts Macleod, Walsh and Calgary, Alberta.

While the original farm parcel surrounding Drynoch has since urbanized, the grounds surrounding the house have remained intact. The adjacent tree-lined carriageway which originally provided access to Yonge Street remains intact and is a historically significant contextual feature. The subject property is closely associated with the Oak Ridges Moraine environment with a unique location on the prow of a hill overlooking Phillips Lake. Within the immediate vicinity of the Drynoch residence the landscape attributes include Phillips Lake to the west and an ancient Black Walnut tree to the east of the house which predates the construction of the house. Another feature that makes this property contextually significant is its association with the St. John's Anglican Church, given Martin Macleod's involvement with its establishment and his internment in the adjoining cemetery.

Description of Heritage Attributes

Key exterior and interior attributes that contribute to the design value of 16 Macleod Estate Court (the Drynoch Estate) include the following:

- The classical picturesque composition of the main house c.1845 which includes Gothic, Regency and Tudor elements and utilizes a shallow front-facing U-shaped plan;
- The two-storey brick addition to the rear of the east side wall;
- The two-storey brick wing which was added to the north wall of the first addition (the northeast addition);
- The two-storey wing added to the rear of the west side of the main house, designed by B. Napier Simpson Jr.;
- The walls of the original main house and east additions are constructed of dark red brick which is laid in a Flemish bond, while the other walls are laid in common bond;
- Minimal brick ornamentation on the main house includes: soldier cornice voussoirs over flat-headed window openings;
- The roof of the main house and first addition is a medium-pitched cross gable roof with a wide overhang and deep return eaves;
- A shallow wooden frieze is located below the eaves that includes a finely-proportioned bed mould;
- The roof is punctuated with a four-stacked corbelled chimney that spans the ridge of the roof of the main house, just in front of the east cross-gable;

- The four-stack corbelled chimneys are closely clustered and rest on a single heavy brick base which is free of decoration;
- A single less elaborate gable-end chimney is aligned with the west sidewall of the main house;
- The roof of the northeast addition and the B. Napier Simpson Jr. addition contains hipped gable roofs;
- Windows are double hung, with six-over-six glazing and plain lugsills;
- Ground floor window openings are wider than those of the second storey and have paneled wood aprons;
- The recessed centre bay of the three-bay main house contains a fine doorcase with transom, sidelights and a simple classical surround that contains an entablature supported by narrow pilasters;
- The main doorcase includes a six paneled door with original hardware;
- The sidelights and transom contained in the main doorcase are glazed with a series of rectangular lights within a border of narrow lights;
- Below the sidelights are single wood panels with a similar treatment to the main door;
- A double casement window is located over the main door which is divided with a central mullion; each unit has four lights;
- Original interior features include the open double quarter-turned staircase located at the end of the central hall of the main house which is completed with simple square spindles and an elegant curved banister and turned newel posts;
- The exposed ends of the stair treads are detailed with a classically inspired detailing; the lower portion of the stair is completed in a wood panel that is divided into four;
- The original wainscoting and trim located within the central hall of the main house;
- A large Black Walnut tree is located to the east of the house which predates the construction of the Drynoch residence;
- The location of the house at the prow of a hill and immediately adjacent to Phillips Lake; and
- The clear visual connection between the tree-lined carriageway and the Drynoch residence.