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OFFICE OF THE CLERK

Registered Mail

March 13, 2014

IN THE MATTER OF THE *ONTARIO HERITAGE ACT*, R.S.O. 1990
CHAPTER 0.18

AND IN THE MATTER OF THE LAND AND PREMISES
IN THE TOWN OF RICHMOND HILL, IN THE PROVINCE OF ONTARIO
HEREINAFTER DESCRIBED

NOTICE OF INTENTION TO DESIGNATE

To: Mr. Jim Leonard
The Ontario Heritage Trust
10 Adelaide Street East
Toronto ON M5C 1J3

TAKE NOTICE that the Council of the Corporation of the Town of Richmond Hill intends to designate the following property, including land and building, as a property of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18., as a property of cultural heritage value or interest under Section 29, *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, amended 2005.

Property Description: Part of Lot 1, Concession 2, being Part 1 on Plan 65R-30272,
Town of Richmond Hill

Municipal Address: 12370 Leslie Street, Town of Richmond Hill
(John Leary House)

Town File No.: D12-07280

Statement of Cultural Heritage Value or Interest

The Leary farmhouse located at 12370 Leslie Street is recommended for designation under Part IV of the *Ontario Heritage Act* for physical/design/historical/associative and contextual value.

The building was constructed in c.1870 by John Leary. It is a representative example of a classic Ontario farmhouse designed in the Gothic Revival style with a T-shaped plan. This style was promoted by the architectural theorists J.C. Loudon and A.J. Downing and included in publications including the *Canadian Farmer* in 1865 as an efficient country residence that is in keeping with the then fashionable picturesque style.

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The structure contains physical/design value including the understated detailing such as: simple finials in the south gable, a circular header of bricks with chevron patterns in the east and west gables, and a lancet window in the south gable. The two-storey cross gable, symmetrical front façade, lancet window, segmental arched windows, brick voussoirs and decorative brickwork are classic elements of the Gothic Revival style. The brickwork of the house is dichromatic with buff and red brick quoining and ribbon detailing along the first and second floor (now concealed by white paint). The outline of the original bellcast roof porch on the south elevation is visible in earlier photos of the Leary House.

The associative value of the property is primarily in relation to the Leary family who oversaw the construction of the house and was an important part of the early community around Gormley. In 1873, John Leary donated land for the construction of the Union Church in Gormley, now the Missionary Church. George Leary, the son of John Leary is also of historical significance as he served as Councilor (1923-24 and 1935-41), Town Deputy-Reeve (1924-26 and 1941-42) and later as Town Reeve (1943-45) in Whitchurch Township.

The property contains contextual value because it is physically and historically linked to its surroundings. The subject structure is aligned with the end of Leslie Street at Stouffville Road and considered a landmark. The linear Norway spruce plantings located to the west of the house relate to the earlier laneway access and agricultural use of the property. The trees provided a divider between the residential and agricultural parts of the farmstead and were also a functional windbreak that provided shelter for the residents.

Description of Heritage Attributes

Key exterior and interior attributes that contribute to the heritage value of the Leary Farmhouse include the following:

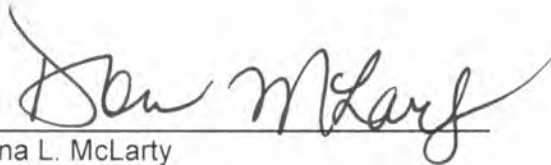
- the two-storey massing with a T-shaped plan;
- symmetrical east and west gable elevations;
- centre south gable with finial;
- dichromatic brick cladding with red brick quoining and ribbon detailing along the first and second floors;
- gothic lancet window in centre gable;
- circular and chevron brick detailing in east and west gables;
- original two over two sash double hung windows;
- segmental transom over doors;
- segmental arched windows with brick voussoirs;
- the exterior east elevation of the rear wing of the house with its original window openings, porch and porch supports;
- original interior window casings, door casings and baseboards on the first and second floors;
- stone rubble foundation;
- linear Norway Spruce plantings to the west side of the residence;
- the building's location on its original site; and
- the building's landmark terminal views of Leslie Street.

continued

Notice of Objection

Any person who objects to the proposed designation shall, within 30 days after the publication of this notice, serve on the Clerk of the Town of Richmond Hill, a Notice of Objection setting out the reason for the objection and all relevant facts. The last day to appeal the proposed designation is **April 14, 2014**. Service may be made by delivery personally to the Town Clerk or by Regular Mail at the following address:

Donna L. McLarty, Town Clerk
The Town of Richmond Hill
225 East Beaver Creek Road
Richmond Hill ON L4B 3P4



Donna L. McLarty
Town Clerk

- c. Gloria T. Collier, Deputy Clerk
- c. Antonio Dimilta, Assistant Town Solicitor
- c. Joanne Leung, Manager of Urban Design
- c. Matthew Sommerville, Urban Design/Heritage Planner
- c. Bruce R. Fischer, Long Body Homes Inc., 30 Floral Parkway, Suite 300, Concord ON L4K 4R1