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HAP 16-044-L
L. E. Dent

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| TO: | CHAIR AND MEMBERS LONDON ADVISORY COMMITTEE ON HERITAGE MEETING ON WEDNESDAY OCTOBER 12, 2016 |
| FROM: | JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER |
| SUBJECT: | HERITAGE ALTERATION PERMIT APPLICATION AT 40 BYRON AVENUE E., WORTLEY VILLAGE-OLD SOUTH HCD BY: M. EL-HOURANI |

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| RECOMMENDATION |
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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 40 Byron Avenue East, within the Wortley Village-Old South Heritage Conservation District, **BE PERMITTED** as described in this application (along with attached drawing) with the following terms and conditions:

- a) That all exposed wood be painted within (9) months of date of heritage approval.

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| PURPOSE AND EFFECT OF RECOMMENDED ACTION |
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The purpose of the recommended action is to permit the demolition of an existing poured concrete stoop — and replacement with a new front porch — at a property located within the Wortley Village-Old South Heritage Conservation District (HCD), in accordance with Section 42(2.1) of the *Ontario Heritage Act* and the classes of alterations identified in the *Wortley Village Heritage Conservation District Plan*.

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| PREVIOUS REPORTS PERTINENT TO THIS MATTER |
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- none

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| BACKGROUND |
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Location
The property at 40 Byron Avenue E. is located between Birch Street and Wharncliffe Road S. on the north side of Byron Avenue [Appendix A].

Property
40 Byron Avenue E. is located within the Wortley Village-Old South HCD, and is

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designated under Part V of the *Ontario Heritage Act* (By-law No. L.S.P.-3439-321). This property has an architectural ranking of “D” in the *District Plan*, and a heritage alteration permit is required for the addition of a porch which comprises a conversion with an exterior alteration that is visible from the street or other space (*HCD Plan*, p35).

Description

The building is a one storey residence—side hall cottage plan (c1884) with a low hipped roof, and contemporarily clad with vertical vinyl siding [Appendix B, image 1]. The original heritage qualities of this property have been covered and irreversibly lost, and the property lacks significant architectural character to contribute to the HCD.

HERITAGE ALTERATION PERMIT APPLICATION

A Heritage Alteration Permit application was submitted by the property owner and received on September 26, 2016. The applicant has applied for a Heritage Alteration Permit to:

- replace the existing poured concrete stoop with an open, covered porch constructed of pressured treated lumber.
 - The porch balustrade is constructed of pressure treated posts with aluminium balusters capped with pressure treated handrails [Appendix B, image 2].

A home inspection report prepared in the spring of 2016 noted several safety issues with the existing concrete stoop (LaRouche). Rather than repair, the current property owner chose to replace the stoop with a covered porch — making it a usable exterior space.

Note that the porch was constructed without a building permit and prior to receiving heritage approval.

ANALYSIS

The property at 40 Byron Avenue E., which has an architectural ranking of “D”, is considered non-contributing and is described as a non-heritage property in the *HCD Plan* (Ecoplans, p16).

Policies + Guidelines

Policies and guidelines for “D” ranking properties are primarily concerned with maintaining compatibility within the neighbourhood, and the visual nature and streetscape of the community (Ecoplans, p16). Furthermore, the *HCD Plan* states that additions to non-heritage properties should not mimic period details, but should respect the massing, scale etc... of surrounding heritage properties (Ecoplans, p18). One guiding principle of the *HCD Plan* is to make new replacements distinguishable (Ecoplans, pp13-14).

The new porch at 40 Byron Avenue E.:

- is in keeping with the neighbourhood context with respect to overall form and massing, although it is articulated in non-historical materials and detailing [Appendix B, image 7].
- does not contribute, nor does it take away from the architectural character of the area.

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Conservation + Maintenance Guidelines

The *HCD Plan* encourages property owners to keep wood painted including “pressure treated” wood, stressing that “[b]etter protection is still afforded by a paint film, properly maintained by regular re-painting” (*HCD Plan*, p81).

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| CONCLUSION |
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The Heritage Alteration Permit application for the replacement of the existing poured concrete stoop, with an open, covered porch constructed of pressured treated lumber at 40 Byron Avenue E. should be permitted—and approved (as previously constructed) as submitted in this report, referencing existing drawing in Appendix C and with terms and conditions.

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

2016-10-03
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- Attach:
- Appendix A — Maps
 - Appendix B — Images
 - Appendix C — Drawing for Porch at 40 Byron Avenue East

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| REFERENCES |
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Reference Documents

- Ecoplans Ltd. et al. *Wortley Village-Old South Heritage Conservation District: Plan + Guidelines*, September 2014.
- LaRouche, K. — Holmes Inspection Services. *Inspection Report for 40 Byron Avenue E.*, London, Ontario, 2016.

Other

- Site visit September 27, 2016, and photographs of the same date.

APPENDIX A — Maps

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Map 1: Property location of 40 Byron Avenue E.

APPENDIX B — Images

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Image 1: Front façade prior to construction



Image 2: Front façade post-construction

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Image 7: Historic porch at 34 Byron Avenue E., showing similar form and size

APPENDIX C — Drawing for Porch at 40 Bryon Avenue East

