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TO:	CHAIR AND MEMBERS LONDON ADVISORY COMMITTEE ON HERITAGE MEETING ON WEDNESDAY APRIL 9, 2014
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	HERITAGE ALTERATION APPLICATION BY: S. TURNER 465 WATERLOO STREET

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the Heritage Alteration Permit Application of S. Turner requesting permission for an alteration to the designated heritage property located at 465 Waterloo Street **BE APPROVED** subject to the following conditions;

1. That both Option 1 and Option 2 be approved subject to the submission of drawings for whichever option is chosen by the applicant. Such drawings should be consistent with the concepts proposed for the preferred option prior to the issuance of building permits; and
2. That drawings be provided to the satisfaction of the City Planner with respect to an accessibility ramp and to the front door prior to the issuance of building permits; and
3. That photo documentation and measurements be provided on both the front exterior and interior features that may be impacted by any alteration;

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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August, 2009: Report to PEC - West Woodfield Heritage Conservation District

PURPOSE AND EFFECT OF RECOMMENDED ACTION

Approval of the recommended actions would authorize alterations in accordance with the provisions of Section 42 (1) of the *Ontario Heritage Act*.

BACKGROUND

The structure at 465 Waterloo Street is a two storey, vernacular style, building constructed c. 1885, located on the west side of the street midway between Dufferin Avenue and Queen Street. (Appendix 1- Location Map) The building is designated under Section 41, Part V, of the *Ontario Heritage Act* by virtue of its inclusion in the West Woodfield Heritage Conservation District established in 2009. Prior to the creation of the District, the building had been listed as a Priority 3 structure on the *Inventory of Heritage Resources*. Consultants in their study for the District evaluated it as a Category "C" property.

In 1993, the front façade had been remodelled to allow for the inclusion of a cantilevered second floor addition enclosed in dark tinted glass. This addition may also have included a new entrance on the south side of the front bay on the ground floor. (Appendix 2- Photos) The

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building has been vacant for 14 months while listed for sale. It is zoned DA 2 recognizing both commercial uses and the opportunity for residential uses above the ground floor.

The Application

The applicant, with authorization from the owner, seeks to make alterations to the building to accommodate an existing business which hopes to relocate to this address. The business deals with the making and fitting of prosthetic and orthotic medical devices. The nature of the business requires conformity with accessibility requirements with respect to entry into the building and a large interior area that would accommodate the turning area needed for a medical gurney. Internal changes will provide the necessary turning space for entrance into a waiting room/examination room.

The applicant has proposed two options with respect to the front façade. Each option has common elements related to accessibility matters.

- i) An accessibility ramp must be provided that would allow access to the existing front door. The ramp, with a one in twelve pitch may extend to the property line. At present, it is likely to be constructed with metal rails and transparent glass panels. At the time of the preparation of this report, final drawings had not been provided.
- ii) Also, the applicant hopes to be able to use the existing front door. It will, however, require fitting with electronic switch plates and openers for accessibility requirements. Whether the existing door can be modified or not remains to be determined. If this is not possible, the applicant requires approval for a replacement door. At this time, no alternative door has been identified.

With respect to the front façade and possible alterations to it, the following options are presented.

Option 1

This option would retain the existing glass cantilevered structure on the second floor. On the ground floor, below the glass addition, the existing front wall including the window elements (windows, voussoirs and shutters) would be brought forward in line with the existing projecting bay. Reclaimed buff brick would be used to brick the extended south façade.(Appendix 2-Renderings)

Option 2

This option would see the extension of the enclosed glass portion to the ground floor and placed behind turned columns on stone piers, with a porch rail balustrade and wood skirting below the deck level. A new cornice element would be added below the existing glass addition to create, in total, a glassed in sun porch effect. The additional architectural elements would be designed in an historic style appropriate to the building. (Appendix 2-Renderings)

At the time of this application, Option 1 is the applicant's preferred option as its costs are substantially less than estimated for Option 2.

West Woodfield Conservation Guidelines

Section 8.2.1 of the West Woodfield Conservation Guidelines state:

Alterations to the street-facing façade have the potential to dramatically affect the appearance of not only the building itself, but the entire streetscape. In a heritage conservation district, it is very important to ensure that alterations preserve the essential character of the house, and are complementary to adjacent dwellings.

- *Research the original style and appearance of the building to determine “authentic limits” of*

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restoration or alteration so that the appropriate style is maintained.

- *In the absence of historical data, use forensic evidence available from the building itself to suggest appropriate restoration or alteration.*
- *Seek similar properties (same age, same design, and same builder) for evidence of details that may exist as samples for reconstruction.*
- *Avoid “new” materials and methods of construction if the original is still available.*
- *“Restore” wherever possible rather than “replace”, particularly for features such as windows, doors, porches and decorative trim.*
- *Where replacement of features is unavoidable, the replacement components should be of the same general style, size and proportions.*
- *Incorporate similar building forms, materials, scale and design elements in the alteration that exist on the original building.*
- *Avoid concealing parts of buildings, entrances and decorative details when undertaking alterations.*
- *If in doubt, use discretion and avoid irreversible changes to the basic structure.*
- *Keep accurate photos and other records, and samples of original elements that have been replaced.*

Additions

Additions to dwellings are typically undertaken by homeowners to provide more space and/or to increase the functionality of their dwellings. Similar to alterations, additions can have a major impact on both the dwelling itself and streetscape. Care must be taken in heritage conservation districts to ensure that additions respect the surrounding context, particularly with respect to scale and form, and are complementary to the dwelling itself.

- *Additions that are necessary should be sympathetic and complementary in design and, if possible, clearly distinguishable from the original construction by form or detail. The use of traditional materials finishes and colours rather than an exact duplication of form, can provide appropriate transition between additions and original structures.*
- *Additions should be located away from principal façade(s) of heritage properties, preferably at the rear of the building, to reduce the visual impact on the street.*
- *Form and details of the addition should be complementary to the original construction, with respect to style, scale, and materials but still distinguishable to reflect the historical construction periods of the building.*
- *The height of any addition should be similar to the existing building and/or adjacent buildings to ensure that the addition does not dominate the original building, neighbouring buildings or the streetscape.*
- *Additions should not negatively impact the symmetry and proportions of the building or create a visually unbalanced façade.*
- *New doors and windows should be of similar style, orientation and proportion as on the existing building. Where possible, consider the use of appropriate and reclaimed materials.*
- *New construction should avoid irreversible changes to original construction.*

Commercial/Office Buildings

- *Where buildings are being converted to office or commercial uses, retain original features and details of the buildings to reflect the residential history.*
- *If alterations are required to provide barrier free access, ramps and railings should be of suitable materials, colour and design details to blend in with the original structure as much as possible.*
- *If significant alterations or additions are required to provide suitable access to the front of the building, it is preferred that these elements be designed as transparent or unobtrusive additions concealing a minimum amount of the original façade and identifiable as a separate construction. New work should be recognized as new, but complementary in appearance to the original.*
- *Interior alterations are not restricted by these guidelines. However, in the interests of preserving heritage assets for future owners and tenants appreciation, these guidelines also*

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recommend the conservation of fine millwork and plastering details and other interior fittings where possible.

(Policies regarding signage not included in the above.)

Analysis

The 1993 addition, while functionally adding to the interior floor space, dramatically altered the appearance of the front façade. It clearly can be seen to be a non-historic addition to an historic structure. Extensive front yard landscaping with stone and brick added further to the extent of the alteration.

Option 1

In terms of pulling the ground floor forward, the following comments can be made with respect to the Guidelines listed above:

- It would allow for the retention of existing, original, heritage features including windows, voussoirs, shutters and brick and would avoid the further use of “new” materials. This element is also identified with respect to commercial office uses in former residential buildings.
- It would avoid concealing original parts of the buildings.
- It adds a further degree of non-authenticity to a building already presenting such a façade.
- It, arguably, modifies the jarring effect of the 1993 addition. However, as shown in the concept it leaves an overhang from the second story.
- It is not located in the recommended area for additions.

In addition, it would allow for the use of an otherwise vacant commercial-residential building on a streetscape where office conversions are common.

Option 2

- While it continues the use of non-traditional materials with respect to the glass, it extends their impact.
- It would more likely conceal authentic features unless the replacement glass is tinted differently to provide a less dark appearance.
- It would not allow for the continued retention of some original features.
- It would enlarge the non-heritage component of the existing building.
- It is not located in the recommended area for additions.

In addition, it, too, would allow for the use of an otherwise vacant commercial-residential building.

Accessibility Issues

Both the Guidelines and AODA requirements anticipate the need for accessibility requirements.

It would be desirable to maintain the existing front door. However, if that proves to be not feasible, then an appropriately sized door with a “heritage” character is preferable.

Recommendations

The existing façade presents problems with respect to heritage authenticity as it exists. Option 1 is the preferred option by the applicant for cost reasons and perhaps would better reflect the distinction between older and newer elements. Option 1 does retain heritage features in a new setting. The building is currently vacant.

1. It is recommended that both Option 1 and Option 2 be approved subject to the provision of a building permit application reflecting consistency with the details identified in each option.
2. The City Planner be provided with a final drawings with respect to both the accessibility

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ramp and the front door and approve them in terms of consistency with the District Guidelines prior to the issuance of building permits.

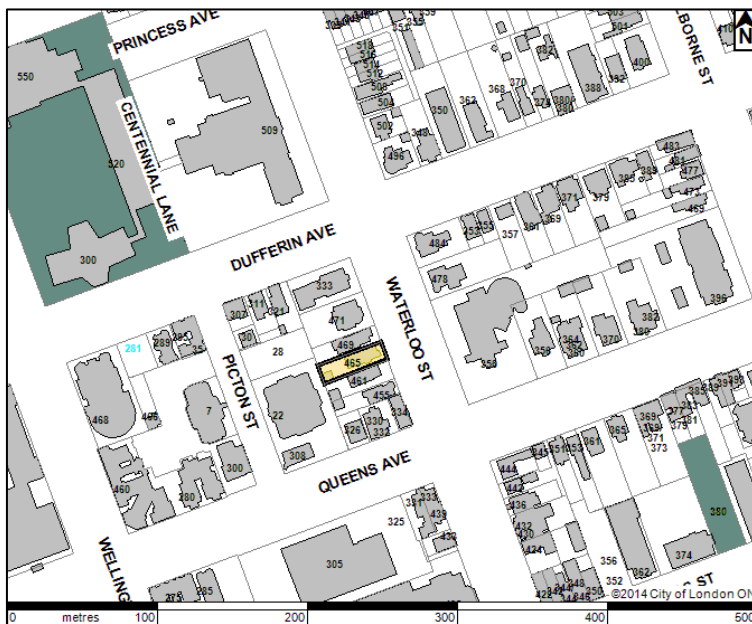
- That detailed photographic documentation be done of both the exterior and interior of the building to assist in any future restoration.

PREPARED BY:	SUBMITTED BY:
DON MENARD HERITAGE PLANNER COMMUNITY PLANNING & RESEARCH	JIM YANCHULA, MCIP, RPP MANAGER URBAN REGENERATION
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP DIRECTOR OF LAND USE PLANNING AND CITY PLANNER	

April 23, 2014
dm/

Attach: Appendix 1- Location Map; Appendix 2- Photos; Appendix 3- Drawings
Y:\Shared\policy\HERITAGE\Heritage Alteration Reports\465 Waterloo Street\LACH April 09 2014.docx

Appendix 1- Location Map - 465 Waterloo Street



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Appendix 2: Photos -465 Waterloo Street March 2014

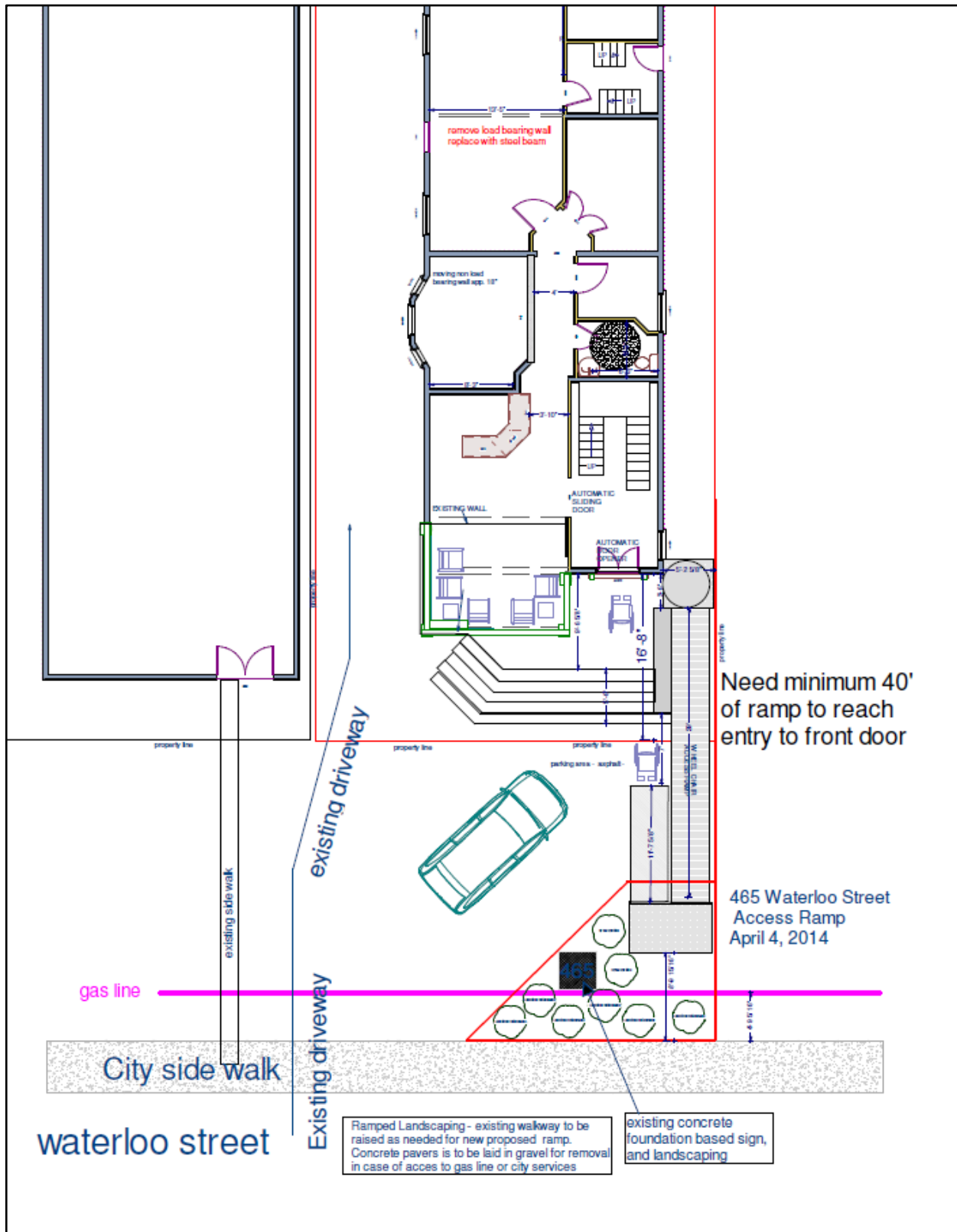


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Appendix 3: Drawings

Possible Accessibility Ramp Location



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Appendix 2- Drawings

Option 1 -Concept



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Appendix 2 Continued

Option 2

Front Elevation



Side Elevation

