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TO:	CHAIR AND MEMBERS LONDON ADVISORY COMMITTEE ON HERITAGE MEETING ON WEDNESDAY SEPTEMBER 14, 2016
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	HERITAGE ALTERATION PERMIT APPLICATION AT 504 COLBORNE STREET, WEST WOODFIELD HCD BY: S. GOODINE

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 partially rebuild the lower front porch of the building located at 504 Colborne Street, within the West Woodfield Heritage Conservation District, **BE PERMITTED** as described in this application (along with attached drawing) 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.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose of the recommended action is to permit the alteration of a front porch at a property located within the West Woodfield Heritage Conservation District (HCD), in accordance with Section 42(2.1) of the *Ontario Heritage Act* and the classes of alterations identified in the *West Woodfield Heritage Conservation District Plan*.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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- August 12, 2009. Report to the LACH. Heritage Alteration Permit application for 504 Colborne Street.

BACKGROUND

Location

The property at 504 Colborne Street is located between Princess and Dufferin Avenues on the east side of Colborne Street [Appendix A].

Property

504 Colborne Street is located within the West Woodfield HCD, and designated under Part V of the *Ontario Heritage Act* (By-law No. L.S.P.-3400-254). This property significantly contributes to the heritage character of the district, and has been assigned

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an “A” architectural rating (the highest given) for work requiring a heritage alteration permit in the HCD Plan guidelines.

Description

The building is a two storey, white (buff) brick residence (c1872) with a low hipped roof [Appendix B]. Built in the Italianate style by Alexander McBride—to the design of William Robinson—the house features a centre hall plan and centre gable with oculus window. Additional details include very intricate pierced woodwork in gable eaves with double brackets and a London Doorway (triple arched doorway) at the front entrance.

HERITAGE ALTERATION PERMIT APPLICATION

A Heritage Alteration Permit application was submitted by the property owner and received on August 24, 2016. The applicant has applied for a Heritage Alteration Permit to:

- partially rebuild the lower front porch (using a synthetic product) this includes:
 - replacing decking (at grade), and
 - replacing (2) front columns and associated trim detailing (only detailing below existing pierced woodwork is to be unaltered)

Note that the porch is not original to the property, however the property owner will be replicating the existing columns and detailing based on the previous design as illustrated in the drawing provided [Appendix B, image 4].

ANALYSIS

The principle of repair, rather than the replacement of heritage attributes is encouraged in all of London’s Heritage Conservation Districts. More specifically, one (1) of West Woodfield’s eleven (11) guiding principles is to “*employ traditional repair methods*” — further stating that:

“[d]eteriorated elements and materials that cannot be salvaged should be repaired or replaced with the same materials and inserted or installed in a traditional manner” (*HCD Plan*, 3.2 p3.4).

However, there are some circumstances where repair is not possible. The porch at 504 Colborne Street is one such example. Its exposed location (near grade) has led to continuous weathering. According to the property owner, the porch decking and some column trim was replaced using like materials (i.e. wood) approximately five (5) years ago. However, the wood has since rapidly deteriorated—and to such an extent—that the owner is now considering replacement with a synthetic PVC material manufactured by Azek for both porch decking and column detailing (column surround, surface panelizing and moulding detailing). See www.Azek.com.

Porches add to the visual consistency of West Woodfield’s architecture and are an integral part of the cultural heritage value of the District. They are considered to be a significant heritage attribute that contributes to the District’s overall character (*HCD Plan*, 2.3.2 p2.3; 8.1.5 pp8.6-8.7).

Approaches to alterations and guidelines for replacement of porches are outlined in Section 8.2.1 of the *West Woodfield Heritage Conservation District Plan* (HCD Plan, pp8.14-8.16). Conservation guidelines for porches are also applicable and are outlined in Section 10.5 (*HCD Plan*, 10.23-10.26).

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The following guidelines were used to evaluate the proposed alteration:

		GUIDELINE	PROPOSED ALTERATION	Y	N	
8.2.1 GENERAL GUIDELINES FOR ALTERATIONS	GOAL	Ensure that alterations preserve the essential character of the house, and are complementary to adjacent dwellings.	Although the existing porch is not original to the property, detailing is compatible with the style and period of the house, and is complimentary within its surrounding context; proposed alterations will replicate what is currently existing.	X		
		Determine “authentic limits” of restoration or alteration so that the appropriate style is maintained.				
	GUIDELINES	PRACTICE	Good practice for the replacement of deteriorated wood porches is to fabricate the new components to match the profiles and details of the original.	Proposed alterations will make repairs to targeted areas of deterioration by replicating existing porch decking, column size and detailing.	X	
			“Restore” wherever possible rather than “replace”, particularly for features such as windows, doors, porches and decorative trim.	Existing wood decking and porch detailing has rapidly deteriorated to such an extent that replacement is being considered.		X
			Where replacement of features (e.g. – doors, windows, trim) is unavoidable, the replacement components should be of the same general style, size and proportions.	The porch and detailing is not original to the property, but alterations will replicate the existing decking, column size and detailing of the porch.	X	
		Avoid “new” materials and methods of construction if the original is still available.			X	
10.5 CONSERVATION GUIDELINES	APPROACH	Fibreglass and plastic versions of decorative trim should be avoided.	Proposed alterations to the porch use a synthetic material, Azek to make targeted repairs. Azek is an engineered building product composed of PVC and manufactured into products such as decking, rail, porch, trim and pavers. It is primarily a complete system product using prefabricated components and integrated fasteners and adhesives for assembly and installation. For this heritage alteration permit application, the property owner has chosen to specify the use of AZEK to Mill (ATM) which is a synthetic PVC product that can be milled like wood for custom work on column trim and detailing.	X		
		For decorative elements such as gingerbread fretwork and other trim, wood is still the best choice to recreate the original appearance, but using improved technology (e.g. waterproof glues, biscuit joiners, liquid preservatives) may be appropriate.				
		Where there are no other reasonable options, fiberglass and plastic versions of decorative trim may be considered if the appropriate shape and size is available and they are kept in good condition with adequate maintenance.				
		Removal or substantial alteration to the size, shape and design of existing porches is strongly discouraged.				Proposed alterations will not alter the overall size, shape and design of the existing porch.

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Based on the evaluation of guidelines in the *HCD Plan* pertinent to this heritage alteration permit application, it is clear that repair is preferable to replacement and when replacement is required, like materials should be used and should match the profile and details of the original. However, in the case of compatible replacement with non-traditional materials, the *HCD Plan* is imprecise leaving some latitude for modern synthetic materials to be considered—on a case-by-case basis—particularly when replacement materials retain the size and shape and detailing of existing features. Often referenced international conservation charters and standards such as the *Venice Charter* (1965) and the *Appleton Charter* (1983) also acknowledge that the use of modern techniques and materials for conservation and construction may be appropriate in certain circumstances.

“...materials and finishes may be required to satisfy new uses or requirements; t]hey should echo contemporary ideas but respect and enhance the spirit of the original” (*Venice Charter*, article 10).

The Stewardship Sub-Committee of the LACH also discussed the use of modern synthetic materials for repairs and replacements in Heritage Designated Properties at its meeting held on August 31, 2016. Committee members were supportive of the prudent use of these new modern materials specifying that their use should be considered on a case-by-case basis.

Given the latitude provided in the *HCD Plan* with regards to the use of modern synthetic materials (particularly when replacement replicates existing), along with support cited in international conservation charters and standards, the proposed partial rebuild of the lower front porch at 504 Colborne Street is deemed to not be incompatible with the *West Woodfield Heritage Conservation District Plan*.

While the use of synthetic materials for repairs of heritage designated properties is supported by this report, it is important to note that there are continual concerns regarding the longevity, durability and the “unnatural” aging process of these materials when compared to more traditional materials (like wood). As well, claims of synthetic materials being weatherproof and maintenance free may be unfounded or at best exaggerated, and due diligence should be taken when selecting a manufacturer.

CONCLUSION

The Heritage Alteration Permit application for the rebuild of the lower front porch at 504 Colborne Street should be permitted as submitted, referencing existing drawing in Appendix B,4 and with terms and conditions.

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

2016-09-06
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Attach:

- Appendix A — Maps
- Appendix B — Images

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REFERENCES

Request for Approval

- Request for Heritage Alteration Permit Application, completed by Steven Goodine, submitted on August 24, 2016.

Reference Documents

- Stantec. *West Woodfield Heritage Conservation District*, August 2008.ct
- Ontario Heritage Act, R.S.O. 1990, c. 0.18. Retrieved from: <https://www.ontario.ca/laws/statute/90o18>
- Venice Charter 1964. IInd International Congress of Architects and Technicians of Historic. Monuments, Venice, 1964. Adopted by ICOMOS in 1965. Retrieved from: http://www.icomos.org/charters/venice_e.pdf
- Appleton Charter for the Protection and Enhancement of the Built Environment Published by ICOMOS Canada under the auspices of the English-Speaking Committee, Ottawa, Canada, August 1983. Retrieved from <http://www.icomos.org/charters/appleton.pdf>

Other

- Site visit August 22, 2016, and photographs of the same date.

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APPENDIX A — Maps



Map 1: Property location of 504 Colborne Street.

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APPENDIX B — Images



Image 1: Front façade, south, of the building



Image 2: Front façade, detail of porch during tear-back



Image 3: Front (south) detail of existing west column being replaced

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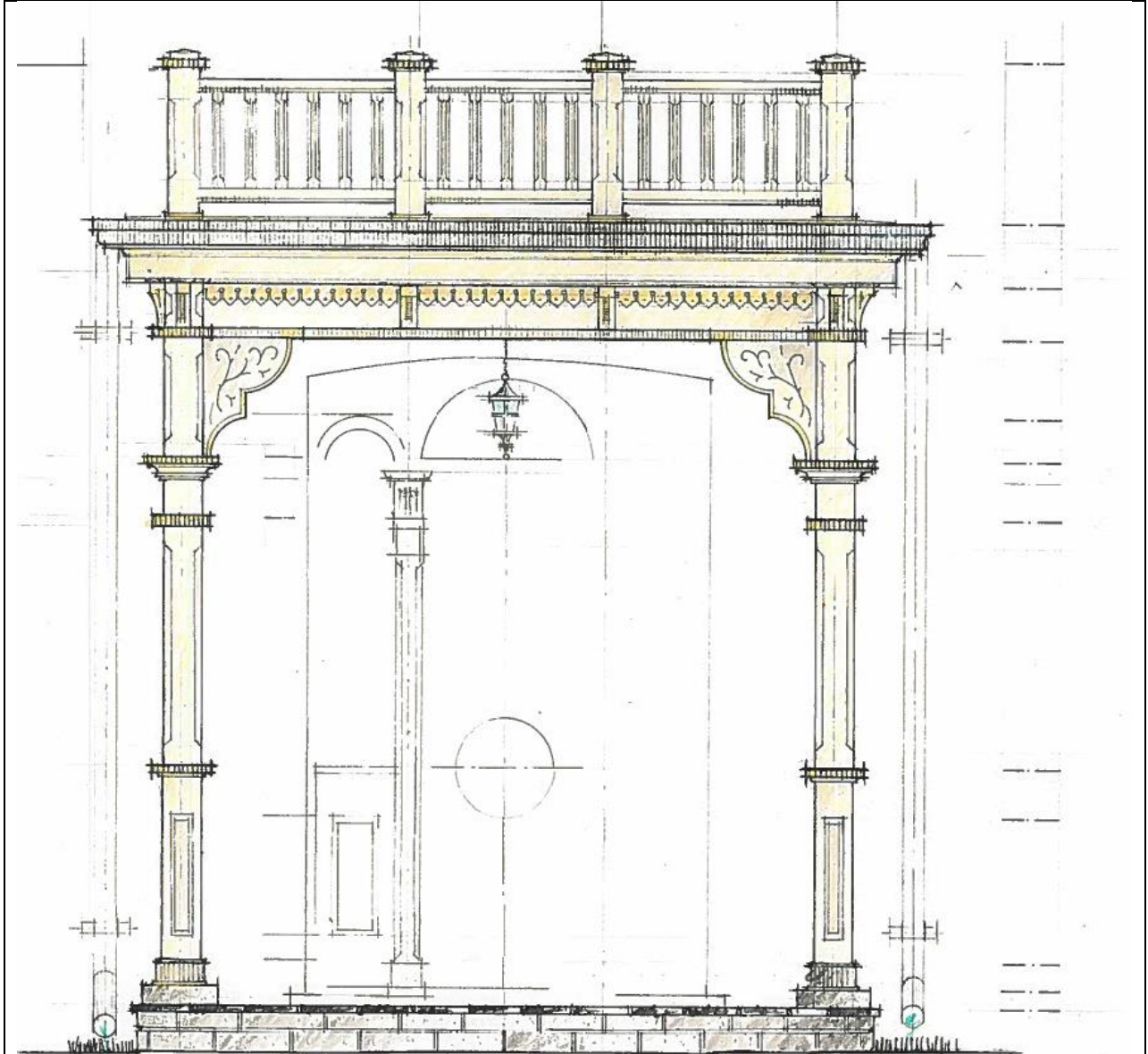


Image 4: Replication to be based on drawing of existing column detailing



Image 5: Deteriorated column footing



Image 6: Deteriorated column base

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Image 7: Azek synthetic material used for porch trim and column surrounds



Image 8: Azek column surround



Image 9: Azek porch decking