

--	--

HAP 16-026-L  
K. Gonyou

<b>TO:</b>	<b>CHAIR AND MEMBERS LONDON ADVISORY COMMITTEE ON HERITAGE</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>HERITAGE ALTERATION PERMIT APPLICATION BY: G. CHELLEW 216 WHARNCLIFFE ROAD NORTH BLACKFRIARS/PETERSVILLE HERITAGE CONSERVATION DISTRICT JULY 6, 2016</b>

<b>RECOMMENDATION</b>
-----------------------

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 216 Wharncliffe Road North, within the Blackfriars/Petersville Heritage Conservation District, **BE PERMITTED** as submitted in the attached sketch (Appendix C) with the following terms and conditions:

- a. The final drawings, showing all details, be provided to the Heritage Planner for approval prior to issuance of the Building Permit;
- b. The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;
- c. Photographic documentation of the work be submitted to the Heritage Planner upon completion; and,
- d. All exposed wood be painted.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
--

None.

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
---

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

<b>BACKGROUND</b>
-------------------

216 Wharncliffe Road North is located within the Blackfriars/Petersville Heritage Conservation District, designated under Part V of the *Ontario Heritage Act* (By-law No. L.S.P.3437-179). The property is located on the west side of Wharncliffe Road North on the southwest corner of Wharncliffe Road North and Empress Avenue (Appendix A).

A two and a half storey building is located on the property (Appendix B). The building exhibits characteristic elements of the Craftsman/Four Square style, including: broad porch with a shallow arch supported by square boxed columns on brick plinths, projecting sculptural verges and sloping tongue-and-groove soffit, robust lintels and sills, and red brick. The porch is an heritage attribute of the property.

Properties are identified as “contributing resource” or “non-contributing resource” to the cultural heritage value or interest of the Blackfriars/Petersville HCD; 216 Wharncliffe Road North is a contributing resource because it supports the identified cultural heritage values, character, and/or integrity of the Blackfriars/Petersville HCD.

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 first obtaining a Heritage Alteration Permit and a Building Permit, thus satisfying a Condition for Referral. The LACH may make a recommendation

--	--

**HAP 16-026-L  
K. Gonyou**

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 24, 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, drawings):
  - New 5/4" x 3" tongue and groove pine porch floor;
  - New railing with 2" x 2" pine spindles set less than 4" apart, extending from the top rail to the grade, including railings for the stairs, and new handrail to match existing on balustrade and stair railing;
  - New wooden steps made of pressure treated lumber;
  - Replication of the square colonnettes with recessed panels of the porch (six in total), to match originals (see Appendix C); and,
  - Replication of posts to the balustrade (three in total) to match original.

It being noted that no alterations to the porch roof, including the shallow arches on pebble dash cladding, are required for the porch rehabilitation. Minor repointing of brickwork is required, however this does not require Heritage Alteration Permit approval.

**ANALYSIS**

Porches are an integral part of the cultural heritage value or interest of the Blackfriars/Petersville HCD, and are considered to be a heritage attribute of the Blackfriars/Petersville HCD. The conservation of porches is priority within the Blackfriars/Petersville HCD.

Guidelines for porches and verandahs are articulated in Section 11.2.9 of the *Blackfriars/Petersville HCD Plan & Guidelines*. The following guidelines were used to assess the impact of the proposed alteration:

<b>Section 10.3.1 Conservation Guidelines – Porches and Verandahs</b>	
<b>Guideline</b>	<b>Analysis</b>
Removal or substantial alteration to the size, shape, and design of existing porches is strongly discouraged	A restoration approach has been proposed for the porch alteration at 216 Wharnccliffe Road North. This approach seeks to maintain the existing size, shape, and design of the porch, while improving access (steps) and underlying structure.
Do not remove or cover original porches or porch details, except for the purpose of quality restoration. Prior to executing any repairs or restoration, photograph the existing conditions and research to determine whether the existing is original or an appropriate model for restoration	The former porch is believed to be the original porch to the construction of the building. Existing documentation provides sufficient evidence to guide the replacement. No alteration is proposed to the canopy of the porch (arch, soffit, and roof). When details are in poor condition (colonnettes and posts), original elements will be used to replicate.
When restoring a porch that is either intact or completely demolished, some research should be undertaken to determine the original design which may have been much different from its current condition and decide whether to restore the original	The former porch is believed to be the original porch and provides the precedent for the restoration.
For structure elements of the porch, use the best of current technology including secure footings extending below frost and pressure treated wood for wood framing	Structural improvements are proposed to mitigate deterioration, which resulted safety concerns that prompted the rapid removal of the porch prior to receiving Heritage Alteration Permit or Building Permit approvals.
For decorative elements such as gingerbread fretwork and other trim, wood is still the best	There are no applied decorative elements in the Craftsman/Four Square style of the porch;

--	--

**HAP 16-026-L  
K. Gonyou**

choice to recreate the original appearance, but using improved technology such as waterproof glues and biscuit joiners and liquid preservatives and best quality paints to protect the finished product	all of the elements have an integral function, but are treated with aesthetic considerations.
Fiberglass and plastic versions of decorative trim should be avoided. Poor interpretations of the scale or design of applied decoration detracts from the visual appearance and architectural coherence of porches and verandahs	No fiberglass or plastic materials are proposed; wood will be used for the construction material of the proposed porch, which will be painted. The existing brick plinths will be repointed as part of the project.
Install and maintain a porch apron on all exterior sides below the porch floor level that permits good ventilation and prevents animals and debris from entering	Porch skirting is proposed.

The proposed porch at 216 Wharncliffe Road North, as submitted (see Appendix C) is compatible with the *Blackfriars/Petersville HCD Plan & Guidelines* provided the wooden elements are painted.

<b>CONCLUSION</b>
-------------------

The Heritage Alteration Permit application for the new porch at 216 Wharncliffe Road North should be permitted as submitted in Appendix C with terms and conditions.

<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>	

2016-06-24

Attach:

- Appendix A: Location Map
- Appendix B: Property Photographs
- Appendix C: Drawings for Porch at 216 Wharncliffe Road North

--	--

HAP 16-026-L  
K. Gonyou

**APPENDIX A: Location Map – 216 Wharnccliffe Road North**



--	--

HAP 16-026-L  
K. Gonyou

**APPENDIX B: Property Photographs**



Image 1: 216 Wharncliffe Road North (July 2009, courtesy Google).



Image 2: 216 Wharncliffe Road North (April 2015, courtesy Google).



Image 3: 216 Wharncliffe Road North.



Image 4: Detail of porch on the building at 216 Wharncliffe Road North.



Image 5: Detail of porch on the building at 216 Wharncliffe Road North.



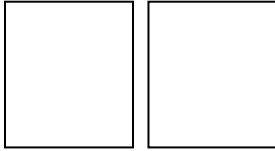
Image 6: Detail of the sloping soffit of the porch.



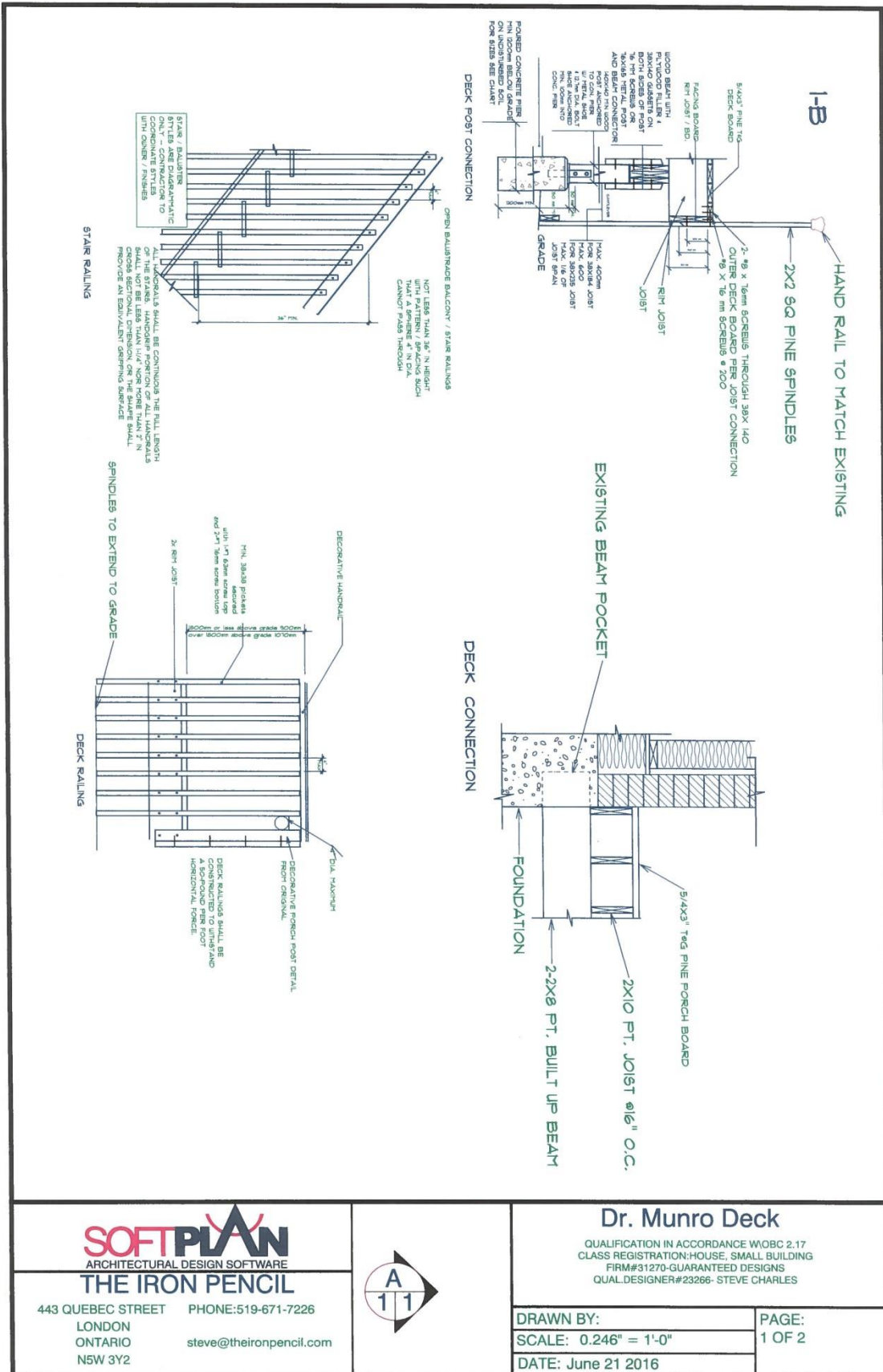
Image 7: Detail of the sculptural projecting verge and sloping tongue and groove soffit on the main roof of the building.



Image 8: North façade of the building located at 216 Wharncliffe Road North.



**APPENDIX C: Drawings for Porch at 216 Wharnclyffe Road North**



**Dr. Munro Deck**

QUALIFICATION IN ACCORDANCE WIBC 2.17  
CLASS REGISTRATION: HOUSE, SMALL BUILDING  
FIRM#31270-GUARANTEED DESIGNS  
QUAL.DESIGNER#23266- STEVE CHARLES

DRAWN BY:  
SCALE: 0.246" = 1'-0"  
DATE: June 21 2016

PAGE:  
1 OF 2

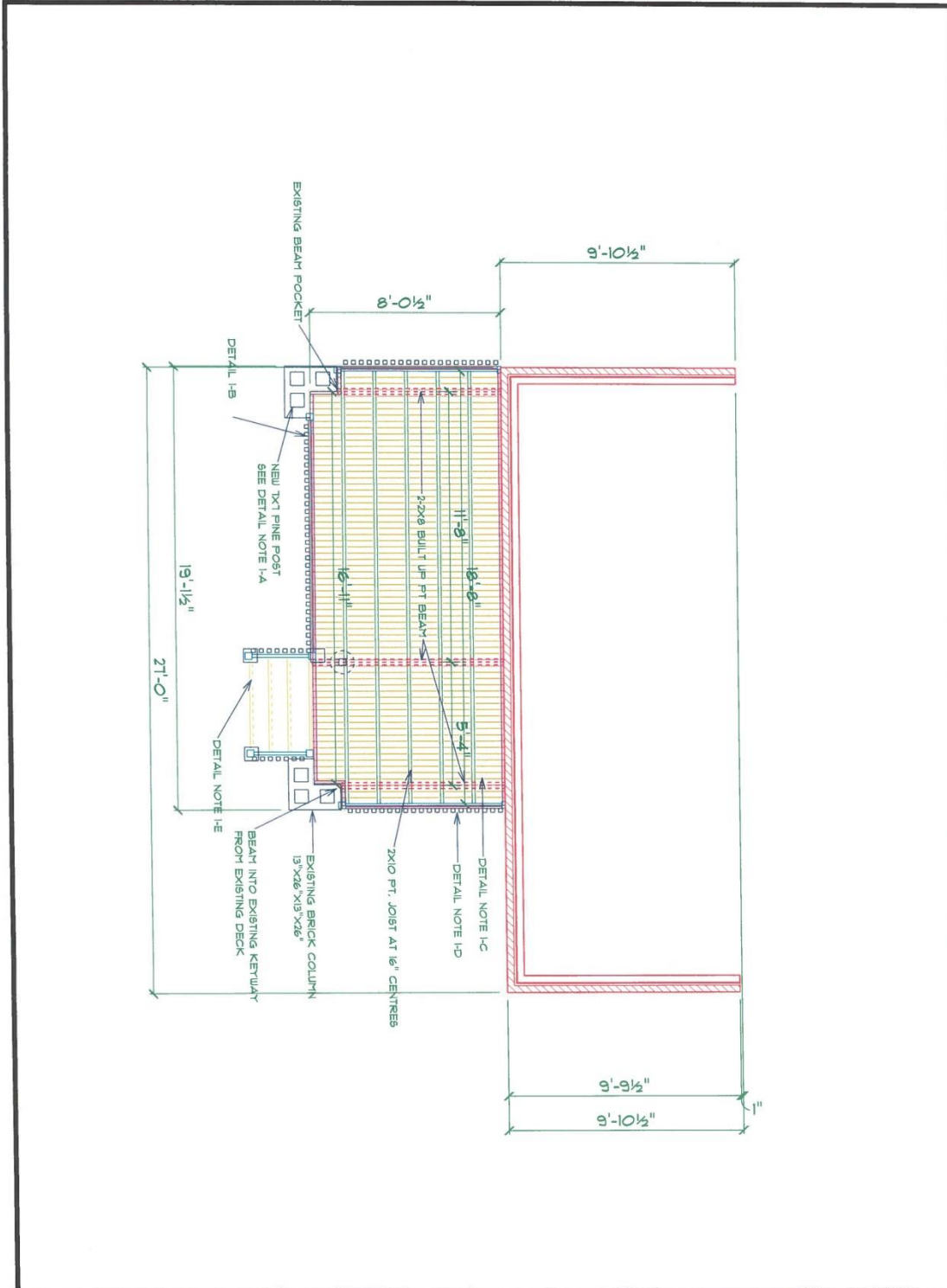
**SOFTPLAN**  
ARCHITECTURAL DESIGN SOFTWARE  
**THE IRON PENCIL**

443 QUEBEC STREET    PHONE: 519-671-7226  
LONDON                    steve@theirpencil.com  
ONTARIO  
N5W 3Y2



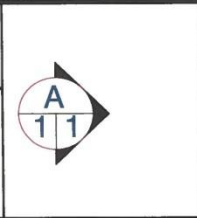
--	--

HAP 16-026-L  
K. Gonyou



**SOFTPLAN**  
ARCHITECTURAL DESIGN SOFTWARE  
**THE IRON PENCIL**

443 QUEBEC STREET    PHONE: 519-671-7226  
LONDON    ONTARIO    steve@theironpencil.com  
N5W 3Y2



**Dr. Munro Deck**

QUALIFICATION IN ACCORDANCE WQBC 2.17  
CLASS REGISTRATION: HOUSE, SMALL BUILDING  
FIRM#31270-GUARANTEED DESIGNS  
QUAL.DESIGNER#23266- STEVE CHARLES

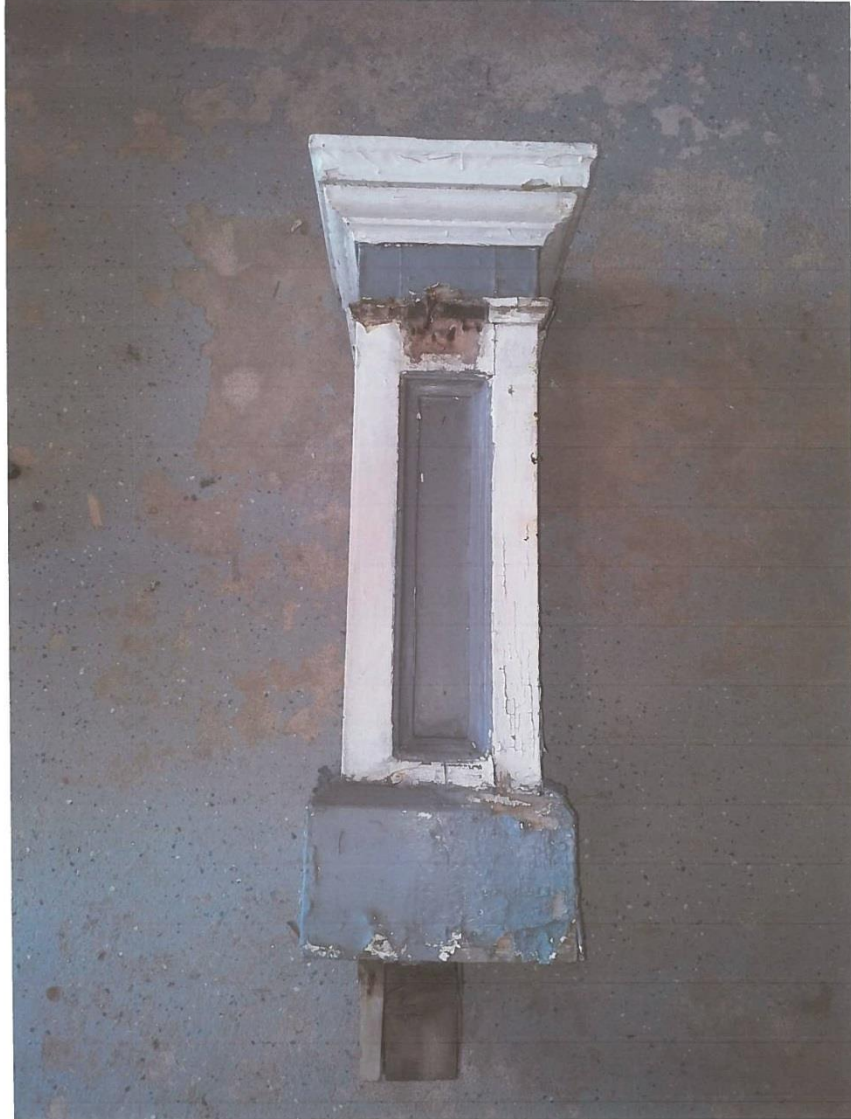
DRAWN BY:	PAGE:
SCALE: 0.246" = 1'-0"	1 OF 2
DATE: June 21 2016	

--	--

HAP 16-026-L  
K. Gonyou

6/24/2016

IMG\_20160624\_0629464.jpg



<https://mail.google.com/mail/u/0/?tab=wm#inbox/15582641370564d?projector=1>

1/1

original Railing Post.