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TO:	CHAIR AND MEMBERS LONDON ADVISORY COMMITTEE ON HERITAGE MEETING ON WEDNESDAY, SEPTEMBER 10, 2014
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, LAND USE PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: B. JEFFERY 317 HYMAN STREET

RECOMMENDATION

That, on the recommendation of the Director of Land Use Planning and City Planner, with the advice of the Heritage Planner, the Heritage Alteration Permit Application of B. Jeffery requesting permission for porch alterations to the designated heritage property located at 317 Wolfe Street **BE GRANTED**; it being noted that the Heritage Planner has reviewed the proposed alterations noting that changes had been made in advance of approvals.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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None

PURPOSE AND EFFECT OF RECOMMENDED ACTION

Approval of the recommended action would authorize alterations as described to the property designated under the Ontario Heritage Act in accordance with the provisions of Section 42 (1) of the *Ontario Heritage Act*.

BACKGROUND

The residence at 317 Hyman Street is a storey and a half brick clad residence in the Queen Anne style. It is located on the south side of Hyman Street between Wellington Street and Waterloo Street. (Appendix 1) It is designated by virtue of its inclusion in the West Woodfield Heritage Conservation District created in 2009. In the consultants' study for the West Woodfield District, it had been classified as a Category "B" house with respect to its heritage streetscape character. For this property alterations to the front porch require heritage alteration approval consistent with the Guidelines for West Woodfield.

Unauthorized alterations to the front porch were noted and are shown in the pictures. (Appendix 2) The owner and contractor indicated that they were unaware of the need for alteration approval and had initiated the changes in response to elements which had deteriorated. Specifically, they indicated that the plywood porch decking required replacement and that rails had been constructed preventing the drainage of water from the deck leading to damage to the wood on the deck and in the rails and lower ends of turned spindles. Further, it was indicated that some deterioration was apparent in the turned columns. Rails, spindles and columns were removed prior to any consultation

The Application

An application is being made, retroactively, to approve the alterations and to request a further change. The alterations already made include:

- replacement of the plywood deck with 5" x 1½" tongue in groove ash decking.
- provision of squared pine rails

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- provision of squared, 1½” by 1½” pine spindles
- trimmed squared columns with some decorative trim added on the upper portion
- wood repair to a gap between the upper porch roof and porch structure to cover the gap with trim
- all wood to be painted
- a slight change in grade level of the front yard

The additional element, not yet carried out, is a request to add black shutters to highlight the ground floor main window. The shutters will present a fixed louvred appearance and will use a composite material to resemble wood.

The West Woodfield Guidelines

Section 10.5 of the West Woodfield Guidelines speaks to porches and porch alterations, noting that they are a significant heritage feature. Specifically, it notes:

- Removal or substantial alteration to the size, shape and design of existing porches is strongly discouraged.*
- Do not remove or cover original porches or porch details, except for the purpose of quality restoration. Prior to executing any repairs or restoration, photograph the existing conditions and research to determine whether the existing is original or an appropriate model for restoration. Use annotated photographs or drawings or sketches to represent the intended repairs.*
- For the structural elements of the porch, use the best of current technology including secure footings extending below the frost and pressure treated wood for wood framing.*
- For decorative elements such as gingerbread fretwork and other trim, wood is still the best choice to recreate the original appearance, but using improved technology such as waterproof glues and biscuit joiners and liquid preservatives and best quality paints to protect the finished product.*
- Fibreglass and plastic versions of decorative trims should be avoided. Poor interpretation of scale and design of applied decoration detract from the visual appearance and architectural coherence of porches and verandahs.*
- Where there are no other reasonable options, fiberglass and plastic versions of these decorative trims may be considered if the appropriate shape and size is available and they are kept in good condition with adequate maintenance of the paint.*
- Install and maintain a porch apron on all exterior sides below the porch floor level that permits good ventilation and prevents animals and debris from entering. Research some of the attractive and functional trellis designs that are used in the neighbourhood to fulfil this purpose....*

Section 10.6.2 of the Guidelines refers to shutters. Specifically, the Guidelines note *“the Queen Anne style houses with the large ground floor arched front windows are unlikely to have had shutters originally.”* Further, in terms of conservation and maintenance guidelines it states *“Replacement wood shutters could be considered for house types that would have originally incorporated shutters, such as the cottage and Italianate styles.”*

The Application and the Guidelines

Alterations have been made with the removal of the previously existing rails, spindles and columns. Some visual information suggests that there have been some changes to the porch in the past. The removed columns may have been placed over later posts and the boxed base element may have been designed to cover deteriorated column bases.

No information has been presented to show the existing was original or not, nor to show that the replacement components are more in keeping with an original porch if one existed.

In terms of the replacement components, the porch elements are in wood, and the deck itself is tongue and groove ash wood. This is a more appropriate restoration than the later plywood decking.

New wood porch rails are similar to what was removed and the removal of boards that prevented proper drainage is appropriate in terms of lengthening the life of the replacement deck material.

The replacement spindles and columns represent the most significant change to the porch. Whether those removed were original or not, they were present at the time of the creation of the

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District. Notwithstanding this, the style of the replacement spindles is not uncommon on the streetscape. Squared wood- faced columns can be found elsewhere also. Both will be painted.

The change in grade level to increase it from 2-4 inches is not significant with respect to the guidelines.

The comments in the Guidelines suggest that the installation of shutters on the main floor is not appropriate unless it can be shown that they previously existed there. Wood shutters would be a more preferred option for the main floor window but the use of a composite material may be acceptable if they are the appropriate size and shape.

Recommendations

It is regretful that alterations were made in advance of approvals by Municipal Council. While a possible course of action would be to request that the removed materials and elements be replaced or be replaced with new materials in the same style, this may be somewhat harsh a solution. The replacement that has been carried out has been done with a degree of craftsmanship and has retained the use of wood. The replacement styles, while different, are not inappropriate and the deck itself is probably more like the original deck. Given the diversity of deck spindles and columns on the street, these changes might have been accepted had an application been submitted for consideration. The requests for shutters may not have been accepted given the Guideline comments.

It is recommended that this application be approved with respect to the alterations already made but that the request for shutters not be approved unless it can be demonstrated that such shutters were original to the house.

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

September 15, 2014

dm/

Attach: Appendix 1- Location Map; Appendix 2- Photos

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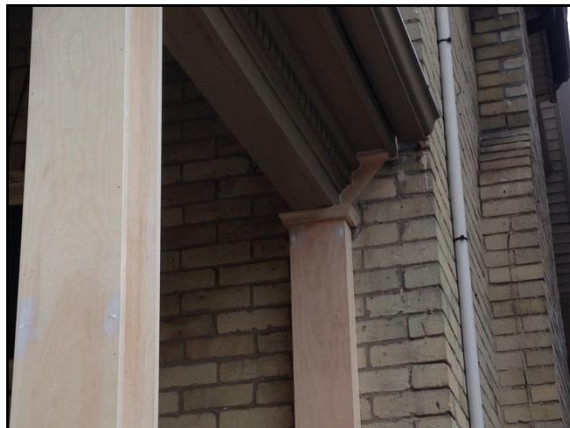
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Appendix 1- Location Map



Appendix 2- Photos- 317 Hyman Street
(Showing recent changes)



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Appendix 2 Continued

Photos submitted by applicant's contractor



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Appendix 2- 317 Hyman

(from Google Street Map - to show pre-alteration porch)

