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HAP 16-022-L
K. Gonyou

TO:	CHAIR AND MEMBERS LONDON ADVISORY COMMITTEE ON HERITAGE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	HERITAGE ALTERATION PERMIT APPLICATION BY: P. DILLON 853 WATERLOO STREET BISHOP HELLMUTH HERITAGE CONSERVATION DISTRICT JULY 6, 2016

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, the application under section 42 of the *Ontario Heritage Act* to alter the porch located at 853 Waterloo Street, within the Bishop Hellmuth Heritage Conservation District, **BE PERMITTED** as submitted in the attached sketch (Appendix C) with the following terms and conditions:

- a. The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;
- b. Photographic documentation of the work be submitted to the Heritage Planner upon completion;
- c. All exposed wood be painted; and,
- d. Handrails and spindles, 1&3/4" square and set 3&1/2" apart between centres, as shown on the submitted sketch, be installed.

It being noted that consideration should be given for the substitution of the box piers with wood ionic columns as well as for the application of a decorative relief pattern on the porch skirting.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

October 13, 2010. Report to the LACH. Heritage Alteration Permit application for 853 Waterloo Street.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

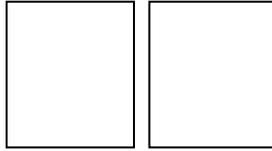
The purpose of the recommended action is to permit the alteration of a property located within the Bishop Hellmuth Heritage Conservation District (HCD), in accordance with Section 42 (2.1) of the *Ontario Heritage Act*.

BACKGROUND

853 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 of Waterloo Street between St. James Street and Grosvenor Street (Appendix A).

The building located at 853 Waterloo Street is a buff brick, detached, one-and-a-half storey house with Queen Anne Revival and Classical stylistic influences (Appendix B). Its most prominent features include a front gable with wood shingles and a front porch. The former porch was built in 2010; a Heritage Alteration Permit was issued to recognize the work already undertaken which removed a more historic porch. The Heritage Alteration Permit report to the London Advisory Committee on Heritage (LACH) (October 13, 2010) noted that it was not known if the porch that was removed was original to the building. The work approved by the Heritage Alteration Permit does not appear to have been completed (see Appendix B).

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



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porch were being undertaken without first obtaining a Heritage Alteration Permit and 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

A Heritage Alteration Permit application was submitted by the agent for the property owner on June 16, 2016. The applicant has applied for a Heritage Alteration Permit to:

- Replace the existing porch with a new porch with the following details (see Appendix C, sketch):
 - Match the approximate footprint of the existing porch;
 - Wooden (pine) steps;
 - Square piers with paneled detailing at base and capital;
 - Square spindles;
 - Vertical pattern porch skirting;
 - Pine tongue and groove flooring;
 - Pine tongue and groove ceiling;
 - Pine fascia (plain); and,
 - New porch roof with wood shingle imbrication in the gable.

It being noted that the existing doors will remain.

ANALYSIS

Repair, rather than replacement, of heritage attributes is encouraged in all of London’s Heritage Conservation Districts. However, there are some circumstances where repair is not possible. The existing porch at 853 Waterloo Street was found to be in poor condition and required immediate removal. One of the goals of the *Bishop Hellmuth HCD Plan* is “to guide the design of new work to be compatible with the old.” Policies of the *Bishop Hellmuth HCD Plan* support the duplication of original elements if replacement of verandahs and porches are required.

The following table was used to assess the proposed porch design for 853 Waterloo Street.

Building Conservation Guidelines		
Element	<i>Bishop Hellmuth HCD Guidelines</i>	Analysis
Style	The porch style should match the architectural style of the building. The four prominent porch styles are: Victorian Gothic (prominent and geometric); Queen Anne (exuberant and multi-angled); Classical (elegant and refined); Craftsman (boxy and hand-crafted).	The proposed alterations achieve the characteristics of a Classical porch style as described by the <i>Bishop Hellmuth HCD</i> . This style is appropriate to 853 Waterloo Street.
Foundation	It is best to pour concrete foundations in circular card sonar tubes to 48” below grade level. Set the top 2” above grade with a metal stirrup to attach the new wood posts of the porch. In this way, no wood is in contact with the ground.	Construction methods will utilize “sonotube” for the foundation.
Floor	Porch floors were typically 7/8” deep, 6” wide, tongue-and-grooved planks of Douglas fir. This makes for a sound floor and is preferable to the 3/4” deep plans more commonly manufactured today.	5/4” deep x 6” wide pine tongue-and-grooved planks are proposed for the porch flooring, which is compatible provided the floor is painted.
Steps	Porch steps were traditionally constructed with wood stringers,	Wooden steps are proposed, which is compatible provided the steps are



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	risers, and treads. This should be continued. Precast concrete, while requiring less maintenance, do not belong on an historic building and should be avoided. The riser and tread dimensions should comply with OBC. Risers should not exceed 7/8". A comfortable rise is between 7" and 7&1/2".	painted.
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 diagonal or rectangular lattice or vertical wood slats.	Vertical board skirting is proposed which is compatible provided the skirting is painted. Image 1 (see Appendix B) shows the historic porch skirting with a decorative pattern. This pattern would be appropriate as well.
Posts	Posts should be carefully selected and designed to suit the architectural style of the building. The four typical post styles are: solid round turned wood; solid square wood with applied ornament; built-up square box columns; turned hollow columns. Redwood or cedar are preferred woods to use for new posts.	Freestanding built-up square piers (6" x 6") with paneled base and capital collar are proposed which are compatible provided the piers are painted. Round Ionic columns, per the historic porch, would also be appropriate and should be considered as potential replacements for the proposed box piers.
Handrail	Handrails and newel posts should match the post style. Typically, old handrails were 30" high. Today, the OBC requires 36" to 42", depending on circumstances. This can upset the original proportions of the porch. A partially successful remedy is to build the handrail to the traditional height and add a second higher rail in slender metal pipe that does not clash with the original. This should be discussed with the building inspector.	The proposed height of the new porch is 18" which does not require handrails by the Ontario Building Code. The inclusion of handrails on the porch will emphasize its Classical style and contribute to a finished look. The height of the handrail should be in concert with the base detailing of the piers, which are both flexible measures. Handrails, as shown on the sketch, are encouraged and compatible provided they are painted.
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.	Square spindles are shown on the sketch submitted for the proposed porch. Square spindles are appropriate to the Classical style of the proposed porch. Porch spindles should be 1&3/4" square and set 3&1/2" apart between centres. Square spindles, as shown on the sketch, are encouraged and compatible provided they are painted.
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 the decorative features are very important to the porch appearing right.	The decorative details of the proposed design reinforce the Classical style of the porch and reference Queen Anne style influences of the building particularly in the gable detailing. The proposed detailing, as shown on the sketch, are compatible.

The proposed porch at 853 Waterloo Street, as submitted (see Appendix C) is compatible with the *Bishop Hellmuth HCD Plan* provided the wooden elements are painted. The handrail and spindles, as shown on the sketch, are encouraged as a compatible element to reinforce the Classical style of the proposed porch. Ionic columns and a decorative pattern on the porch skirting would be suitable substitutions, based on the historic porch present at 853 Waterloo Street.

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CONCLUSION

The Heritage Alteration Permit application for the new porch at 853 Waterloo Street should be permitted with terms and conditions.

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	

2016-06-20

Attach:

- Appendix A: Location Map
- Appendix B: Property Photographs
- Appendix C: Sketch of new porch for 853 Waterloo Street

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APPENDIX A: Location Map – 853 Waterloo Street



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APPENDIX B: Property Photographs



Image 1: 853 Waterloo Street (July 2009, courtesy Google).



Image 2: Detail of the porch at 853 Waterloo Street (October 2010).



Image 3: 853 Waterloo Street (December 1, 2015).



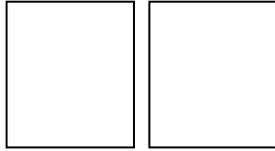
Image 4: 853 Waterloo Street.



Image 5: Detail of porch located at 853 Waterloo Street.



Image 6: Detail of porch located at 853 Waterloo Street.



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APPENDIX C: Sketch of new porch for 853 Waterloo Street

