

Agenda Item #	Page #

Item #  
Page #

J. Yanchula

<b>TO:</b>	<b>CHAIR AND MEMBERS LONDON ADVISORY COMMITTEE ON HERITAGE MEETING ON JULY 16, 2015</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, LAND USE PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>HERITAGE ALTERATION APPLICATION BY: T. HILL / P. MORGAN 434 ENGLISH STREET</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Director of Land Use Planning and City Planner, with the advice of the Urban Regeneration Manager, the Heritage Alteration Permit Application of T. Hill requesting permission for a second storey addition to the heritage designated property located at 434 English Street, within the Old East Village Heritage Conservation District, **BE PERMITTED**, it being noted that the revisions to the proposed addition are consistent with the previous direction provided by LACH, and that the impact of such alteration on the heritage features of the property identified in the reasons for designation is acceptable with respect to maintaining the heritage character of the streetscape.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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October 8, 2015: Heritage Alteration Report to LACH- 434 English Street 2<sup>nd</sup> Storey Addition  
 July, 9, 2014: Heritage Alteration Report to LACH- 434 English Street Porch

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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Approval of the recommended action would authorize changes to a designated structure in accordance with the provisions of Section 42 (2) of the *Ontario Heritage Act*.

<b>BACKGROUND</b>
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**The Property**

The structure at 434 English Street is a one and one half storey brick clad residence built c. 1895. It is located on the east side of English Street between Dundas and Queens Avenue. (Appendix 1) Currently, a duplex, the building is designated under Section 41, Part V, of the *Ontario Heritage Act* by virtue of its inclusion in the Old East Village Heritage Conservation District, established in 2006. In the District Study, consultants evaluated the building as a Category "C" building. Current zoning on the property is R3-1.

At present, the residence contains two units.

**The Application**

Previously, in July 2014, the applicants received alteration approval for changes to the residence, including:

Agenda Item #	Page #

Item #  
Page #

## J. Yanchula

- The removal of aluminium siding to expose original wood shingle, in a fish scale pattern, in the front gable.
- The removal of a, non-original, metal sloped roof, above the front porch and its replacement with a wood framed, asphalt shingled roof.
- The addition of a portico gable on the roof above the front door, mimicking similar portico gables found throughout the neighbourhood. The small gable will be clad with fish-scale wood shingle to match the main gable.
- The removal of cladding on the original transom window and the replacement of glass to restore the transom window above the front door.
- The removal of concrete steps to the front porch with wooden steps.

In general, the property was returned to a more heritage appearance. At that time, they indicated that they would be seeking further approval for a second storey addition when plans were ready.

Previously, in October 2014, the applicant sought heritage alteration approval to:

1. Construct a full second storey addition which would tie into the existing front gable approximately 3-5 feet behind the gable and extend the length of the residence. At the peak, there would be an increase in elevation to approximately an additional 1-3 ft depending upon the final pitch of the roof. The addition would be clad with Hardie board applied vertically in the gable and vinyl cladding, coloured to match existing trim, on the side facades of the addition. This addition will see the removal of an existing dormer on the north roofline. The bay on the south façade will be retained.
2. Construct a wood staircase to be added to the south façade to access the second storey. The door to the original second floor apartment will be closed off and a new entrance will be created for the second floor.
3. Not required for approval in this application but for information it is noted that an existing rear addition will be removed and replaced with a new single storey addition.

This matter was considered in the Stewardship Sub-Committee report at the November 12, 2014 LACH meeting where it was resolved that *“the Heritage Alteration Application Permit related to the property located at 434 English BE DEFERRED to a future meeting of the LACH in order to allow the applicants time to reassess the proposed alteration design; it being noted that the LACH reviewed and received a communication from D. Menard, Heritage Planner, with respect to a further report from the Stewardship Sub-Committee, and heard a verbal delegation from T. Hill and P. Morgan, Property Owners, with respect to this matter”*

The applicants have reassessed the proposed alteration design to address the comments received at that meeting, and now seek approval to:

1. Construct a full second storey addition which still would tie into the existing front gable, but be set back further from street view to a depth of 8 feet behind the existing gable, and extend the length of the residence. The final pitch of the roof addition will be more compatible with the existing roof pitches. The addition still would be clad with Hardie board applied vertically in the gable and vinyl cladding, coloured to match existing trim, on the side facades of the addition. This addition will still see the removal of an existing dormer on the north roofline. The bay on the south façade still will be retained.
2. Construct a wood staircase to be added to the south façade to access the second storey. The door to the original second floor apartment will be closed off and a new entrance will be created for the second floor. The staircase will now be moved behind the retained bay window in order to not obscure its view from the street.
3. Not required for approval in this application but remaining for information it is noted that an existing rear addition will be removed and replaced with a new single storey addition.

Agenda Item #	Page #

Item #  
Page #

**J. Yanchula**

These modifications are shown both in mark-ups on the applicant's October 2014 submitted drawings and sketches provided by the applicant, both made on July 7, 2015 in consultation with the Urban Regeneration Manager. (See appendix 3).

**ANALYSIS**

The Old East Village Guidelines require heritage alteration approval for changes to the front porch / verandah of all buildings categorized as A, B, or C, for the removal or installation of cladding and siding, and for additions visible from the street.

With respect to this application, as observed from the street, the second storey addition will add massing in terms of volume and increased height to the residence, making it similar to the two storey neighbouring residence on the south side.

The revised additions proposed by the applicant satisfactorily address concerns raised by LACH in the prior proposal. As with that proposal, the existing front porch and gable with its recent changes will remain.

**CONCLUSION**

Notwithstanding the increased building volume resulting from the proposed addition, the streetscape appearance will not change greatly. With its additional setback from, and retention behind the existing street-facing gable, its fit within the streetscape will be improved from the prior proposal and therefore will be even more consistent with the Old East Village Heritage Conservation District Plan.

<b>PREPARED AND SUBMITTED BY:</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>

July 13, 2015  
JY/

Attach: Appendix 1- Location Map; Appendix 2- Photo; Appendix 3- Drawings

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Agenda Item #	Page #

Item #  
Page #

**Appendix 1- Location Map-**

**J. Yanchula**



**Appendix 2: Photo -434 English Street (2014)**

Agenda Item #	Page #

Item #  
Page #

**J. Yanchula**



Agenda Item #	Page #

Item #  
Page #

**Appendix 2: Photo - 434 English c. 2013 - Google Street Map**

**J. Yanchula**

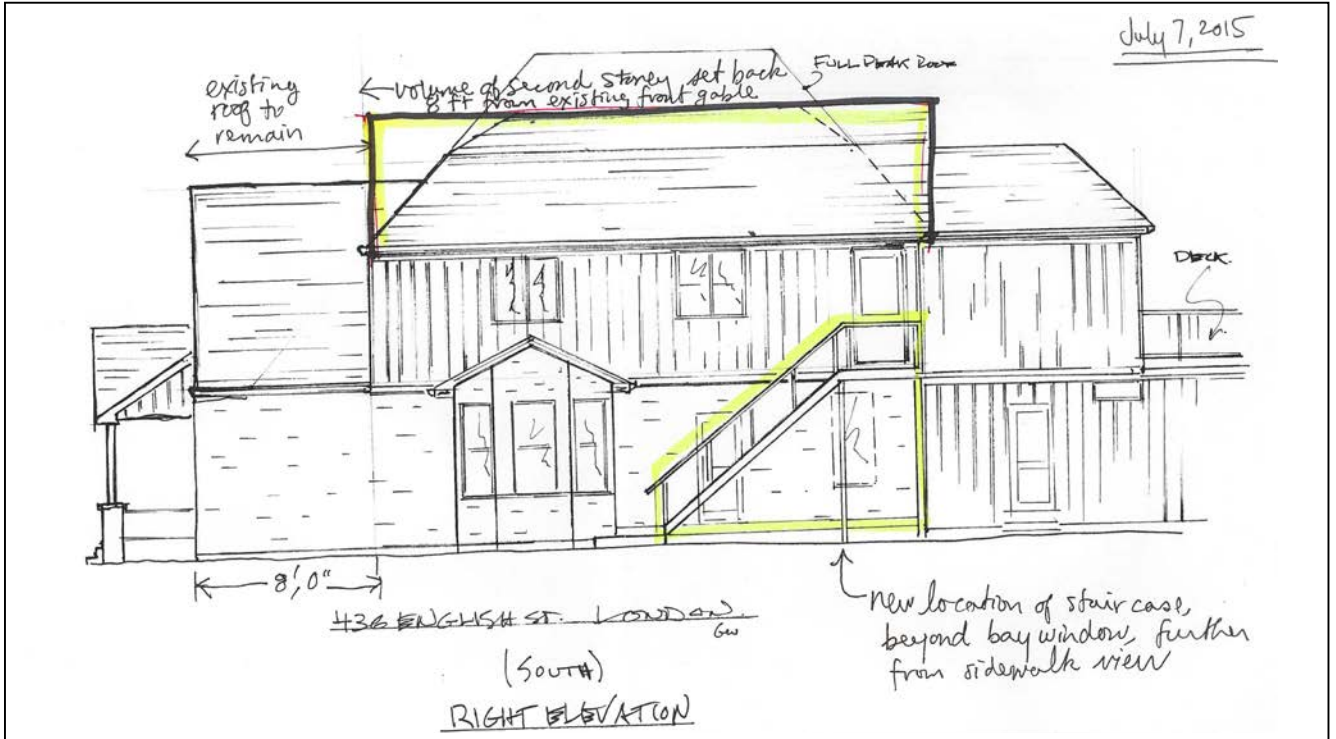


Agenda Item #	Page #

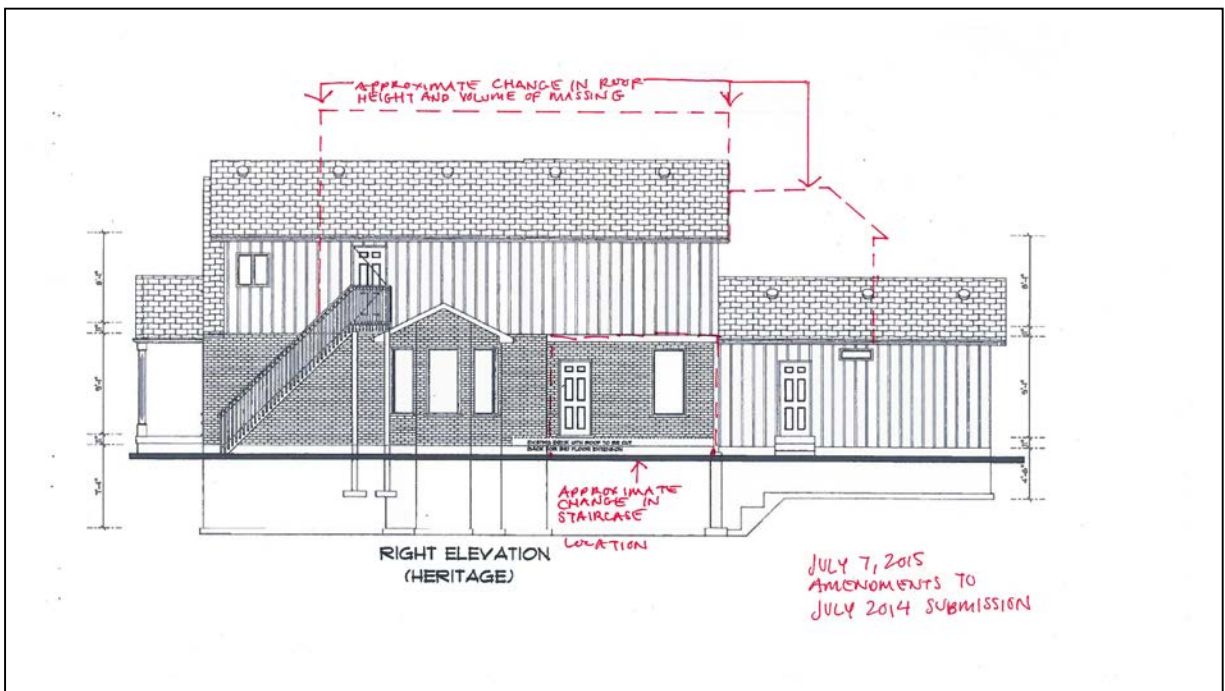
Item #  
Page #

J. Yanchula

Appendix 3: south façade  
Drawing submitted July 7, 2015 by Applicant



Appendix 3: south façade  
2014 Drawing showing comparison with drawing submitted July 7, 2015 by Applicant

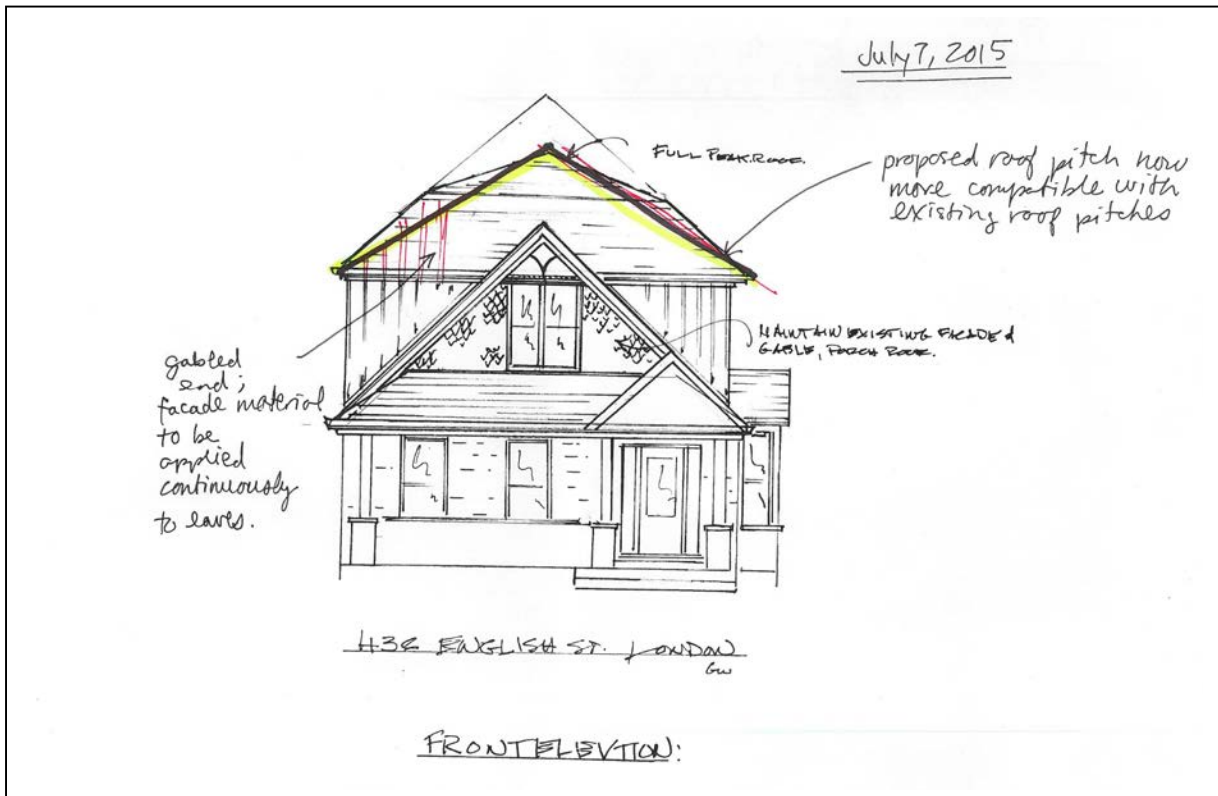


Agenda Item #	Page #

Item #  
Page #

J. Yanchula

**Appendix 3: English Street façade**  
**Drawing submitted July 7, 2015 by Applicant**



**Appendix 3: English Street**  
**2014 Drawing showing comparison with drawing submitted July 7, 2015 by Applicant**

