

City of London

Municipal Council

London N6G 5A4

June 12<sup>th</sup> 2024

Dear Councillors:

**Re: 332 St James St**

I would like you to consider my comments on the proposed alterations to the porch at the above address. The owner proposes to change some portions of it to vinyl.

As you know the property is designated under Pt V of the Ontario Heritage Act, within the Bishop Hellmuth HCD. As such properties are required to be following the Design Guidelines that were set up for that district when it was established by the City. These guidelines were determined by the community, the homeowners and the Heritage Planning staff and subsequently ratified by City Council.

I know that virtually all Heritage Alteration Permits are passed through by Delegated Authority when homeowners and Heritage Staff are in agreement. Many efforts have and are being made to widen the basis of alternatives solutions to wood – mostly appropriate and visually acceptable composites.

In this case vinyl has been chosen and it is not a suitable or appropriate replacement material. It is not strong and in such an 'exterior' location it will not last long. It is also widely regarded as having much less visual appeal – it is difficult to paint and it yellows and cracks.

It is not really fair on other homeowners in the Heritage Districts if exceptions are to be made on an ad hoc basis. These 'exceptions' will set precedents and then the process will become chaotic and unfair. The guidelines were established to not only consider appropriateness and conservation values but also to make sure that all cases would know the requirements, and property owners could adhere equally to them.

Thank you for your attention.

Yours sincerely,

Maggie Whalley