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HAP: 840 Wellington Street
D. Menard

TO:	CHAIR AND MEMBERS LONDON ADVISORY COMMITTEE ON HERITAGE WEDNESDAY MARCH 9, 2016
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	HERITAGE ALTERATION PERMIT APPLICATION: S. BLYTH 840 WELLINGTON 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 and window alterations to the house on the heritage designated property located at 840 Wellington 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 deck retaining as much of the original wood as is possible;
- c. Chamfered wooden spindles be used, set apart 2" on centre, between a wooden top and bottom rail. New rails should replicate the existing rails;
- d. Round columns / half-columns, matching existing be retained or replaced where needed;
- e. Wood stairs with handrails matching existing deck rails be used with deck posts as existing;
- f. Rectangular lattice porch skirting be used to replace existing skirting;
- g. Three replacement windows on the second storey front façade be replaced as described in the application; and,
- h. 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

840 Wellington 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 east side of Wellington Street between St. James Street and Grosvenor Street (Appendix A).

The building located at 840 Wellington Street is a white brick, detached, two storey house (Appendix B). The vernacular residence at 840 Wellington Street demonstrates influences from the Queen Anne Revival style. Its most prominent features include a front gable with wood shingles and a front verandah that wraps on the west side. The verandah retains original formed concrete block supports and a low sloped porch roof. Some existing front windows are replacements. Existing stairs are wood with no handrail. The porch deck that remains is wood with tongue and groove boards.

In discussions with the owner, following construction activity related to sewer line replacement, deficiencies were found in the porch sub-structure. In attempting to remedy these, existing spindles and rails, and deteriorated deck boards were removed prior to work being halted by Building Division.

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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). With respect to this application, alterations to the porch were being 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. The matter of a building permit is being resolved by the Building Division.

HERITAGE ALTERATION PERMIT APPLICATION

The Heritage Planners met with the property owner in December, 2015. The proposed alterations were discussed. A Heritage Alteration Permit application was submitted at that time and later amended following email communication between the planner and the owner.

The revised alteration application relates to the following elements:

- Alter the existing porch with the following details:
 - Repair or replace with wood to match deteriorated wood and paint as needed such as joists.
 - Replace removed deck boards with new wood boards, tongue in groove to match.
 - Replace top and bottom porch rails with new wood rails to match existing rails and retaining existing, traditional, height.
 - Replace damaged / removed turned spindles with square, chamfered, wood spindles and paint to match
 - Replace wood columns with new wood columns painted or stained with a pine finish
 - Replace existing wood front stairs with new wood front stairs and provide a wood handrail matching the wood railing on the porch.
 - Replace wood skirting with new wood skirting in a square grid pattern
- Alter the front façade appearance with three replacement windows in the upper storey- to use the same openings and size, replacements will be Loewen manufactured, single hung windows, Douglas fir with stain grade wood on the interior and paint grade wood on the exterior. These will match the existing front window and door, also replacements.

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:

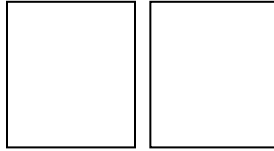
- Identify the architectural style;
- Preserve historic architectural features;
- Conserve rather than replace;
- Replicate in keeping;
- Save removed architectural features.

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

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 removed elements of the existing porch, it is not possible to conserve all of the historic material of the porch. Much has been removed. Further, the owner has incurred considerable cost in buying and making chamfered squared spindles to replace the



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more traditional turned spindles. 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 840 Wellington 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

Maintenance/ Design Guidelines		
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 replacement with tongue in groove wood is satisfactory.
Railings	Ensure the top and bottom railings are sloped to drain water off.	Top and bottom railings are sloped and match existing wood rails. Rail heights will remain as existing.
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.	While the original application sought to replace the columns with squared columns, retention of the existing turned columns and half-columns is possible, in some cases with suitable repairs to the column bases and replacement with turned columns.
Steps	(Not discussed)	Wood steps will replace wood steps.
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.	Proposed replacement skirting (rectangular lattice) is a change from what exists but is appropriate for the proposed replacement skirting.
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 deck posts to remain or be replaced with matching wood posts.
Handrails	Handrails and newel posts should match the post style.	The plain handrails and posts, constructed of wood, 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.	The proposed square spindles with chamfered edges are to be spaced 2" apart.
Windows	If altered, windows should complement the finish, style, proportions and placement of the original.	Proposed windows are wood, in the same finish, style and placement of the three windows to be replaced on the second storey front.

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CONCLUSION

The majority of the changes proposed for 840 Wellington will see the replacement of lost or deteriorated materials with similar materials in the same style. The exception to this is the request to replace the traditional turned spindles with chamfered square spindles. Squared spindles are found elsewhere in the Bishop Hellmuth HCD and, for both this reason and in recognition of costs already incurred, the proposed alteration is supported.

The recommended alterations to 840 Wellington Street will not adversely impact the Bishop Hellmuth HCD. The recommended alterations, with terms and conditions, should be permitted under the Delegated Authority By-law if supported by the LACH.

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

2016-02-25

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Attach:

Appendix A: Location Map

Appendix B: Property Photographs

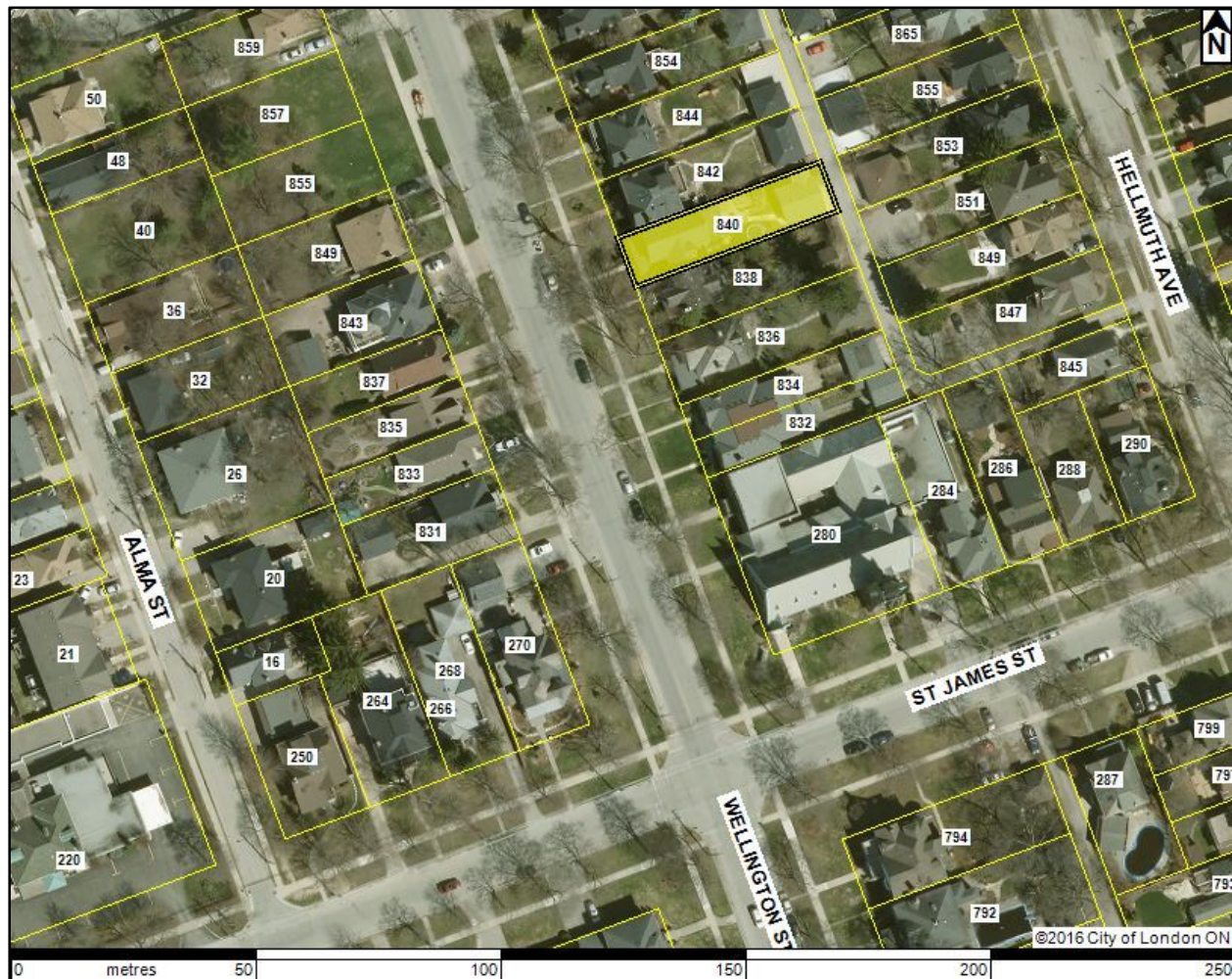
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APPENDIX A: Location Map

840 Wellington Street, located within the Bishop Hellmuth Heritage Conservation District.



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APPENDIX B: Property Photographs

Image 1: 840 Wellington Street (December 2015).



Image 2: Detail of porch (prior to alteration).



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Image 3: Detail of porch (showing replacement spindles).



Image 4: Porch Details –rounded half-column



Image 5: Porch Details - Deck

