



Staff Report for Heritage Richmond Hill Meeting

Date of Meeting: April 10, 2018
Report Number: SRPRS.18.079

Department: Planning and Regulatory Services
Division: Policy Planning

Subject: Heritage Permit Application for 107 Hall Street
(File No. D12-07223 SRPRS.18.079)

Purpose:

The purpose of this staff report is to seek Heritage Richmond Hill's consideration and recommendation to allow the relocation (within the same property) of the Langstaff House (Holmwood) located at 107 Hall Street. This report also recommends endorsement in principle of the Langstaff House Conservation Plan.

Recommendation(s):

- a) That the Heritage Permit Application to relocate, rehabilitate and restore the Langstaff House at 107 Hall Street be approved subject to the following conditions:
 - (i) The owner complete the Conservation Plan dated February 2018 in accordance with the Town's requirements and staff's satisfaction thereof;
 - (ii) The owner obtain Site Plan Approval from the Town; and
 - (iii) The owner enter into a Heritage Relocation and Restoration Agreement containing provisions for the posting of securities considered by the Town to be sufficient to provide for the post relocation restoration of the structure in accordance with the accepted Conservation Plan and restricting any site works including building relocation until Site Plan Approval has been issued; and,
- b) That upon registration of the approved condominium reference plan, an amendment to the Heritage Designation By-law also be registered on the revised title to the property.

Contact Person:

Isa James, Senior Urban Designer, phone number 905 771-5529.
Joanne Leung, Manager, Heritage and Urban Design, phone number 905 771-5498.

Submitted by:

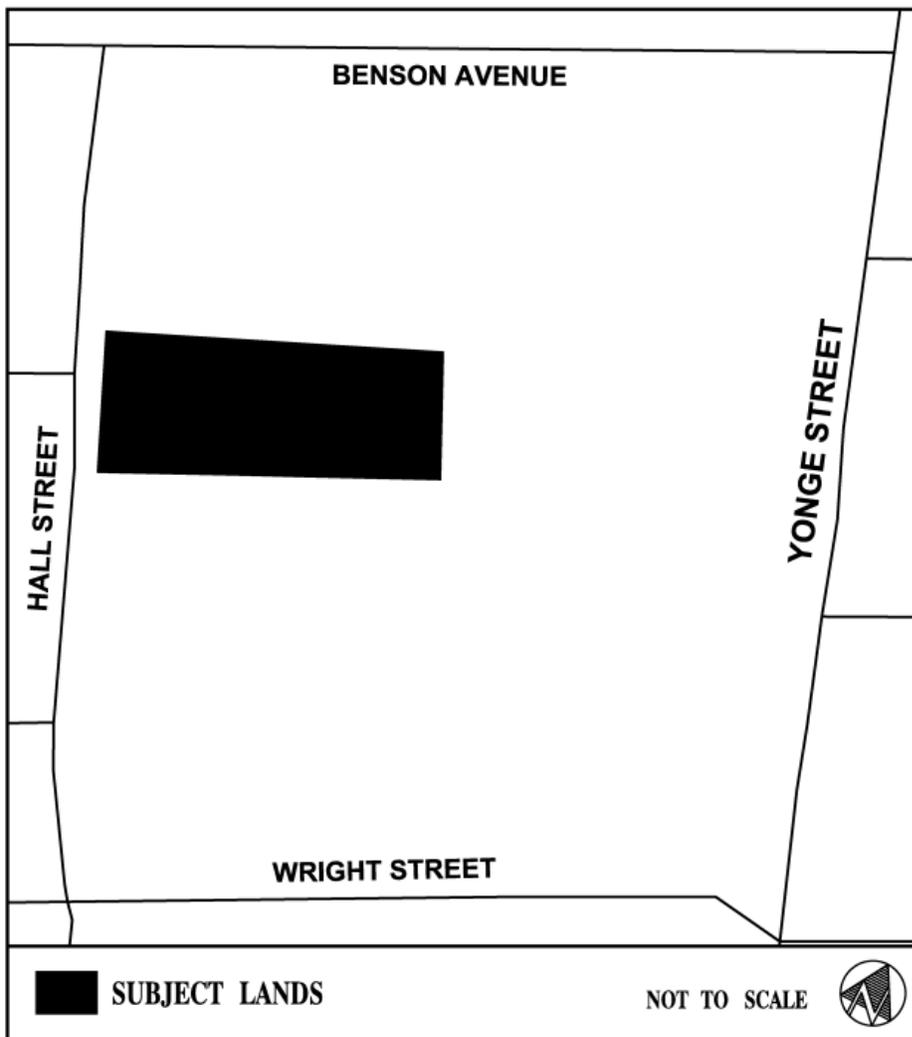
Kelvin Kwan
Commissioner of Planning and Regulatory Services

Approved by:

Neil Garbe
Chief Administrative Officer

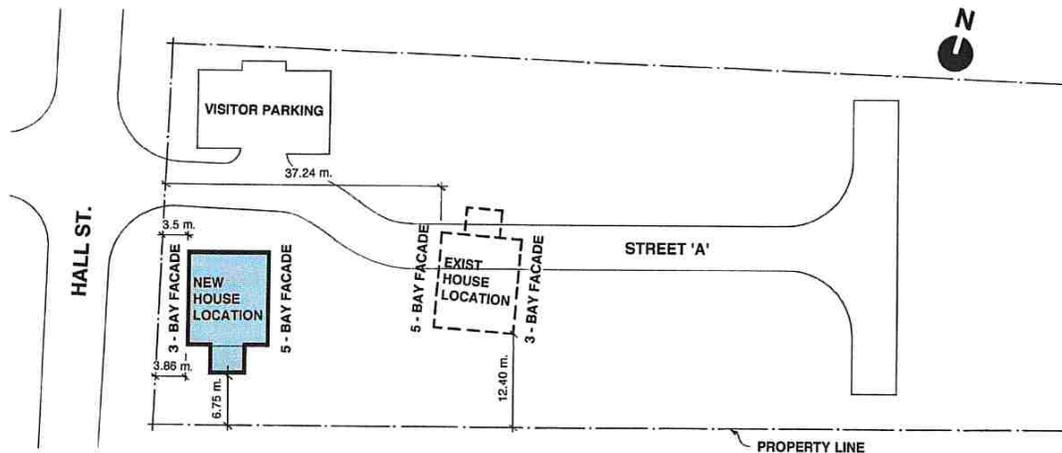
Location Map:

The map below depicts the property location. Should you require an alternative format, call the contact person listed in this document.



Background:

The property located at 107 Hall Street is protected, under Part IV of the *Ontario Heritage Act*, by Designation By-law 222-78 (attached as Appendix A). The Langstaff House (also known as Holmwood) is identified as the heritage attribute of this large property fronting onto Hall Street. The property is the subject of current Zoning By-law Amendment, Plan of Subdivision, Plan of Condominium and Site Plan Approval applications (see Appendix C for current proposed Site Plan). The applications propose the relocation of the Langstaff House to the most westerly portion of the property and its restoration, as well as the construction of 5 townhouse blocks encompassing a total of 22 dwellings (see plan below as well as Heritage Permit Application, Appendix B).



Proposed House Relocation Plan

(Joan Burt Architect)

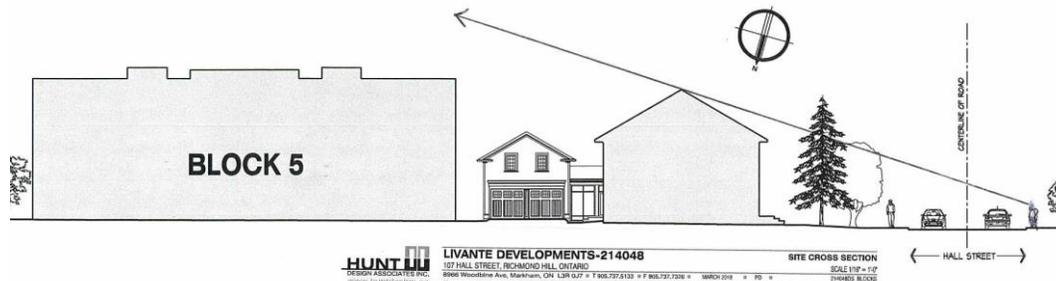
Development Proposal

Under the *Ontario Heritage Act*, development can occur on a designated property where there is no negative impact to the heritage attribute. In April 2015, the property owner provided a Cultural Heritage Impact Assessment (attached as Appendix D) in support of a proposal to create a townhouse development on the property and the relocation of the Langstaff House closer to Hall Street. The townhouses are to be accessed from a central private laneway off of Hall Street to the north of the new house location. The Official Plan and Zoning By-law Amendment applications related to the development proposal have been subject to and approved through an Ontario Municipal Board mediation process and the mediated proposal (see Appendix C) meets the Town's Official Plan policies with regard to appropriate intensification and the conservation and protection of Town Heritage Resources.

Impact of Proposed Development on Langstaff House

Given the size of the property and the distance between the Langstaff House and the proposed 11.5 metre (38 foot) tall townhouse block to the east, there is sufficient space to allow the heritage house to retain its grand siting and visual prominence. When viewed straight on from Hall Street, the proposed townhouse blocks directly to the east will not be visible behind the 9.5 metre (31.2 foot) high roof-ridge of the Langstaff House. On the northern portion of the site, the closest townhouse block is to be located

further from Hall Street than the rear property line of the proposed heritage house site. Landscaping and a small parking lot are proposed for the space between this northerly block of townhouses and Hall Street. The Langstaff House would continue to be a dominant landmark as viewed from Hall Street. Staff is supportive of the development proposal.



Site Cross-Section

Conservation of the Langstaff House



East façade of Langstaff House circa 1895 - replacement windows are evident in the photo as well as a non-Georgian verandah and fretwork. (Photo from Early Days in Richmond Hill)

The locally significant Langstaff House is of an originally 3-bay Georgian style and has two significant “front” entries as a result of relocation from its original site close to and facing Yonge Street, and the house’s subsequent 1970 renovation at its new location facing Hall Street. The west façade (current front) was renovated to be reconfigured to a

5 bay form and was further highlighted by a doorway that includes a 6-fielded panel door, transom and 2 sidelights decorated with trellis-like muntin bars, interior shutters, over-door (decorative panel) and pilasters. The “new” door had been removed from a house, built circa 1848, for reuse in the renovation project. Some of the windows appear to be quite old, while others appear to be excellent newer copies of original windows. The east façade (original front) retains a 3-bay configuration and the original front door is an 1849 Loyalist style doorway with a 6-fielded panel door, three pane sidelights over lower fielded panels, and a Classical surround with a deep over-door on simple pilasters. As a result of the move and subsequent renovations, the west façade is much more ornate than the one the original house front had borne.

It is the owner’s intention to restore the interior and exterior of the Langstaff House to be, for the most part, consistent with the original Georgian design of the building. On February 8, 2018, the Town received a Heritage Permit Application (see Appendix B) and a Conservation Plan (attached as Appendix E), including a set of design drawings outlining suggested building and conservation strategies to rehabilitate and restore the Langstaff House. With the exception of a few minor concerns, including the requirement for a railing around an exterior basement stairway and basement window locations on elevation drawings, staff is generally in agreement with the contents of the Conservation Plan (Plan). Staff believes that, through collaboration with the owners, the Plan can be amended to eliminate staff’s current concerns in a timely manner.

If Council, as advised by Heritage Richmond Hill, endorses the Plan in principle, it will be completed to the satisfaction of staff and included as a schedule in a Heritage Relocation and Restoration Agreement (Agreement) to be undertaken between the owner and the Town. This will ensure the work outlined in the accepted Plan will be correctly implemented. Provisions including the requirement of a Letter of Credit equal to the cost of the scope of work, a work completion timeframe, and, in case of the owner’s failure to complete the work in a timely manner, provision allowing the Town to enter onto the property and complete the work at the owner’s expense will be included in the Agreement. The execution of the Agreement will also be required as a condition of Site Plan Approval.

Discussion:

Joan Burt Architect – Conservation Plan (Langstaff House, 107 Hall Street, Richmond Hill)

The submitted Conservation Plan addresses the requirements of the Town’s terms of reference and adheres to best practices in heritage conservation. Working with the description and attributes identified in Designation By-law 222-78, the Conservation Plan provides clear direction on the relocation, repair and conservation of the original building elements, and any necessary alterations to improve functional aspects of the house as required by today’s living standards.

The most apparent proposed work to the Langstaff House will include the following activities:

- moving the building only once and only after its new foundation is constructed;
- turning the building to allow the original façade and 1849 doorway to face Hall Street (this action is consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada and will also result in a more rational first floor layout for the residence. Due to the layout of the proposed development, the 1848 doorway will remain visible at the rear of the house);
- construction of a new breezeway connection to a new double car garage;
- construction of new entry stairs and landings;
- reuse, repair and replacement of the existing white picket fence along the Hall Street frontage;
- reinstallation of cedar shingle roofing for the house;
- removal of the 1970 exterior chimney;
- repair and painting of the exterior;
- attic insulation undertaken to Building Code requirements to allow for creation of living space in attic, and to ensure the roof has continuous air flow for ventilation between the insulation and underside of the roof sheathing; and
- creation of two bedrooms and a bathroom in the attic.

Staff has reviewed the submitted Heritage Permit Application and the Conservation Plan for the subject property. Although some details respecting the proposed works are outstanding in the Conservation Plan (exterior stair railings and basement window locations), the proposed restoration, repair, and rehabilitation works proposed by the owner are generally supported.

Financial/Staffing/Other Implications:

There are no financial or staffing implications at this time.

Relationship to the Strategic Plan:

A detailed consideration of the Conservation Activities on the subject property is in keeping with Goal 3 – Outcome 1 of the Strategic Plan which is to “Respect the past through promoting the awareness of the Town’s heritage.”

Conclusion:

The relocation of the Langstaff House provides it with greater visibility from the public street and establishes an appropriate landscaped setting for it. The owner of the property has worked with the Town to conserve and protect the designated house. Having reviewed the permit drawings and Conservation Plan submitted by the owner, staff recommends that the Heritage Permit be approved subject to minor refinements to the Conservation Plan as recommended by staff.

Attachments:

The following attached documents may include scanned images, with maps and photographs. If you require an alternative format, please call the contact person listed in this document.

- **Appendix A** Designation By-law 222-78 for 107 Hall Street
- **Appendix B** Heritage Permit Application for 107 Hall Street
- **Appendix C** Proposed Development as Approved by the Ontario Municipal Board
- **Appendix D** Cultural Heritage Impact Assessment for Holmwood – Langstaff Residence, 107 Hall Street by Joan Burt Architect (April, 2015)
- **Appendix E** Conservation Plan for the Langstaff House - Holmwood, 107 Hall Street by 107 Hall Street by Joan Burt Architect (February, 2018)