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HAP: 281 Grosvenor Street
K. Gonyou

TO:	CHAIR AND MEMBERS LONDON ADVISORY COMMITTEE ON HERITAGE WEDNESDAY DECEMBER 9, 2015
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	HERITAGE ALTERATION PERMIT APPLICATION: M. PEPPER, 281 GROSVENOR STREET

RECOMMENDATION

Consistent with the Delegated Authority By-law (By-law No. C.P.-1502-129), and as recommended by the London Advisory Committee on Heritage, the porch alteration to the house on the heritage designated property located at 281 Grosvenor Street, within the Bishop Hellmuth Heritage Conservation District, **BE PERMITTED** by the City Planner with the following terms and conditions:

- a. All exposed wood be painted or stained following the appropriate weathering period;
- b. Tongue-and-groove wood be used for the porch floor;
- c. The field stone veneer should be recessed from the field stone piers to provide dimension to the porch skirt;
- d. Wooden spindles be used, approximately 1-3/4" square set apart 3-1/2" on centre, between a wooden top and bottom rail;
- e. Photographic documentation of the alteration and addition be submitted to the Heritage Planner upon completion of the work;
- f. Display of a Heritage Alteration Permit in a location visible from the street until the work is completed.

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 a property located within the Bishop Hellmuth Heritage Conservation District (HCD), in accordance with Section 42 (2.1) of the *Ontario Heritage Act*.

BACKGROUND

281 Grosvenor 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 south side of Grosvenor Street between Wellington Street and Hellmuth Avenue (Appendix A).

The building located at 281 Grosvenor Street is a detached, one-and-a-half storey house (Appendix B). 281 Grosvenor Street demonstrates influences from the Craftsman Style, particularly in its horizontal emphasis, hipped gable roof, and shed dormers. Part of the foundation of 281 Grosvenor Street is clad in applied field stone, as are the three column plinths of the porch. Previously, the porch had plain wooden posts, painted white, with vertical balustrade/skirting set below a top handrail, wooden steps with a metal hand railing, and what appears to have been wooden tongue-and-groove porch flooring.

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The *Bishop Hellmuth HCD Guidelines* identifies Craftsman porches as “boxy and hand crafted,” which is demonstrated by the porch at 281 Grosvenor Street, particularly in the field stone plinths. For Craftsman porches, the *Bishop Hellmuth HCD Guidelines* encourages a conservation approach that maintains “the crafted character of the style with an emphasis on natural materials and earth tone colours” (*Bishop Hellmuth HCD Guidelines*, p.7). Particular to porches, it encourages:

- Conserve the original finishes, particularly painted wood roof soffits and fascia, decorative details and stone or brick verandah columns;
- If replacing details, such as handrails, match the original; and,
- Conserve the front verandah, where present, particularly the painted wood floor, ceiling and fascia, columns and handrails (*Bishop Hellmuth HCD Guidelines*, p.7).

The City Planner is required to consult with the LACH in situations where a Heritage Alteration Permit application satisfies one or more of the Conditions for Referral defined in the Delegated Authority By-law (By-law No. C.P.-1502-129). Alteration to the porch was undertaken without obtaining a Heritage Alteration Permit or a Building Permit, thus satisfying a Condition for Referral. The LACH may make a recommendation regarding a Heritage Alteration Permit to the City Planner, after which the City Planner will make a decision with consideration of the recommendation of the LACH.

HERITAGE ALTERATION PERMIT APPLICATION

The Heritage Planner met with the agent of the property owner on November 18, 2015. The proposed alterations were discussed. A Heritage Alteration Permit application was submitted on November 30, 2015. The applicant has applied for a Heritage Alteration Permit to (see drawings and samples received November 30, 2015, Appendix C):

- Alter the existing porch with the following details:
 - Maintain the existing structure of the porch (5' by 14', approximately 40" high);
 - Encase existing pillars in redwood cedar;
 - New handrails and detailing in redwood cedar;
 - New metal spindles;
 - “Fiberon Horizon” composite deck boards (Ipe colour);
 - Applied field stone veneer on the north face of the porch skirt;
 - Metal grate on the east and west faces of the porch skirt, fixed on the east face and hinged on the west face;
 - Shift the porch steps from the west to the east, and construct with cast concrete stone; and,
 - New sidewalk from the new steps along the east side of the driveway.

ANALYSIS

Encouraging the retention and conservation of historic buildings and landscapes, guiding the design of new work to be compatible with the old, enhancing the historic character and visual appeal of the area, and achieving and maintaining a cohesive, well designed and identifiable historic area are identified as the physical goals of the *Bishop Hellmuth HCD Plan*. These goals are informed by Guiding Principles for alterations, which are:

- Identify the architectural style;
- Preserve historic architectural features;
- Conserve rather than replace;
- Replicate in keeping;
- Record changes; and,
- Save removed architectural features.

The *Bishop Hellmuth HCD Plan* states that these Guiding Principles should be used in reviewing proposed alterations within the Bishop Hellmuth HCD.

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Regarding verandahs, the *Bishop Hellmuth HCD Plan* states:

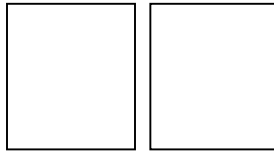
“80% of the buildings in the heritage district have verandahs, most of which are decorative highlights of the front façade. Together with stained glass windows and decorative gables, the conservation of verandahs is a high priority. Alterations should ensure their conservation, particularly original 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” (*Bishop Hellmuth HCD Plan*, p.6).

Given that work has already commenced to remove elements of the existing porch, it is not possible to conserve the historic material of the porch. Many elements have been removed and it is not possible to reinstate them. An approach which seeks to ensure the design of new work is compatible with the *Bishop Hellmuth HCD Plan & Guidelines* is required.

Building conservation guidelines for porches, including maintenance and replacement, are contained within Section 2 of the *Bishop Hellmuth HCD Guidelines*. With particular consideration of the finishes for the porch at 281 Grosvenor Street, the following table has been used to assess the proposed porch design to the *Bishop Hellmuth HCD Guidelines*.

Table 1: Assessment of Proposed Alteration

Porch Maintenance		
Element	<i>Bishop Hellmuth HCD Guidelines</i>	Assessment
Floor Boards	These are prone to extreme weathering and wear, particularly the outer ends above the header board. Replace only those boards, or parts thereof, and fit in to match the original. If the entire floor needs replacement, consider Douglas fir, which is the hardest softwood, with a dense close grain.	The proposed “Fiberon Horizon” composite deck material is not compatible. The <i>Bishop Hellmuth HCD Guidelines</i> discourage materials that mimic authentic, historic materials. Tongue-and-groove wood, such as Douglas fir, 7/8” deep and 6” wide, should be used for the porch floor.
Skirting	Being close to the ground, porch skirtings are susceptible to deterioration. Ensure a minimum clearance to the ground of 3”. Keep foundation planting back by 3’ for breathing and drying of the understructure.	The proposed metal grate and applied field stone veneer is compatible, particularly noting the existing field stone piers. The field stone veneer should be recessed from the field stone piers to provide dimension to the porch skirt.
Railings	Ensure the top and bottom railings are sloped to drain water off.	Top and bottom railings should be sloped.
Columns	Column bases are highly susceptible to rot due to cracks opening up being the columns and floor, and allowing water to penetrate the open grain of the wood. If rotted, repair only what is deteriorated...	Existing columns have been encased in redwood cedar. See posts below.
Porch Replacement		
Element	<i>Bishop Hellmuth HCD Guidelines</i>	Assessment
Style	The porch style should match the architectural style of the building.	The proposed design is compatible with the Craftsman-influences of 281 Grosvenor Street.
Floor	Porch floors were typically 7/8” deep, 6” wide, tongue-and-groove planks of Douglas fir. This makes for a sound floor and is preferable to the 3/4” deep planks more commonly manufactured today.	The proposed “Fiberon Horizon” composite deck material is not compatible. The <i>Bishop Hellmuth HCD Guidelines</i> discourage materials that mimic authentic, historic materials. Tongue-and-groove wood, such as



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		Douglas fir, 7/8" deep and 6" wide, should be used for the porch floor.
Steps	Porch steps were traditionally constructed with wood stringers, risers and treads. This should be continued. Precast concrete, while requiring less maintenance, do not belong on a historic building and should be avoided. The riser and tread dimensions should comply with OBC.	Cast concrete steps are proposed. However, these differ from those contemplated in the <i>Bishop Hellmuth HCD Guidelines</i> because each step is an individual stone; not an entire flight cast as one piece. The cast concrete steps, as pictured in Appendix C, are compatible and should be permitted.
Skirting	The porch skirting which closes in the area under the raised floor should be of wood and in the architectural style of the building. Typically, skirts were either wood diagonally or rectangular lattice or vertical wood slats.	The proposed metal grate and applied field stone veneer is compatible, particularly noting the existing field stone piers. The field stone veneer should be recessed from the field stone piers to provide dimension to the porch skirt.
Posts	Posts should be carefully selected and designed to suit the architectural style of the building. Redwood or cedars are preferred woods to use for new posts.	Existing columns have been encased in redwood cedar. Built-up square box columns are identified as typical, and appropriate, post types in the <i>Bishop Hellmuth HCD Guidelines</i> .
Handrails	Handrails and newel posts should match the post style.	The plain handrails, constructed of redwood cedar, are compatible.
Spindles	Traditionally, spindles were 1-3/4" square and 3-1/2" apart between centres. Frequently new spindles are thinner and further apart. This should be avoided as the rail looks weak and light-weight.	Metal spindles are proposed. This material is not compatible, and should be replaced by 1-3/4" square spindles set 3-1/2" apart between centres, set between a wooden top and bottom rail, noting the previous spindles were wood.
Decorative Features	It is important to match the style and extent of decorative brackets and fascia with the architectural style of the building. The extent and design of decorative features are very important to the porch appearing right.	Decorative features included in the proposed drawings are compatible with the Craftsman-influences of 281 Grosvenor Street.

A few minor changes would bring the proposed alteration into compliance with the *Bishop Hellmuth HCD Plan & Guidelines*, and also support the physical goals of the Bishop Hellmuth HCD. These changes are:

- The proposed "Fiberon Horizon" composite decking be replaced by wood, tongue-and-groove board flooring that is painted or stained. Wood tongue-and-groove board is historically appropriate and compatible with the *Bishop Hellmuth HCD Plan & Guidelines*;
- The field stone veneer be recessed from the field stone piers to provide dimension to the porch skirt. A few inches (~3") would be sufficient to articulate this rhythm;
- The proposed metal spindles be replaced by wooden spindles, approximately 1-3/4" square set apart 3-1/2" on centre, between a wooden top and bottom rail. Wood must be used because the physical goals of the *Bishop Hellmuth HCD Plan* support the replication of historic elements, rather than replacement with new materials with limited historic precedence in the Bishop Hellmuth HCD.

CONCLUSION

The recommended alterations to 281 Grosvenor Street will not adversely impact the Bishop Hellmuth HCD. The recommended alterations, with terms and conditions, should be permitted

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under the Delegated Authority By-law if supported by the LACH.

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

2015-12-02

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Attach:

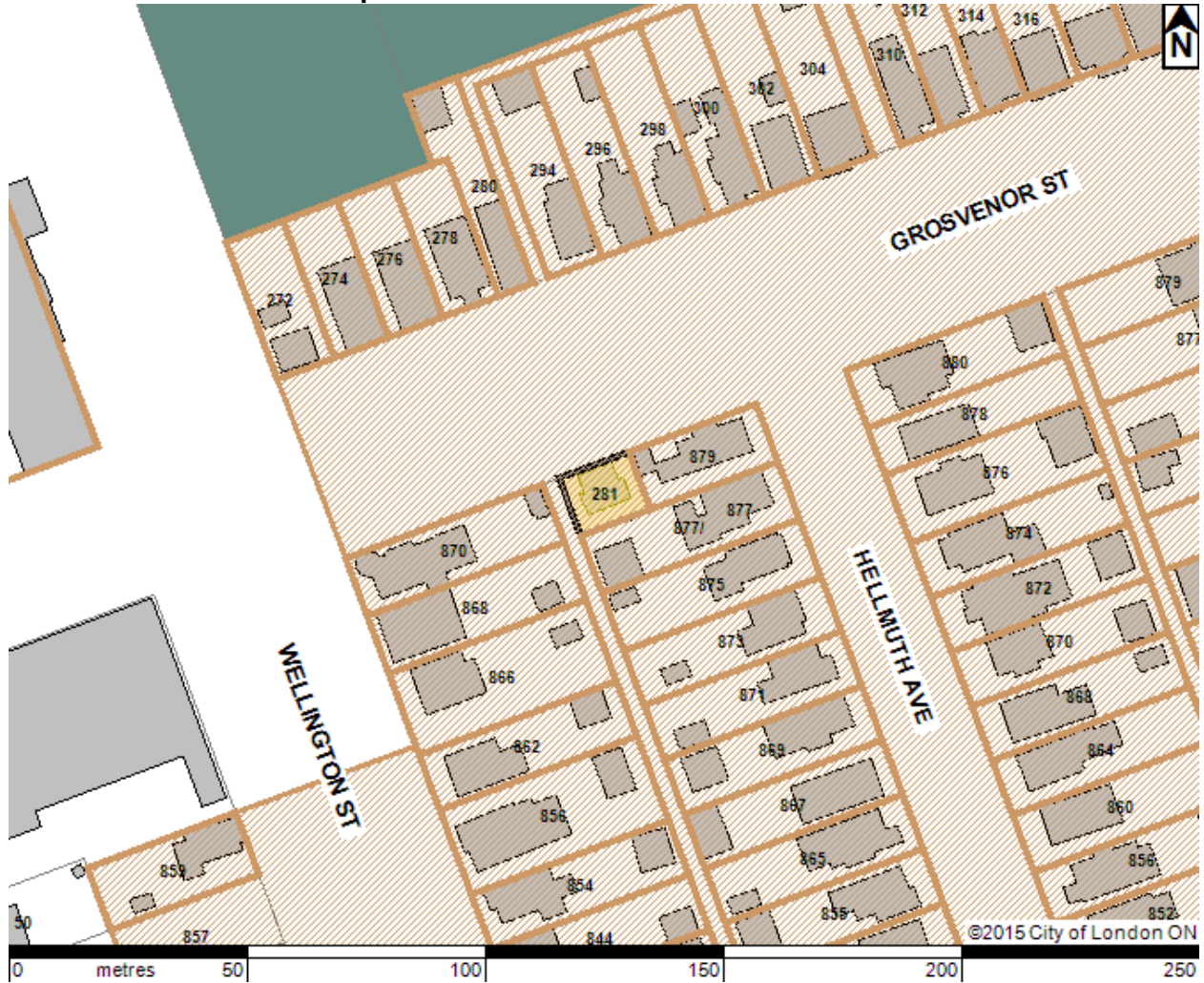
- Appendix A: Location Map
- Appendix B: Property Photographs
- Appendix C: Proposed Porch Details

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APPENDIX A: Location Map



281 Grosvenor Street, located within the Bishop Hellmuth Heritage Conservation District.

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APPENDIX B: Property Photographs



Image 1: 281 Grosvenor Street (December 1, 2015).

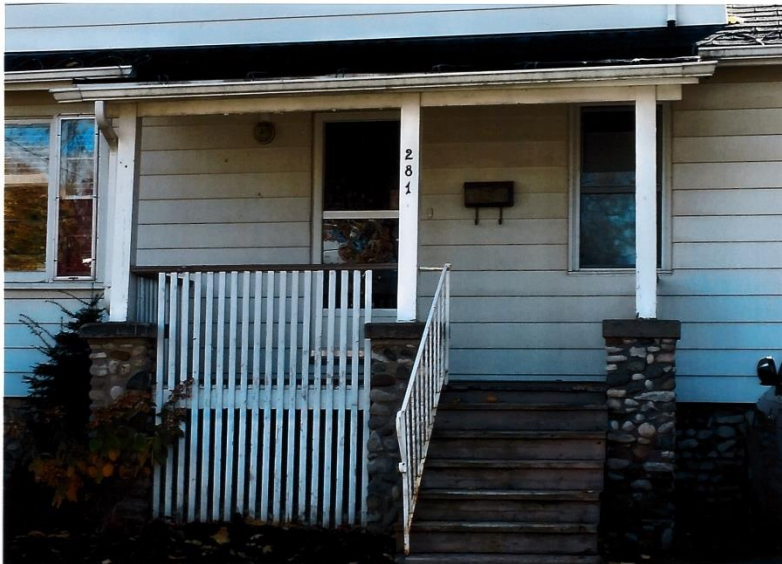


Image 2: Detail of porch at 281 Grosvenor Street, prior to alteration (submitted by applicant).



Image 3: Detail of porch at 281 Grosvenor Street (December 1, 2015).

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APPENDIX C: Proposed Porch Details

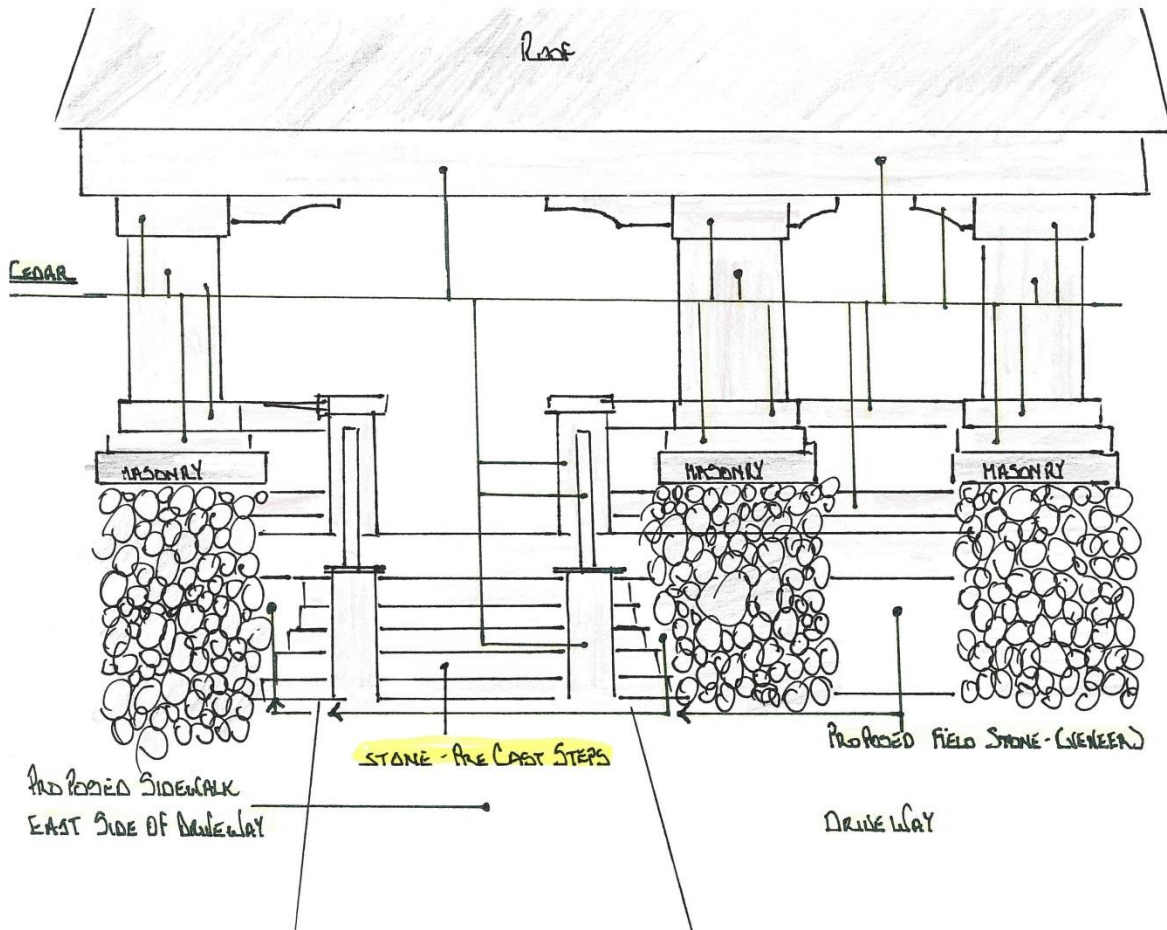


Image 1: North elevation of new porch (submitted by applicant). Note: not to scale.

SIDE VIEW - EAST SIDE

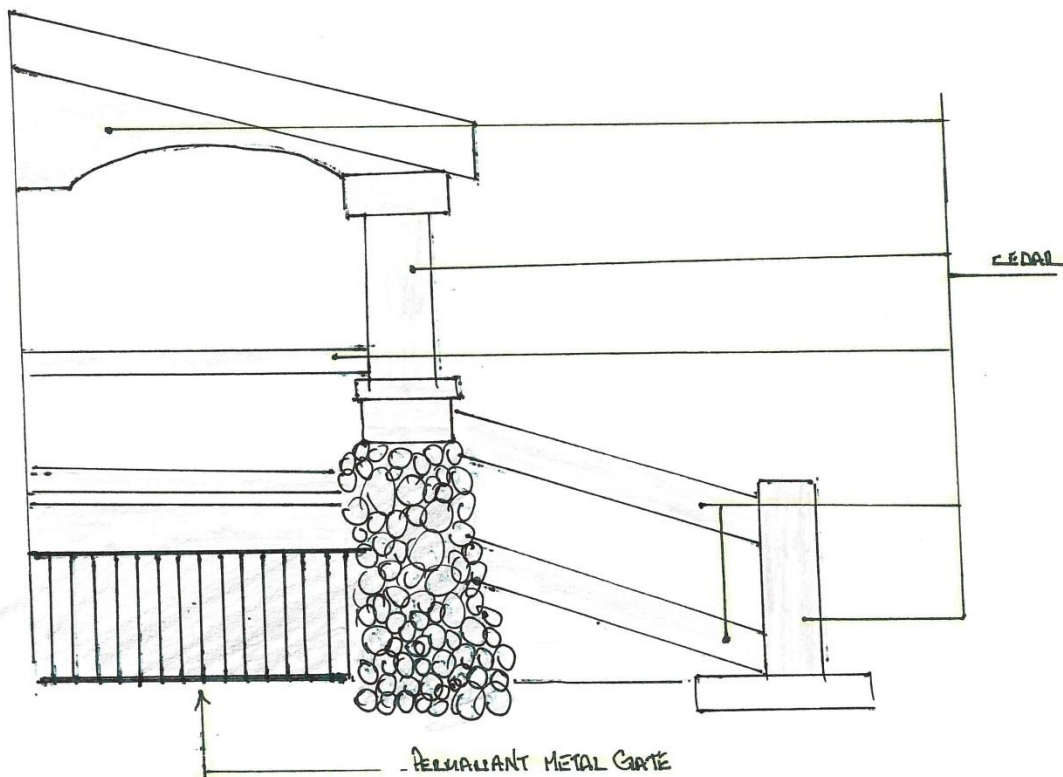


Image 2: East elevation of new porch (submitted by applicant). Note: not to scale.

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WEST SIDE

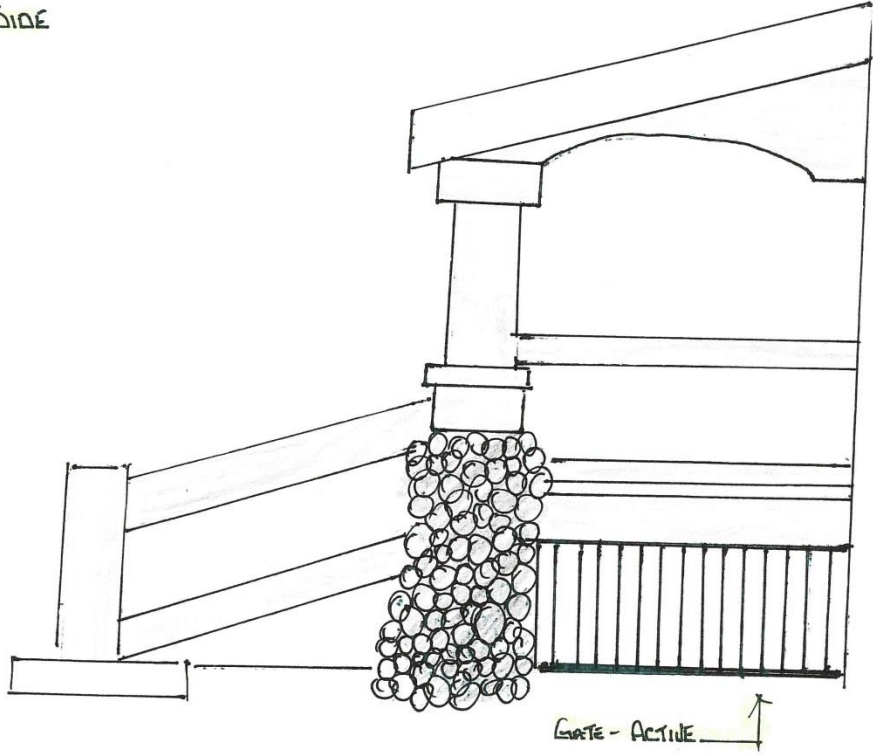


Image 3: West elevation of new porch (submitted by applicant). Note: not to scale.

FLOOR BOARDS - WEST SIDE

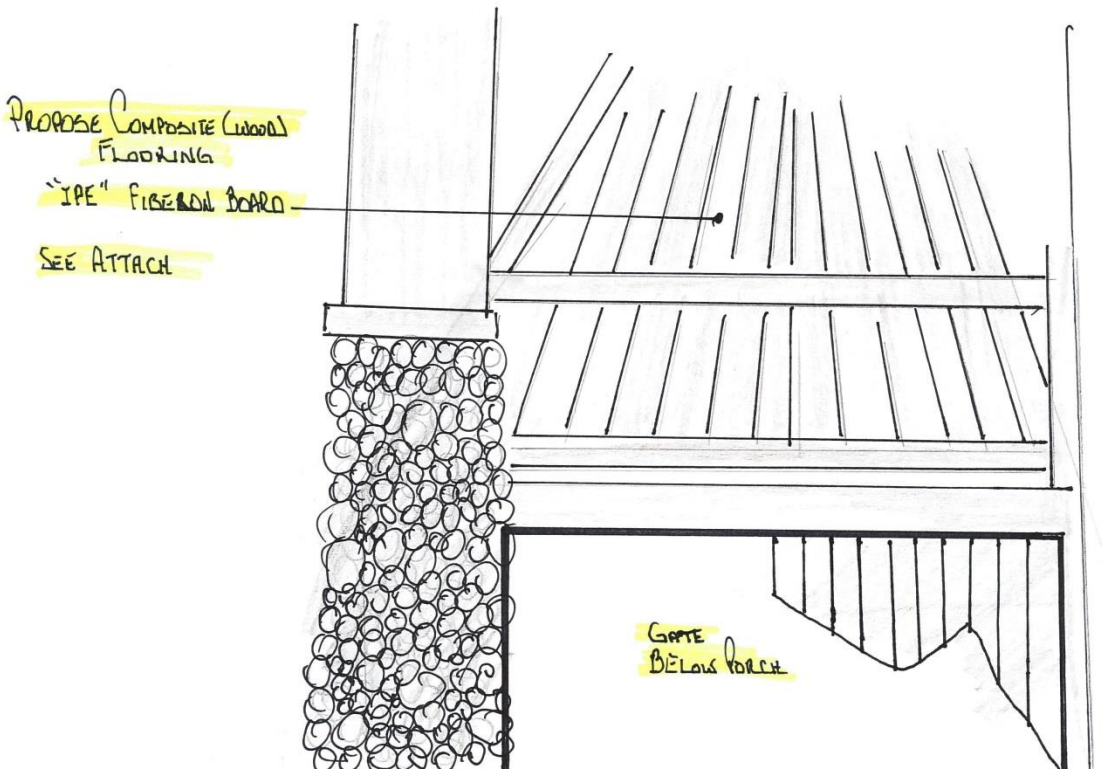


Image 4: Detail of porch flooring (submitted by applicant). Note: not to scale.

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Image 5: Proposed step material; cast concrete (submitted by applicant).



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Image 6: Proposed field stone veneer material for porch skirting (submitted by applicant).

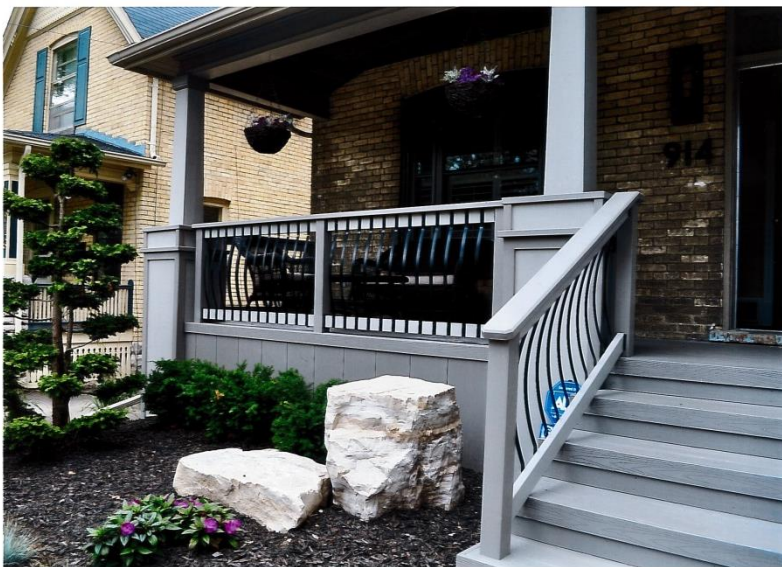


Image 7: Proposed metal spindles for porch (submitted by applicant).


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COLOR AND DETAIL


Select Color: Ipe Rosewood Tudor Brown Castle Gray Greystone



Grain Detail



Board View



Color Streaking

[GET A SAMPLE →](#)

Image 8: Fiberon Horizon capped composite decking – Ipe colour (retrieved from www.fiberondecking.com).