

From: Murray Evans [mailto:evansplanning@sympatico.ca]

Sent: Monday, April 23, 2018 10:41 AM

To: Clerks Richmondhill

Cc: Kelvin Kwan; Isa James; David West; Karen Cilevitz; Dave Barrow; Godwin Chan; Brenda Hogg; Castro Liu; 'Tom Muench'; Greg Beros; Vito Spatafora

Subject: Item 11.18 - 107 Hall Street

Further to my submission on Friday April 20th, please find attached the technical requirements from Ms. Joan Burt.

Regards,

*Murray Evans
Evans Planning Inc.
8481 Keele Street, Suite 12
Vaughan, Ontario
L4K 1Z7
(905) 669-6992*

April 20, 2018

Town of Richmond Hill,
225 East Beaver Creek,
Richmond Hill, Ontario, L4B 3P4

Attention: The Committee as a Whole
Mayor Barrow and
Committee Members

**Re: Heritage Permit Application for 107 Hall Street,
File Number D12-07223
Specifically The Orientation of Langstaff House
To Hall Street**

Dear Mayor Barrow and Committee Members

This letter is in response to the recommendation from the Heritage Committee, not to rotate Langstaff House (Holmwood), when moving it closer to Hall Street. The following is relative to this recommendation, and hopefully it will be informative.

Brief History of Langstaff House

In 1849 Dr. James Langstaff built this three-bay Georgian Loyalist vernacular house on Yonge Street, which he called Holmwood, for his residence, and where he also had his medical practice. After his death, his son Dr. Rolph Langstaff and his wife Dr. Lillian Langstaff took over his father's practice, having his residence and practice in Holmwood. From 1894 to 1911 he opened a hospital in the house. When they retired in 1938, Dr. James "Jim" Langstaff, their son, took up residence and carried on his practice in the house. Dr. Jim moved the house to its present location in 1970, having removing the kitchen at the rear of the house and installing a new rear façade circa 1966. In 2000 the house was transferred to Miles and Bruce Langstaff, who sold it in 2012.

The Original 1849 House

The house was / is a three-bay 2 1/2 storey Georgian Loyalist vernacular house with its central doorway off Yonge Street. As in all Georgian floor plans, the front door opens into a gracious hall with a drawing-room (living room) on the left and a dining parlour on the right, with the staircase to the second floor ahead. The Georgian house was designed to give dignity to the visitor, as well as to the inhabitants. A traditional plan, including Holmwood's, had four principle rooms two on each side of the central hall, with the kitchen in Holmwood's case, to the rear of the house, which allowed good ventilation, and was close to the rear yard and outbuildings. *"The Georgian style was an intellectual style....harmony was far more important than self expression"* (The Ancestral Roof-Marion MacRae)

In Dr. James Langstaff house, patients entered the front door from the street, and his medical office was located in the room on the right (normally the dining room), and off this room was a one-storey addition, which was his private office. Even though the

medical office was in the building, the house continued to maintain the planning principles and room hierarchy of a Georgian Loyalist house. The 1849 original Langstaff House followed the principles of the Georgian Loyalist style; it a very fine example of this style.

The Circa 1966 Alteration To the House

At some time before 1954, Dr Jim remove the kitchen tail at the rear of the house, and between 1953 and 1970, possibly around 1966, the exact date is unknown at this time, installed a new elevation in its place. This new elevation was composed of a Neo-classic entry doorway with sidelights and a transom of a period a year earlier (1848), than the original house. There were taken from a house that was being demolished. To match this more elaborate Neo-classic entry, the elevation was changed to a five-bay, with the addition of two windows on each side of the central doorway, both on the first and second floors. Langstaff House then and now has a reproduction of a Neo-classic five-bay elevation, built circa 1966, as the rear elevation of the 1849 Georgian Loyalist House.

Dr. Langstaff divided the property in 1970 to build an office building on Yonge Street, and moved the House to the end of the property with the reproduction Neo-classic façade facing Hall Street. Although interesting from a social point of view, to have this circa 1966 reproduction elevation represent this 1849 house to the street gives the observer an erroneous understanding of this significant Heritage house.

With this 1970 elevation as the front of the house, one now enters the front door into a much smaller entry hall facing the doorway to the basement under the stairs with the kitchen on your left. Clearly, this now is not a Georgian Loyalist floor plan. Traditionally upon entering a Georgian house, there is a generous hall with impressive stairs ahead and principle rooms on either side, which this fine house had when the enty was from the 3-bay facade.

The Proposed Moving of Langstaff House to the New Site

It is proposed that the Langstaff House be moved closer to Hall Street, and as the house is in very good condition that the conservation strategy be Preservation. The design approach is to make minor planning alterations to bring the building up to today's expectations of a house of this importance. The mechanical and electrical systems, insulation, kitchen, bathrooms, all need to be brought up to today's standards, as well as the building of a two-car garage.

When positioning the house on the new site, there are two options for which elevation will face Hall Street:

1. Rotate the house so the original 1849 3-bay elevation faces Hall Street
- or
2. Do not rotate the building so that the reproduction Neo-classic circa 1966 elevation faces Hall Street

Langstaff House - Rotated (see attached drawing)

The rotation of the house, so that the original 1849 three-bay Georgian Loyalist house faces Hall Street, would not only preserve the original relationship of the house to the street, but it would also preserve the planning hierarchy of the Georgian Loyalist floor

plan. More importantly it would provide the viewer with a more historically correct understanding of the original 1849 Langstaff House. The rotation also increased the liveability of the house the making the it a fine and desirable place to live by today's standards. The following is a list of reasons to rotate the building:

- Restores the 1849 building's 3-Bay elevation to the street, which gives the correct historical context for the house
- Reinstates the original Georgian plan, whereby the front door enters into the large hall with stairs ahead and principal rooms to the left and right, and service rooms to the rear
- Positions the original basement walkup on the south west corner of the house minimizing its importance and locating it in a position where it would be useful to the resident as it accesses the rear yard
- The garage is situated so that it can be connected to the house by a glass breezeway, which enters the house through an existing doorway in the one storey addition at the rear of the house, with minimal effect on the original house (see Drawing)
- The garage is situated to allow for a complete view of the five-bay façade
- An architecturally significant elevation faces Street A
- Allows good access from the house to the backyard without changing the original elevation
- The garage location. set completely clear of the house, minimizes its impact on the house
- The location of the house on the lot appears to be orderly, with all the parts in a a harmonious and functional arrangement.

Langstaff House - Not Rotated (see attached drawing)

- The circa 1966 newly composed reproduction Neo-classic elevation facing Hall Street gives erroneous information regarding this very fine 1849 Georgian Loyalist vernacular house.
- Alters the original Georgian plan, by now entering the front door into a small hall, facing the basement stairs, with the stairs to the second floor overhead, and the service areas clearly visible; this plan has no relationship to the original plan of the 1849 house, which followed the Georgian planning principles
- Positions the original basement walkup on the north east corner of the house giving this service feature a very prominent position. Both the one-storey addition and the walkup are not the most significant heritage features of the building, but because of their prominent location they appear more significant than they are.
- The garage is as far to the south as zoning allows, and it still covers a third of the 1849 3-bay elevation, which is the most significant elevation of this house.
- To make a connection of the garage to the house it would need to connect to the living room, which would diminish this elevation considerably, and have a major effect on the original house (see Drawing)
- Access to the backyard would necessitate the installation of a door in the south

- elevation, and this would spoil the symmetry of this Georgian loyalist elevation.
- The garage location, which overlaps the house gives the garage unnecessary prominence and appears to crowd the house.

From the previous information, it appears that rotating the house so that the 3-bay elevation faces Hall Street is definitely the most desirable solution, both from an historical perspective, and a livability.

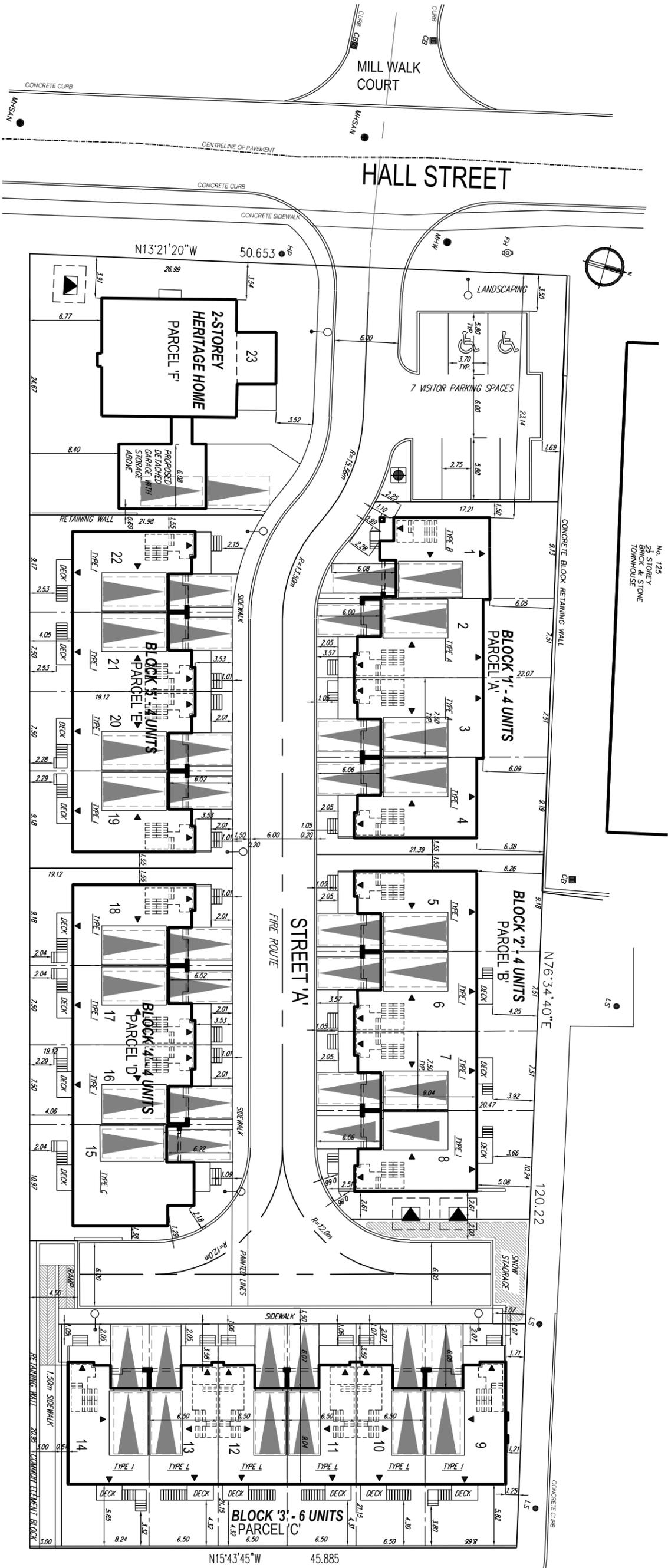
Yours sincerely

Joan Burt B. Arch, OAA, CAHP

Joan Burt
Architect

email: joanburtarchitect@rogers.com

or



No. 125
2 1/2 STOREY
BRICK & STONE
TOWNHOUSE

HUNT **LIVANTE DEVELOPMENTS - 214048** **SITE PLAN (ALTERNATE HH HOUSE ORIENTATION)**

DESIGN ASSOCIATES INC. 107 HALL STREET, RICHMOND HILL, ON
 8966 Woodbine Ave, Markham, ON L3R 0J7 ■ T 905.737.5133 ■ F 905.737.7326 ■ JUN. 2016 ■ DC ■

214048DSP01-SCH-F
 SCALE=1:400

www.hunt-design.ca All drawings specifications, related documents and design are the copyright property of Hunt Design Associates (H.D.A.). Reproduction of this property in whole or in part is strictly prohibited without H.D.A.'s written permission.