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HAP: 525 Princess Avenue
K. Gonyou

TO:	CHAIR AND MEMBERS LONDON ADVISORY COMMITTEE ON HERITAGE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	HERITAGE ALTERATION PERMIT APPLICATION BY: K. DEMELO 525 PRINCESS AVENUE WEDNESDAY APRIL 8, 2015

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the alteration and addition to the heritage designated property located at 525 Princess Avenue, within the East Woodfield Heritage Conservation District, in general conformity with to the attached plans in Appendix C provided by the applicant **BE PERMITTED** by Municipal Council with the following terms and conditions:

- a. That the retention of the existing windows is encouraged. If repair is not possible, the replacement windows should be two-over-two segmented arch windows and the final window specifications approved by the Heritage Planner prior to installation;
- b. That the faux window proposed in the upper east elevation be replaced by a pair of fixed shutters to fill the existing window opening;
- c. That the design of the proposed dormer(s) be of proportional in massing and form to the Italianate-style of the dwelling and be supplied to the Heritage Planner for approval prior to installation;
- d. That the parapet wall proposed for the porch be removed;
- e. That the proposed porch columns be extended to the base of the porch deck;
- f. That salvaged brick retained from the removed rear portion of the existing house be applied to the street facing elevations of the new construction laid in a bond pattern matching the original and wrapping around its corners as much as possible, using an appropriate lime-based mortar. It is recommended that a mason with heritage experience be retained for this work;
- g. That if there is insufficient quantity of salvaged brick to achieve condition (f) above, an alternative material sample and installation be provided to the Heritage Planner for approval prior to installation; and,
- h. That an alternative exterior foundation cladding for all elevations be considered and supplied to the Heritage Planner for approval prior to installation.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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None.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose of the recommended action is to permit the alteration of and an addition to a property located within the East Woodfield Heritage Conservation District (HCD), in accordance with Section 42(2.1) of the *Ontario Heritage Act*.

BACKGROUND

525 Princess Avenue is located within the East Woodfield HCD, designated under Part V of the *Ontario Heritage Act* (By-law No. L.S.P. 3179-68). The property is located on the south side of

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Princess Avenue between Prospect Avenue and William Street (Appendix A).

The building located at 525 Princess Avenue is a two storey buff brick dwelling (Appendix B). Contextually, the home fits within East Woodfield HCD in terms of its Italianate style and refined detailing, including decorative paired eave brackets, two bay windows, London Doorway (transom and sidelights), and shallow sloping roof. The building maintains a consistent setback along the south streetscape of Princess Avenue. The property is currently serviced with two separate driveways both with access off Princess Avenue. A wing is attached at the rear, although not readily visible from the street. A detached garage is located to the southeast of the principal dwelling, with a large backyard.

The *East Woodfield HCD Plan* anticipates alterations and additions to properties within its guidelines. It states, “a key objective in the design of an addition is to ensure that the completed structure adds to or enhances the history of the building and does not devalue it” (*East Woodfield HCD Plan*, Part II, 33).

Principles to consider in the alteration of a building with the East Woodfield HCD include:

- Historical building materials and architectural features are protected;
- Character defining elevations, especially those that face the street or public space, are not radically altered; and,
- That replacement of building components or features are unobtrusive and fit visually and functionally with existing features (*East Woodfield HCD Plan*, Part II, 30).

And, additions to buildings within the East Woodfield HCD, the following principles should be considered:

- Clearly differentiates new additions from original historic fabric;
- Ensure a continued protection of distinguishing architectural features and not radically change, damage, obscure, destroy, or detract from such features (*East Woodfield HCD Plan*, Part II, 33).

New design is encouraged to be compatible in terms of mass, material, ratio of solids to voids, and the application of colour. Generally, the *East Woodfield HCD Plan* discourages the application of synthetic materials, such as vinyl, aluminium, or plastic, in the place of traditional materials.

HERITAGE ALTERATION PERMIT APPLICATION

The agent of the property owner met with the Heritage Planners in advance of the submission of the Heritage Alteration Permit application on March 16, 2015. The proposed alterations were discussed and several suggestions were made. These include:

- Retain the London Doorway (transom and sidelights);
- Adjust the arrangement of columns on the proposed porch; and,
- Consider alternative styles for the dormer.

A Heritage Alteration Permit application was submitted on behalf of the property owner on March 25, 2015. The applicant has applied to Municipal Council for a permit to:

- Demolish the existing detached garage;
- Remove the existing rear portion of the dwelling and build an addition in its place;
- Clad the street-facing façade of the addition in either salvaged brick from the removed rear portion of the dwelling or an alternative material to be confirmed, with an applied stone-like veneer at the base;
- Remove and replace the existing windows in the original house with segmented arch windows;
- Insert a faux window on the upper east elevation;
- Re-roof the bay windows;
- Build a concrete slab porch at the front door covered by a pitched roof supported by

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- square columns clad with Hardy Board with an applied stone-like veneer parapet wall;
- Install paired bracket detail at the eaves of the roofline across the new addition visible from the street;
- Replace the front door; and,
- Add a dormer in the attic of the original house.

It is noted that the London Doorway (transom and sidelights) will be retained, as well as the brick chimney.

Existing vegetation around the foundation of the dwelling will be removed and the property re-landscaped.

The proposed elevations have been included in Appendix C.

ANALYSIS

The massing, scale, and ratio of solids to voids of the proposed addition is compatible with the proportions of the original house. This is particularly evident in the proportion of windows to exterior cladding on the proposed addition. Details indicative of the Italianate style of the building, including the paired brackets, shallow pitched roof, and vertical emphasis, will be respected by the design of the proposed addition. The paired brackets of the original house are proposed to be continued along the eaves of the addition visible from the street and the slope of the hipped roof is consistent between the original house and the addition.

While the introduction of a garage door initially appears obtrusive as seen from the street, it is recessed the street wall of the original house. This setback of approximately 12 metres avoids a strong presence of the garage on the streetscape. While a garage protruding from the front of a building within East Woodfield HCD would be seen as a detriment, the proposed location of the garage does not devalue contributions of 525 Princess Avenue to the streetscape and broader East Woodfield HCD.

While the *East Woodfield HCD Plan* encourages the clear differentiation of new additions from original historic fabric, this particular alteration presents an opportunity where salvaged brick original to the house itself is available to clad the street façade of the proposed addition. Cladding with this salvaged brick should wrap around the northeast and northwest corners of the building as much as possible. Experience working with historic brick suggests that the condition of some brick units may not be suitable for salvage, potentially limiting the quantity available for reuse. It must also be noted that an appropriate lime-based mortar must be applied in the laying of historic brick units as a Portland Cement-based mortar is not compatible with historic brick. Brick should be laid in a pattern consistent with that of the original house. A qualified mason with experience working with historic brick and appropriate lime-based mortar should be retained for this project.

If sufficient quantified of salvaged brick are not available to clad the street façade of the addition, an alternative material which clearly distinguishes the new addition from the original historic fabric (e.g. painted tongue and groove wood siding) must be supplied to the satisfaction of the Heritage Planner.

A stone veneer material is shown at the base of the wall around the proposed addition. It is recommended that this material be substituted for a more substantial material, such as ashlar cut limestone, or eliminated altogether in favour of the brick coursing continuing to the base.

The existing windows at 525 Princess Avenue are hidden behind aluminum storm windows. It appears that these existing windows are wooden two-over-two segmented arch windows in may be historic and suitable candidates for repair rather than replacement. Guidelines of the *East*

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Woodfield HCD Plan encourage the retention of historic material wherever possible. Replacement of the existing storm windows with a material and glazing pattern compatible with the historic windows may also be an appropriate solution. Should window repair not be possible, replacement windows should fill the entire void of the window. As such, segmented arched windows would be appropriate at 525 Princess Avenue. Should the existing shutters require replacement, replacement wooden louvred shutters should be half of the width of the window they are intended to cover. Only windows with sufficient space to either side to accommodate a pair of shutters should be shuttered in this manner. Windows lacking this requisite space should not be shuttered.

Porches are popular elements within the East Woodfield HCD. There are many examples of historic precedent within the area. The proposed porch at 525 Princess Avenue seeks to continue this rich tradition. While it is not clear if 525 Princess Avenue historically had a porch or verandah, the existing wooden stoop does not contribute to the rhythm of porches along Princess Avenue.

The proposed porch, on the other hand, would contribute to this streetscape and with a contextual element. The columns of the proposed porch have been realigned, in keeping the Heritage Planners' advice, to emphasize and frame the London Doorway of the house, as well as to balance proportions across the porch. A concrete pad will be poured for the deck of the porch, with four columns supporting the sloped roof. The columns will be clad in Hardy board and painted to provide detailing compatible with the Italianate style of the dwelling. At present, a stone veneer parapet wall is proposed, although this is not required by Building Code. It is recommended that this parapet wall be removed and the columns be continued to the porch deck.

A dormer is proposed on the north slope of the roof above the original house. This interior space is presently finished and light by several skylights. The introduction of a dormer has some precedence in Italianate-style dwellings (see Appendix B, 23 Peter Street). While the final style of the dormer of 525 Princess Avenue has not been determined, it must be proportional in massing and form to the Italianate-style of the dwelling it perches atop.

CONCLUSION

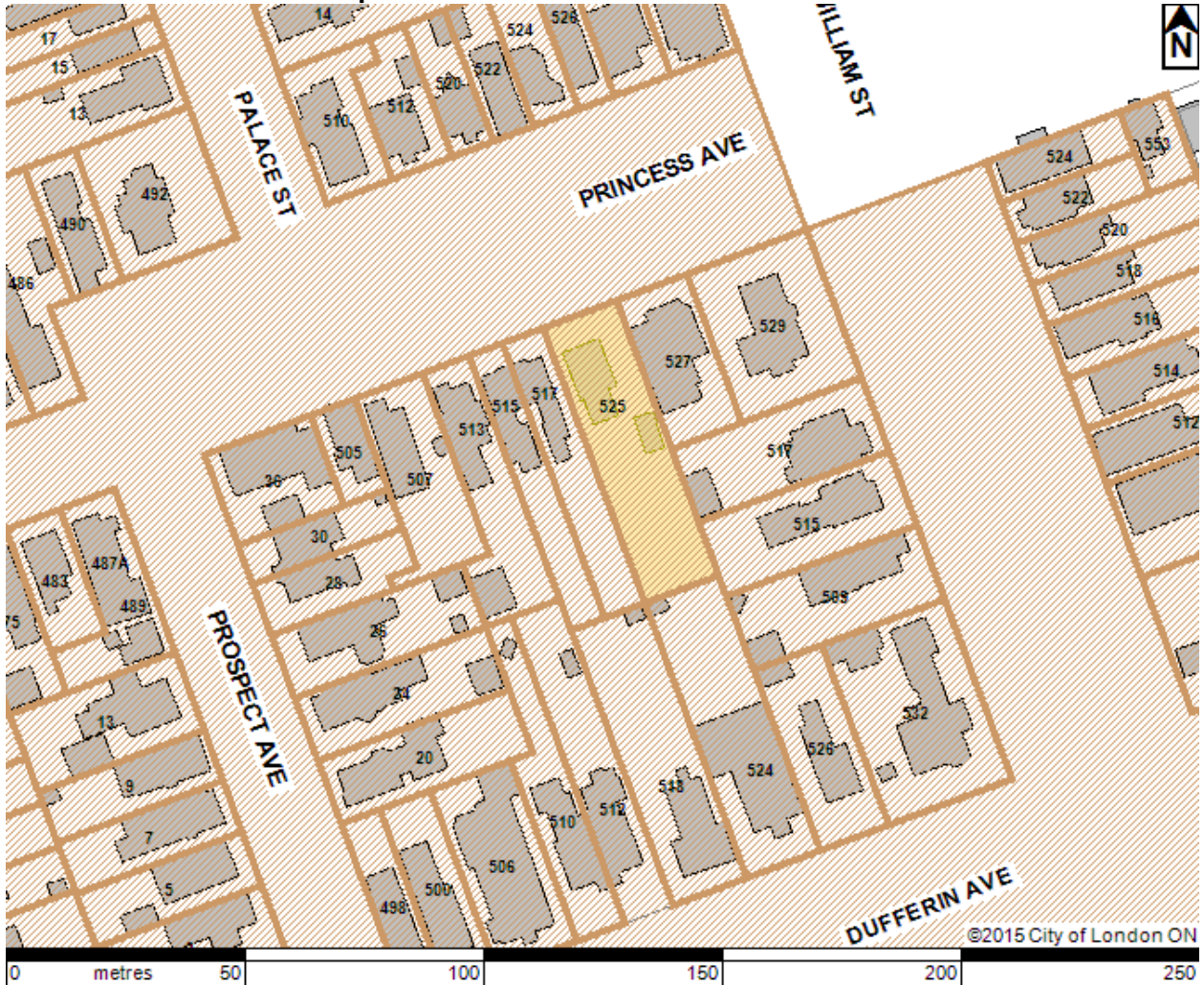
Overall, the proposed alterations to the dwelling at 525 Princess Avenue will not adversely impact the cultural heritage value of East Woodfield HCD. The proposed addition maintains the proportions of solids to voids present on the original house, continuing the appropriate detailing of the Italianate style through the new addition. The proposed porch will contribute to the rhythm of porches along Princess Avenue. Considerations, such as pushing the garage as far back as possible, emphasize the recognition given to the original home in the design process.

The proposed alterations outlined in the Heritage Alteration Permit application for 525 Princess Avenue will not adversely impact the cultural heritage value or interest of the East Woodfield HCD. The proposed alterations, with terms and conditions, should be permitted by Municipal Council.

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APPENDIX A: Location Map



525 Princess Avenue (note: East Woodfield HCD shown in hatched area).

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APPENDIX B: Property Photographs



Image 1: Façade of 525 Princess Avenue (March 12, 2015).



Image 2: North and east façades of 525 Princess Avenue. Note the bay window on the east façade (March 12, 2015).



Image 3: North and west façades of 525 Princess Avenue (March 12, 2015).

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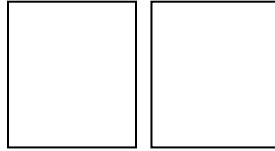
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Image 4: Detail of the London Doorway at 525 Princess Avenue (March 12, 2015).

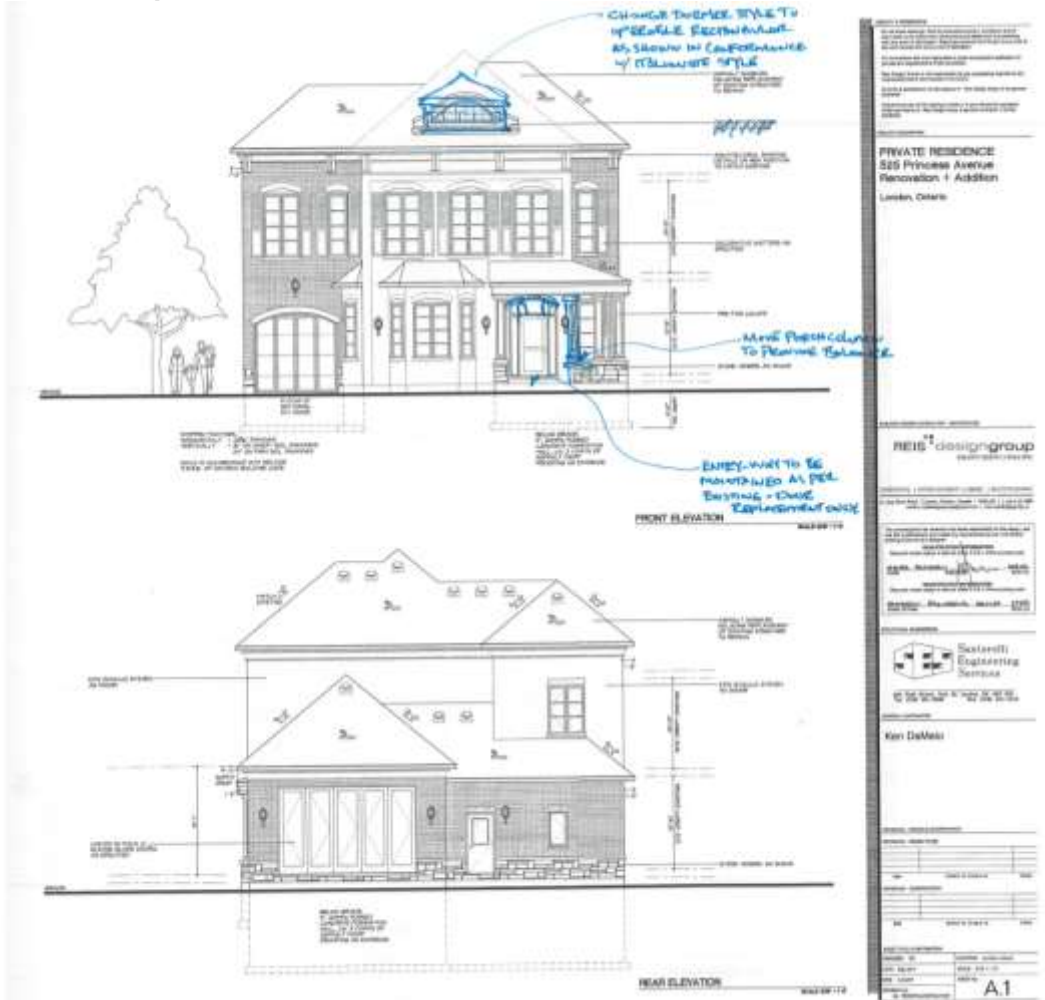


Image 5: 23 Peter Street. Note the dormer, well suited to the Italianate-style of the dwelling (Source: J. Grainger).

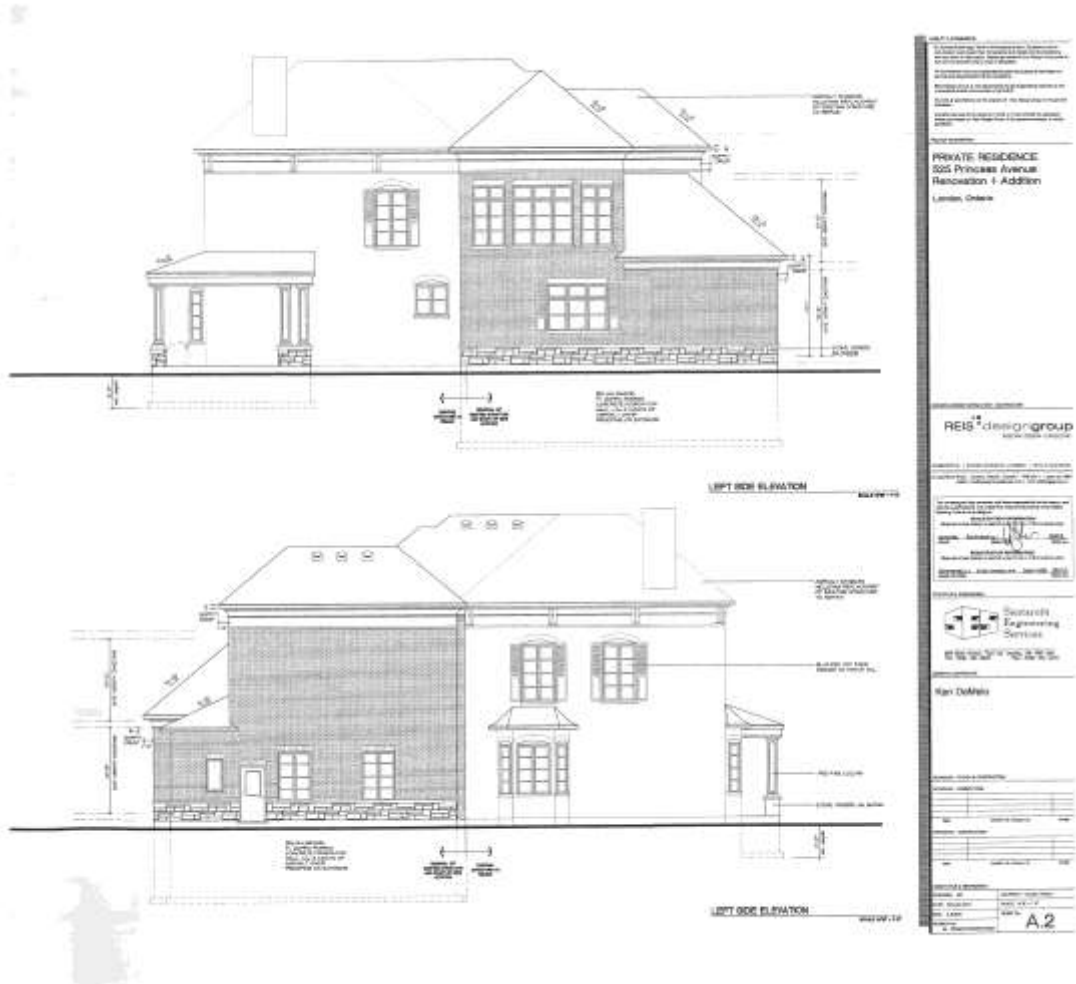


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APPENDIX C: Proposed Elevations



A1: North (Princess Avenue) and south façades (Image courtesy of agent).



A2: East and west façades (Image courtesy of agent).