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**HAP: 871 Waterloo Street  
K. Gonyou**

<b>TO:</b>	<b>CHAIR AND MEMBERS LONDON ADVISORY COMMITTEE ON HERITAGE WEDNESDAY APRIL 8, 2015</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>HERITAGE ALTERATION PERMIT APPLICATION BY: M. MEZGER 871 WATERLOO STREET</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, Municipal Council, the alteration of a heritage designated property located at 871 Waterloo Street, **BE PERMITTED** within the Bishop Hellmuth Heritage Conservation District, according to the attached specifications in Appendix C.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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None.

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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The purpose of the recommended action is to permit the removal and replacement of the double-storey verandah of a property located within the Bishop Hellmuth Heritage Conservation District (HCD), in accordance with Section 42(2.1) of the *Ontario Heritage Act*.

<b>BACKGROUND</b>
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871 Waterloo Street is located within the Bishop Hellmuth HCD, designated under Part V of the *Ontario Heritage Act* (By-law No. L.S.P. 3333-305). The property is located on the west side Waterloo Street between St. James Street and Grosvenor Street (Appendix A).

871 Waterloo Street is a two-and-a-half storey dwelling, with indications of the Edwardian style popular following the turn of the nineteenth century (Appendix B). Built in red brick, the building contrasts to adjacent painted or buff brick dwellings in the Bishop Hellmuth HCD. The double verandah of 871 Waterloo Street is another feature that stands out. While many properties in the Bishop Hellmuth HCD have porches, the double verandah at 871 Waterloo Street is uncommon and contributes to the “heritage variety” of the streetscape.

The Bishop Hellmuth HCD Plan recognizes the contributions of porches to the architecture of the buildings and the quality of life of the neighbourhood.

Verandah alterations are identified within the *Bishop Hellmuth HCD Plan* as work requiring Heritage Alteration Permit approvals. Regarding verandahs, the *Bishop Hellmuth HCD Plan* states,

“80% of the buildings in the heritage district have verandahs, most of which are decorative highlights of the front façade. Together with stained glass windows and decorative gables, the conservation of verandahs is a high priority. Alterations should ensure their conservation, particularly the original posts, handrails and brackets. If parts are to be replaced, they should duplicate the original. Closing in of verandahs is discouraged as not in keeping with the character of the district” (2001, 6).

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*Bishop Hellmuth HCD Plan Conservation Guidelines* encourage property owners to “conserve the front verandah, where present, particularly the painted wood floor, ceilings and fascia, columns and handrails.” It recognizes that porch replacement may be necessary when deteriorated beyond repair.

**HERITAGE ALTERATION PERMIT APPLICATION**

A site visit was completed in advance of the submission of the Heritage Alteration Permit application on March 19, 2015. The existing condition of the double verandah was discussed, which resulted in the determination that repair was not a suitable conservation approach given the deteriorated condition of the existing structural members.

A Heritage Alteration Permit application was submitted by an agent authorized by the property owner on March 31, 2015. The applicant has applied to Municipal Council for a permit to:

- Remove the existing wood double verandah while retaining the existing red brick plinths;
- Repoint the red brick plinths as required with the appropriate mortar;
- Construct a new double verandah with brown pressure treated lumber, with columns to extend from the base of the ground floor verandah to the roof structure with the second storey deck attached at the mid-point;
- Install detailing at the base and capital of the columns;
- Install new railings with square 1.5” spindles set 1.5” apart within a top and bottom rail, to meet Ontario Building Code requirements but be set below the cap of the brick plinths;
- Install new hand railings on the new wooden steps to match the railings;
- Install new porch skirting at the base; and,
- Paint all lumber to match existing.

Drawings submitted within the application have been included in Appendix C.

It is noted that the existing vegetation located at the foot of the verandah may be removed and replaced during the course of alteration.

**ANALYSIS**

Physical goals of the *Bishop Hellmuth HCD Plan* are:

- To encourage the retention and conservation of historic buildings and landscapes;
- To guide the design of new work to be compatible with the old;
- To enhance the historic character and visual appeal of the area; and,
- To achieve and maintain a cohesive, well designed and identifiable historic area.

The proposed replacement of the double verandah at 871 Waterloo Street meets the objectives of these goals. While “conserve rather than replace” is a guiding principle of the *Bishop Hellmuth HCD Plan*, it is acknowledged that there are situations where repair is not practical. The existing double verandah is too deteriorated to warrant repair, particularly given the condition of the structural members of the verandah.

Given the Edwardian style of 871 Waterloo Street, a Classical verandah, as identified within the *Bishop Hellmuth HCD Plan*, is the most appropriate stylistic direction for the verandah. The Classical style emphasizes traditional proportions and modest, refined, detailing. These characteristics are articulated in the proposed replacement double verandah, particularly in the railing details and double height columns with defined capitals and bases (see Appendix C).

The plans for the proposed replacement (see Appendix C) seek to conserve the appearance of the double verandah as a key façade feature of 871 Waterloo Street. The proposed replacement also offers the opportunity to bring consistency to the ground and upper level railing treatments giving the double verandah a more uniform appearance.

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<b>CONCLUSION</b>
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The proposed work outlined in the Heritage Alteration Permit application for 871 Waterloo Street seeks to replace the double verandah and should be permitted by Municipal Council.

<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>KYLE GONYOU HERITAGE PLANNER URBAN REGENERATION</b>	<b>JIM YANCHULA, MCIP, RPP MANAGER URBAN REGENERATION</b>
<b>RECOMMENDED BY:</b>	
<b>JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>	

2015-03-31

kg/

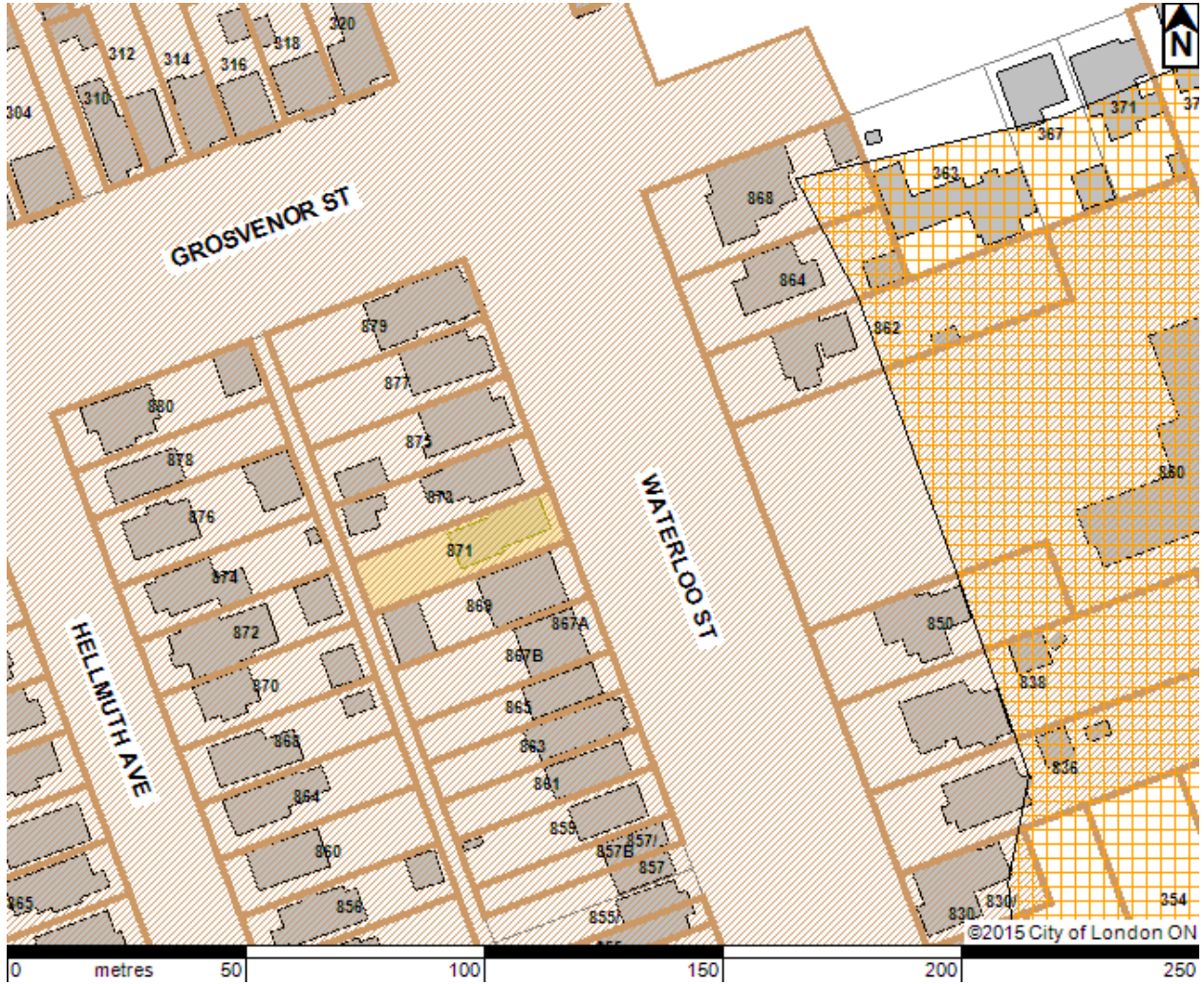
Attach:

- Appendix A: Location Map
- Appendix B: Property Photograph
- Appendix C: Proposed Railing and Column Details

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**APPENDIX A: LOCATION MAP**



Note: Bishop Hellmuth Heritage Conservation District shown as the hatched area.

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**APPENDIX B: PROPERTY PHOTOGRAPHS**



Image 1: 871 Waterloo Street (March 31, 2015).



Image 2: 871 Waterloo Street (March 31, 2015)



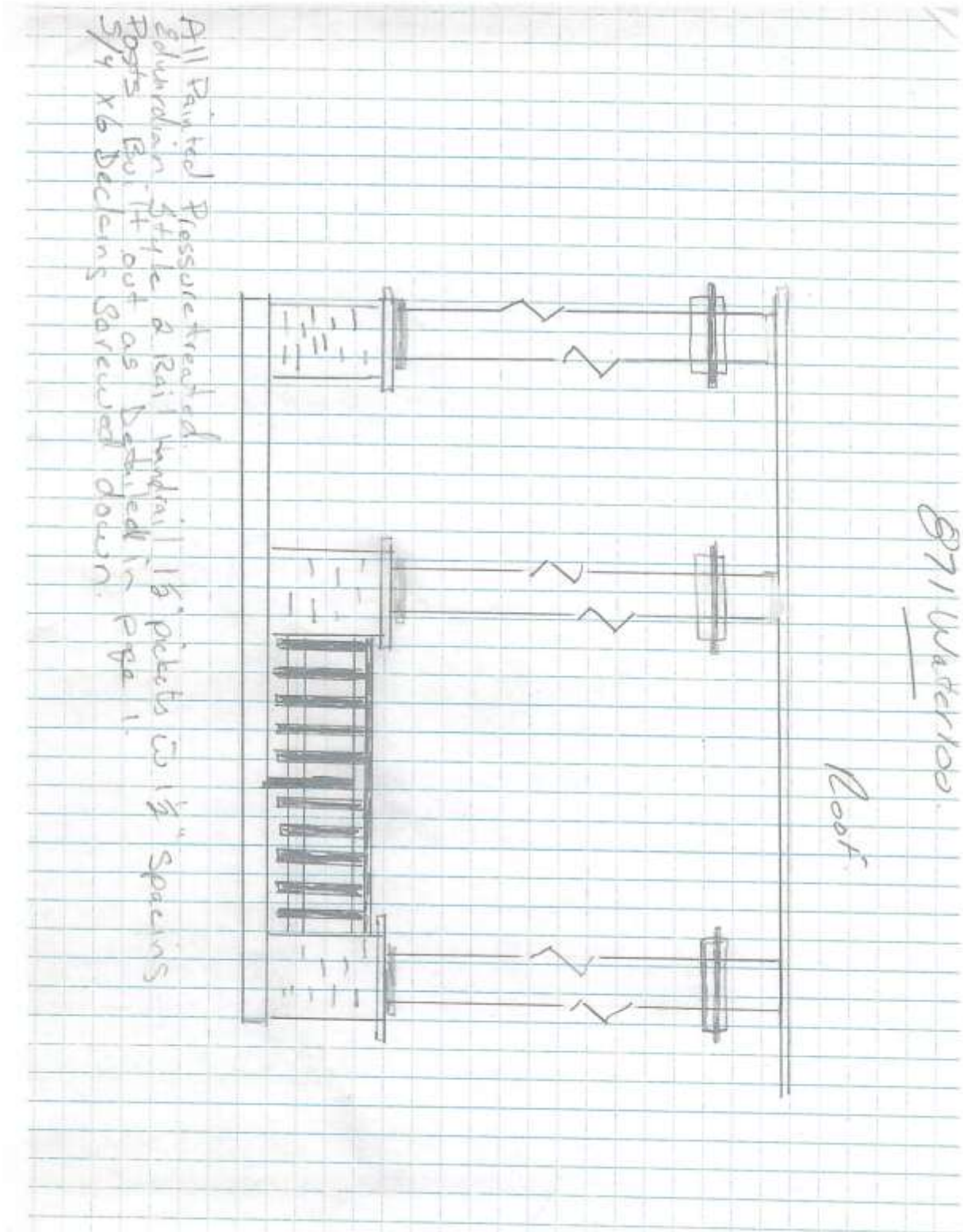
Image 3: Detail of the front steps at 871 Waterloo Street (March 31, 2015).

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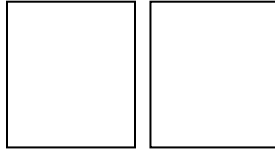
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**APPENDIX C: Proposed Railing and Column Details**

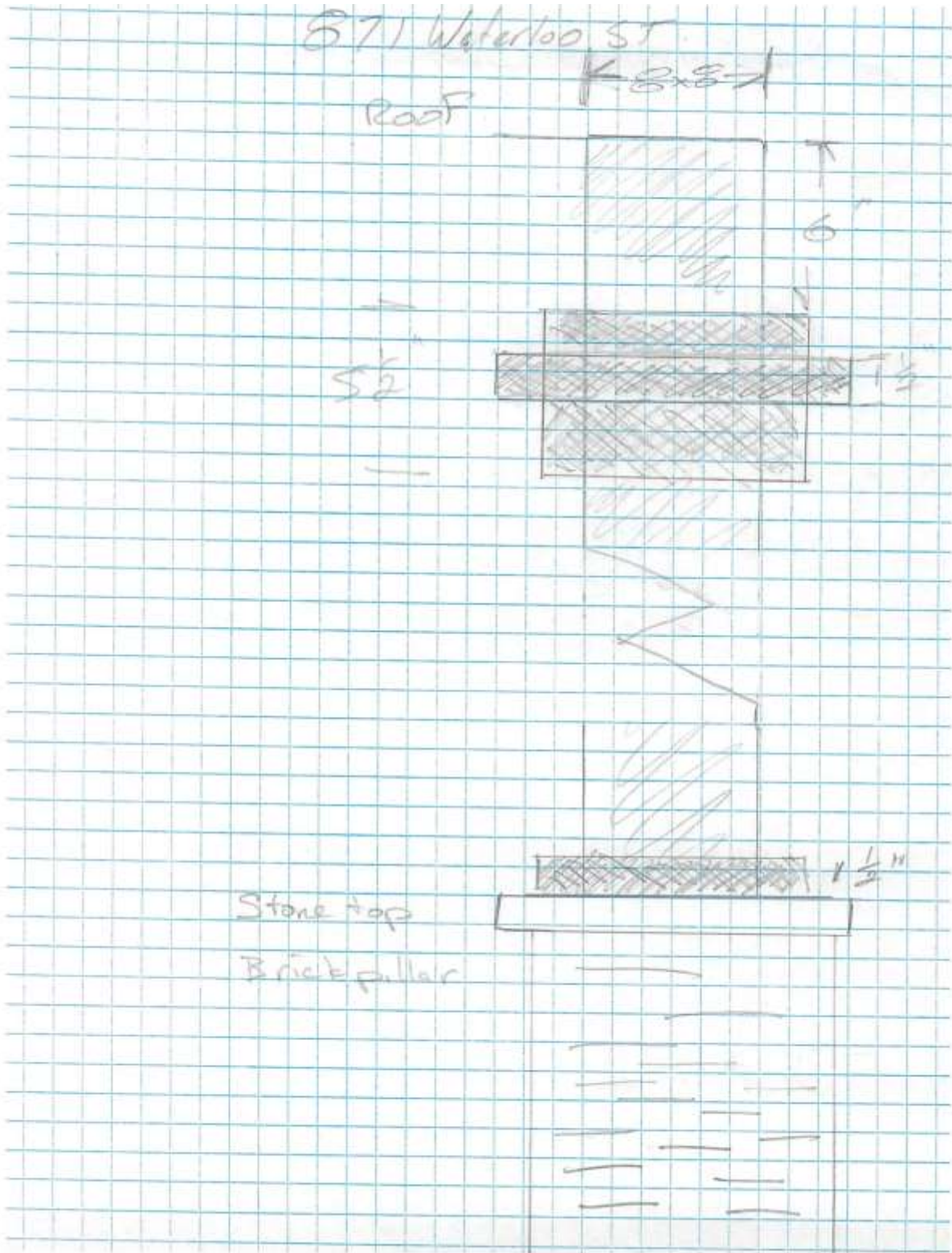
Submitted with Heritage Alteration Permit application by the authorized agent



Proposed railing detail.



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Proposed column base and capital detailing.