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ONTARIO HERITAGE TRUST

MAY 08 2014

OFFICE OF THE CLERK

**Registered Mail**

May 8, 2014

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

Dear Mr. Leonard:

**Re: Notice of the Passing of By-law No. 73-14**  
***John Leary House***  
**Part of Lot 1, Concession 2, more particularly described as**  
**being Part 1 on Plan 65R-30272**  
**12370 Leslie Street**  
**Town of Richmond Hill**  
**Town File No.: D12-07280**

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The Council of The Corporation of the Town of Richmond Hill, at its meeting held on the 28<sup>th</sup> day of April, 2014, passed the following resolution concerning Part of Lot 1, Concession 2, more particularly described as being Part 1 on Plan 65R-30272, Town of Richmond Hill, municipally known as 12370 Leslie Street (*John Leary House*):

That the following By-laws be passed:

By-law No. 73-14, A By-law to Authorize the Designation of 12370 Leslie Street (*John Leary House*) under the *Ontario Heritage Act*

Carried

A copy of By-law No. 73-14 is attached. A copy of the By-law was sent to the Land Registry Office and was registered on May 2, 2014 as Instrument Number YR2122951 against the property affected.

Yours truly,

Donna L. McLarty  
Town Clerk

DLM/ha  
Attachment

- c. Antonio Dimilta, Assistant Town Solicitor
- c. Joanne Leung, Manager of Urban Design
- c. Bruce R. Fischer, Long Body Homes Inc., 30 Floral Parkway, Suite 300, Concord ON L4K 4R1



THE CORPORATION OF THE TOWN OF RICHMOND HILL

**BY-LAW NO. 73-14**

A By-law to Authorize the Designation of  
12370 Leslie Street (*John Leary House*)  
under the *Ontario Heritage Act*

**WHEREAS** Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c.0.18 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 12370 Leslie Street, Richmond Hill, and upon the Ontario Heritage Trust, notice of intention to so 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 No. 73-14;

**AND WHEREAS** no Notice of Objection to the proposed designation has been served on the Town Clerk within the period prescribed by the *Ontario Heritage Act*;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF RICHMOND HILL ENACTS AS FOLLOWS:**

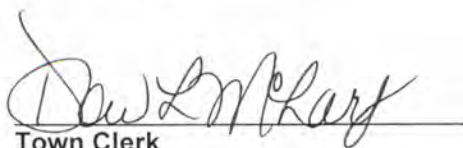
1. That the real property located at 12370 Leslie Street, being Part of Lot 1, Concession 2, more particularly described as being Part 1 on Plan 65R-30272, Town of Richmond Hill, Regional Municipality of York [PIN No. 03195-2429 (LT)], is hereby designated under Part IV of the *Ontario Heritage Act*, R.S.O 1990, Chapter 0.18, as being of cultural heritage value or interest.
2. That the 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 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 in the Land Registry Office.
4. That Schedule "A" attached to By-law No. 73-14 is declared to form a part of this By-law.

PASSED THIS 28<sup>TH</sup> DAY OF APRIL, 2014.



**Mayor**

Dave Barrow  
Mayor



Town Clerk

Donna L. McLarty

## SCHEDULE "A" TO BY-LAW NO. 73-14

### REASONS FOR DESIGNATION

John Leary House  
12370 Leslie Street

#### 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.

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.