

## Statement of Significance

### 124 Richmond Street – Leslie Innes House

The Leslie Innes House at 124 Richmond 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.

#### Description of Property:

The Leslie Innes House at 124 Richmond Street is a 1 ½ -storey brick building with an L-shaped plan located on the south side of Richmond Street. The property is located within the historic village of Richmond Hill.

#### Design and Physical Value:

Dating to 1888, the Leslie Innes House at 124 Richmond Street has design and physical value as a representative example of late-Victorian Gothic Revival residential architecture in Richmond Hill. The building has retained its original scale, form, massing and orientation on the south side of Richmond Street. The building has also retained many original architectural details that are representative of the late-Victorian Gothic Revival style including an asymmetrical L-shaped plan, steeply-pitched cross-gabled roof, buff-brick cladding with red-brick quoins and voussoirs/hood molds, segmental-headed windows and doors, projecting bay windows on its north and east elevations, date stone, and east-facing wooden storm door with scroll trim and colored glass accents.

#### Historical and Associative Value:

The Leslie Innes House has historical value for its direct association with Leslie Innes, who constructed the dwelling in 1888, and resided there until his death in 1919. Leslie, along with his two sons William and John, founded the construction company *L. Innes & Sons* when they moved to Richmond Hill around 1885, and were prolific builders and carpenters in the village from the 1880s to the 1910s. The Innes family also owned a lumber and planing mill at the west end of Richmond Street from the 1880s to the 1930s, which was a key part of the industry that developed around Mill Pond in the late 19<sup>th</sup> century, and was one of the last lumber mills to operate on the west branch of the Don River. Leslie Innes was an important local business owner and employer, and significantly contributed to the built form character of Richmond Hill village around the turn of the 20<sup>th</sup> century through his construction projects, as well as the wooden finishes manufactured in his lumber mill.

The Leslie Innes House also has historical value because it reflects the work of Leslie Innes of *L. Innes & Sons*, who was a significant builder, carpenter and lumber mill owner in Richmond Hill from the 1880s to the 1910s.

Other notable buildings constructed by *L. Innes & Sons* include the William Proctor Double House at 37-39 Centre Street West (1891), the Charles Mason Double House at 12-14 Church Street South (1891), the William Innes House at 297 Richmond Street (c.

1893), the Richmond Hill High School at 10268 Yonge Street (1897), the John L. Innes House at 131 Richmond Street (1903), and the M. L. McConaghy Public School at 10100 Yonge Street (1914).

### **Contextual Value:**

The Leslie Innes House has contextual value because its scale, form, and late-Victorian Gothic Revival architectural style are important in defining and maintain the predominantly fine-grained late-19<sup>th</sup> and early-20<sup>th</sup> century residential character of the surrounding streetscape on Richmond Street, and the historical character of Richmond Hill's village core more broadly.

The subject building also has contextual value for being historically and functionally linked to a collection of properties built and owned by the Innes family along Richmond Street, the road leading to the *L. Innes & Sons* lumber mill located at the western terminus of the street, south of Mill Pond. These properties include the subject dwelling, as well as the John L. Innes House at 131 Richmond Street (c. 1903), the Harry Innes House at 132 Richmond Street (1913), and the William Innes House at 297 Richmond Street (c. 1893).

### **Heritage Attributes:**

#### **Design and Physical Value**

The heritage attributes that contribute to the value of the property as a representative example of a late-Victorian Gothic Revival architecture in Richmond Hill are:

- The scale, form and massing of the 1 ½-storey building with an L-shaped plan;
- The steeply-pitched cross-gabled roof with north, east and west gable ends;
- The rubble-stone foundation and dichromatic brick cladding;
- The masonry detailing, including:
  - The projecting buff-brick building base;
  - The decorative red-brick detailing, including quoining and radiating voussoirs/hood molds; and
  - The white-brick “1888” datestone within the house’s north gable end;
- The segmental-arched windows with wooden lugsills and radiating brick voussoirs/hood molds, including:
  - The projecting bay window with a concave mansard roof on the principal (north) elevation; and
  - The projecting bay window with a hipped roof on the side (east) elevation;
- The segmental-arched doorways in the building’s ell, with paneled wooden doors and radiating red-brick voussoirs/hood molds, including:
  - The north-facing main door; and

- The east-facing wooden storm door featuring scroll trim and colored glass accents.

### Historical and Associative Value

Heritage attributes contributing to the historical value of the property for its associations with Leslie Innes and the *L. Innes and Sons* building and lumber operations are:

- The house's scale, siting, and orientation on the south side of Richmond Street, the same street on which the *L. Innes & Sons* mill was located; and
- The house's material palette and architectural detailing in the Gothic Revival style, which reflect the work of *L. Innes & Sons*.

### Contextual Value

The heritage attributes that contribute to the contextual value of the property as part of a fine-grained late-19<sup>th</sup> and early-20<sup>th</sup> century residential streetscape on Richmond Street are:

- The house's scale, sitting, and orientation on the south side of Richmond Street; and
- The house's material palette and architectural detailing in the Gothic Revival style, which contribute to the historical character of Richmond Street and Richmond Hill's Village Core more broadly.

Note: the house's later rear (south) addition is not considered to possess heritage attributes.