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D. Menard:

TO:	CHAIR AND MEMBERS LONDON ADVISORY COMMITTEE ON HERITAGE MEETING ON WEDNESDAY APRIL 08, 2015
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, LAND USE PLANNING AND CITY PLANNER
SUBJECT:	HERITAGE ALTERATION APPLICATION BY: R. WILSON 504 WATERLOO 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 R. Wilson requesting permission for an alteration to windows in the designated heritage property located at 504 Waterloo Street **BE PERMITTED**; it being noted that the Heritage Planner has reviewed the proposed replacement window alteration program and has advised that the impact of such alteration on the heritage features of the property identified in the reasons for designation is negligible.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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None

PURPOSE AND EFFECT OF RECOMMENDED ACTION

Approval of the recommended action would authorize the alterations as described to the designated property in accordance with the requirements of Section 42 of the *Ontario Heritage Act*.

BACKGROUND

The property for which this application applies is a two and one half storey buff brick residential structure building in the Italianate style built c. 1893. It is located on the east side of Waterloo, north of Dufferin Avenue. (Appendix 1) The property is designated under *Section 41* of the *Ontario Heritage Act* by virtue of its inclusion within the West Woodfield Conservation District. The Guidelines for the West Woodfield district require alteration approval for window removal, replacement or addition for properties rated A, B or C. This property is rated as a Class B property.

The Application

The subject of this application is window alterations. The applicant intends to replace 11 windows, primarily located at the side and rear of the house, with the exception of two, third floor, single hung windows located on the front (Waterloo) façade. (Appendix 2) At present, the attic windows have deteriorated. The proposed replacement for the attic windows will provide a lite / muntin treatment similar to what exists albeit within a vinyl window frame. The applicant has indicated that a wood window installation for these windows is double the cost of the proposed substitute.

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As well, the application requests approval for the installation, later this year, of aluminium storm windows to protect the original wood windows that will remain including two with stained glass. The storm windows will be coloured a sandstone tone to complement the existing trim and brick work.

West Woodfield Guidelines

The Guidelines for the district encourage the preservation of original doors and windows wherever possible and discourage the replacement of original wood framed windows but note that if this is the only reasonable option, the replacement windows should mimic the original windows with respect to style, size and proportion, with a frame that is similar in colour or can be painted to match the other windows.

Analysis

The replacement windows on the sides and the rear of the residence are not a concern as they will be largely unseen from the street edge.(Appendix 2) With respect to the front façade attic windows, while a preference is given for a wood replacement window, the proposed vinyl substitute is acceptable if it closely mimics the existing lite/muntin pattern. From street level, the replacement window material will be unnoticed by most passers-by.

The use of storm windows will provide long term protection for the original windows on the front façade and will provide greater energy efficiency. Again, a preference would be for wood but cost considerations discourage this. The proposed colour of the frame will complement the colour of the existing trim.

Recommendations

It is recommended that the two windows in the attic on front façade be replaced as proposed subject to final approval of the heritage planner that the “look” of the proposed replacement is maintained. It is further recommended that the use of aluminium storm windows in a colour which complements the trim colour of the residence be permitted.

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

April 7, 2015

dm/

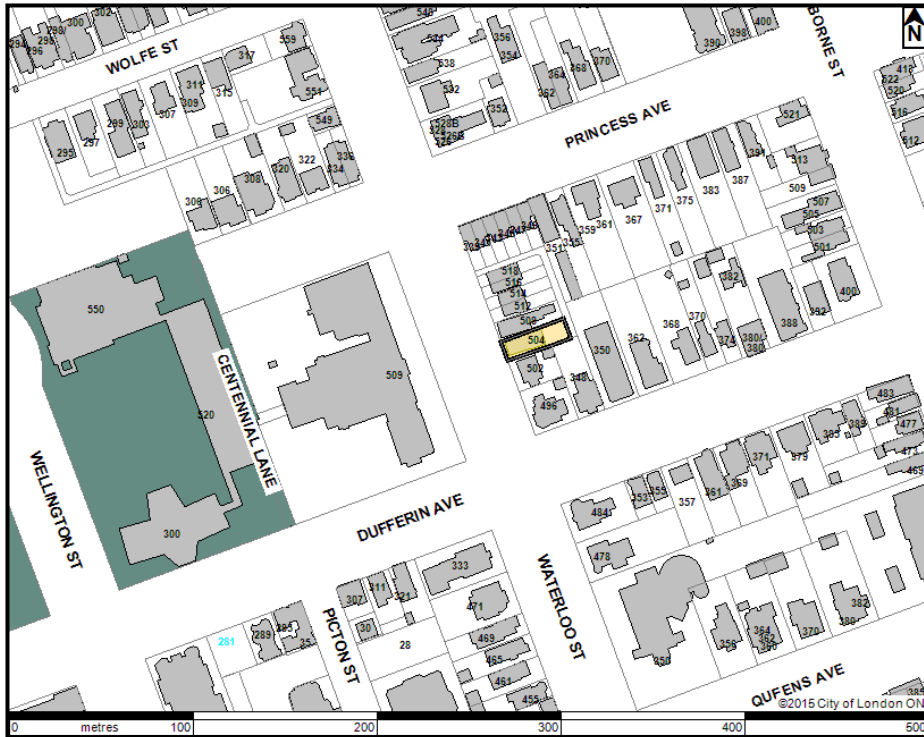
Attach: Appendix 1- Location Map -504 Waterloo Street; Appendix 2- Photos -504 Waterloo Street

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Appendix 1: Location Map - 504 Waterloo Street



Appendix 2: Photos 504 Waterloo Street

