

Statement of Significance

12345 Yonge Street – Ryan-Paxton House

The Ryan-Paxton House at 12345 Yonge Street is recommended for designation under Part IV, Section 29 of the *Ontario Heritage Act* as a property of cultural heritage value or interest, as described in the following Statement of Significance. The subject property has been found to meet Ontario Regulation 9/06 criteria 1, 4, and 8.

Description of Property

The Ryan-Paxton House at 12345 Yonge Street is a two-storey frame structure with brick veneer and a cross-gabled roof built in the vernacular late-Victorian farmhouse style. The property is located on the east side of Yonge Street, north of Stouffville Road.

Design and Physical Value

Built circa 1893, the Ryan-Paxton House at 12345 Yonge Street has design and physical value as a representative example of the vernacular late-Victorian farmhouse architectural style. The Ryan-Paxton House is a two-storey frame structure with red brick veneer and an irregular building footprint. Architectural features that contribute to the house's vernacular late-Victorian farmhouse architectural style include its two-storey massing, frame construction with brick veneer, rubble stone foundation, complex cross-gabled roof, projecting bay, hip-roofed verandahs, and decorative roundel attic window.

Therefore, the subject property meets Ont. Reg. 9/06 Criterion 1: The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

Historical and Associative Value

The Ryan-Paxton House at 12345 Yonge Street has historical and associative value for its direct associations with the Ryan-Paxton family, who lived and farmed on the subject property from 1884 to 1991. The Ryan-Paxtons purchased the property and likely built the subject house around 1893 and farmed 145 acres in Whitchurch Township in the late 19th and early 20th centuries. The family showed longstanding involvement in the agricultural community along northern Yonge Street and are a typical example of a multi-generational 19th and early 20th century farming family.

Therefore, the subject property meets Ont. Reg. 9/06 Criterion 4: The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

Contextual Value

The subject property at 12345 Yonge Street has contextual value for its visual and historic links to the surrounding landscape on northern Yonge Street, which maintains a

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predominantly rural character. The Ryan-Paxton House was built circa 1893, when it was located between the hamlets of Jefferson and Oak Ridges and was surrounded by agricultural and forested land. Although the surrounding context experienced some commercial and residential development in the late-20th and early-21st centuries, the property retains visual and historical connections to the surrounding landscape, which includes agricultural and forested land to the north, south, and east, and Bond Lake to the north.

Therefore, the subject property meets Ont. Reg. 9/06 Criterion 8: The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

Heritage Attributes

Design and Physical Value

The heritage attributes that contribute to the value of the property as a representative example of the vernacular late-Victorian farmhouse architectural style are:

- The scale, form and massing of the two-storey building with an irregular footprint;
- The medium-pitched complex cross-gabled roof with north, south, east and west gable ends;
- The frame construction with red brick veneer;
- The rubble stone foundation;
- The windows, including:
 - The segmental arched window openings with stone sills and brick voussoirs on the north, south and west elevations;
 - The wooden roundel window with brick voussoir on the main (west) façade;
 - The two-storey rectangular bay window on the main (west) façade;
- The one-storey verandas on the main (west) and side (south) facades (*note that the porch enclosures are likely not original, and are not considered heritage attributes), including:
 - The hipped roof; and
 - The red brick foundation.

Historical and Associative Value

The heritage attributes that contribute to the value of the property for its association with the Ryan-Paxton family are:

- The building's scale, siting, and orientation on the east side of Yonge Street; and
- The building's vernacular late-Victorian farmhouse architectural style and material palette.

Contextual Value

The heritage attributes that contribute to the value of the property for its visual and historic links to the predominantly rural landscape of northern Yonge Street between Jefferson and Oak Ridges are:

- The building's scale, siting, and orientation on the east side of Yonge Street; and
- The building's vernacular late-Victorian farmhouse architectural style and material palette.