

The Corporation of the City of Richmond Hill

By-Law 104-24

A By-Law to Designate 12261 Yonge Street (*Frank Legge House*) 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 property to be of cultural heritage value or interest;

And Whereas the Council of The Corporation of the City of Richmond Hill (“City Council”) has consulted with Heritage Richmond Hill concerning this matter;

And Whereas City Council thereafter caused the City Clerk to serve on the owner(s) of the property known as 12261 Yonge Street, Richmond Hill, as well as upon the Ontario Heritage Trust, a Notice of Intention to Designate the aforesaid property and has also caused the City Clerk to publish the Notice of Intention to Designate on the City’s website in accordance with subsection 26(4) of the *Ontario Heritage Act* and City By-law 12-20, as amended;

And Whereas no Notice of Objection was served upon the City Clerk under subsection 29(5) of the *Ontario Heritage Act*;

And Whereas the Statement of Cultural Heritage Value or Interest, the Description of Heritage Attributes, and a scaled drawing identifying the location of the property’s cultural heritage value or interest are set out in Schedule “A” to this by-law;

Now Therefore The Council of The Corporation of The City of Richmond Hill enacts as follows:

1. That the property located at 12261 Yonge Street, being Part of the south 1/2 of Lot 61, Concession 1 Whitchurch, as in R216402; Richmond Hill; Regional Municipality of York [PIN 03195-0099 (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 City Clerk is hereby authorized to cause a copy of this by-law to be served on the owner(s) of the property and on the Ontario Heritage Trust, and publish a Notice of the Passing of this by-law on the City’s website in accordance with subsection 26(4) of the *Ontario Heritage Act* and City By-law 12-20, as amended.

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3. That the City 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 104-24 is declared to form a part of this by-law.

Passed this 9th day of October, 2024.

David West
Mayor

Stephen M.A. Huycke
City Clerk

File D12-07496

SCHEDULE "A" TO BY-LAW 104-24

REASONS FOR DESIGNATION

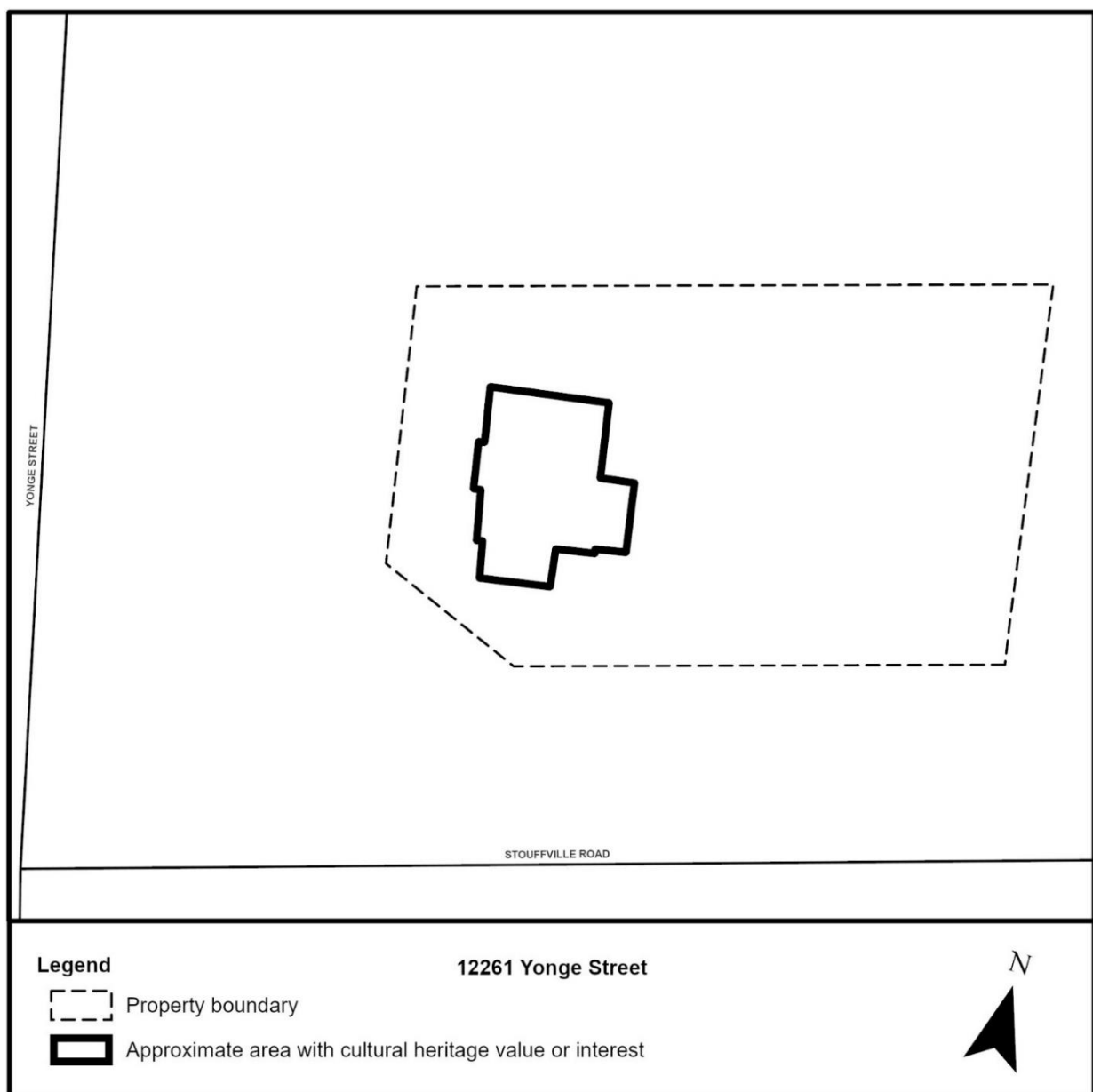
12261 Yonge Street

Frank Legge House

Description of Property

The Frank Legge House at 12261 Yonge Street is a 2 ½ storey red brick structure built in the Edwardian Classicism style with a T-shaped footprint and side-gabled roof. The property is located on the east side of Yonge Street, just north of Stouffville Road and within the former hamlet of Jefferson.

Area of Cultural Heritage Value or Interest



Statement of Significance

Design and Physical Value

Built circa 1916, the Frank Legge House at 12261 Yonge Street has design and physical value because it is a representative example of the Edwardian Classicism architectural style. The Frank Legge House consists of a main structure with rear and

side wings. Architectural features that contribute to the Edwardian Classicism style include the building's red brick cladding, medium-pitched side gable roof with shed-roofed dormers and return eaves, red brick chimneys, pedimented portico on Tuscan columns surrounding a front doorway, rectangular window openings with flat-headed brick and stone voussoirs and stone sills, quarter-circle attic window openings with brick and stone voussoirs and stone sills, raised brick quoins, and the frame flat-roofed south sunroom wing with flat-arched rectangular windows with wood surrounds and stone sills.

Historical and Associative Value

The subject property at 12261 Yonge Street has historical and associative value for its association with Frank Legge, who built the subject property around 1916 and resided there until the 1950s. The prominent Legge family were farmers and early settlers in the hamlet of Jefferson beginning the mid-nineteenth century, helped establish the St. John's Anglican Church, and owned hundreds of acres of farmland in the area. Frank Legge built the subject building, lived there with his family for over forty years, and was active in the Jefferson community with his work as a school board trustee and with the St. John's Anglican Church.

The subject property also has associative value for its association with Anthem Records, who rented the building as recording space from 1978 to the early 1980s. Anthem Records is significant to Canadian music history because it was created in part to give Canadian artists greater control of their music production, and for its strong association with the popular Canadian rock band, Rush.

Contextual Value

The subject property at 12261 Yonge Street has contextual value for its visual and historic links to the surrounding hamlet of Jefferson. The Frank Legge House was built around 1916, when it was surrounded by agricultural and forested land. Although the surrounding context experienced commercial and residential development in the late-20th and early-21st centuries, the property retains its visual connection to agricultural and forested land to the south. As well, the property has longstanding historic links to the hamlet of Jefferson. The Legge family, who built the subject building, helped develop the hamlet, was part of its church community, and owned hundreds of acres of farmland in the community during the 19th century.

Heritage Attributes

Design and Physical Value

The heritage attributes that contribute to the value of the property as a representative example of the Edwardian Classicism architectural style are:

- The scale, form, and massing of the 2 ½ storey building with a T-shaped footprint, comprised of a main portion with rear (east) and side (south) wings;
- The medium-pitched side gable roof with shed-roofed dormers;
- The red brick cladding and raised red brick quoins;
- The symmetrical five-bay composition of the front (west) elevation;
- The balanced composition of the side (north and south) elevations;
- The windows, including:
 - The flat-headed window openings with stone sills and brick and stone voussoirs on the north, south, east, and west elevations;
 - The quarter-circle attic windows with stone sills and brick and stone voussoirs on the north and south elevations;
 - The flat-headed window openings with wooden surrounds on the side (south) sunroom wing;

- The centered entranceway on the front (west) façade, including:
 - The centered principal doorway surrounded by a classical doorcase with sidelights and a fanlight;
 - The pedimented one-storey portico with Tuscan columns;
- The scale, siting, and orientation of the 2-storey south sunroom wing, including:
 - The flat roof; and
 - The wood and red brick veneer material palette.

Historical and Associative Value

The heritage attributes that contribute to the value of the property for its association with Frank Legge and the Legge family are:

- The building's scale, siting, and orientation on the east side of Yonge Street; and
- The building's Edwardian Classicism architectural style and material palette.

The heritage attributes that contribute to the value of the property for its association with Anthem Records are:

- The building's scale, siting, and orientation on the east side of Yonge Street.

Contextual Value

The heritage attributes that contribute to the value of the property for its visual and historic links to the hamlet of Jefferson are:

- The building's scale, siting, and orientation on the east side of Yonge Street; and
- The building's Edwardian Classicism architectural style and material palette.