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HAP 16-040-L
K. Gonyou

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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 865 HELLMUTH AVENUE, BISHOP HELLMUTH HCD BY: T. HEPBURN |

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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 build a new rear lane building (garage) at 865 Hellmuth Avenue, within the Bishop Hellmuth Heritage Conservation District, **BE PERMITTED** as submitted in the attached specifications with the following terms and conditions:

- a. The wood board and batten exterior cladding be painted or stained; and,
- b. The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

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| PURPOSE AND EFFECT OF RECOMMENDED ACTION |
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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* and the classes of alterations identified in the *Bishop Hellmuth HCD Plan*.

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| PREVIOUS REPORTS PERTINENT TO THIS MATTER |
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HAP15-015-D – Heritage Alteration Permit, Porch Replacement at 865 Hellmuth Avenue (April 24, 2015).

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| BACKGROUND |
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Location
The property at 865 Hellmuth Avenue is located at the mid-block on the west side of Hellmuth Avenue between St. James Street and Grosvenor Street (Appendix A).

Property
The property is located within the Bishop Hellmuth HCD, which was designated under

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Part V of the *Ontario Heritage Act* on February 7, 2003.

Description

The dwelling located at 865 Hellmuth Avenue was built circa 1905 in the Queen Anne Revival style, as indicated by the decorative imbrication in the gable, massing, and form (Appendix B). The one-and-a-half storey building is constructed of buff brick. The porch was recently altered (see HAP15-015-D).

Rear lane buildings (garage) are an important part of the Bishop Hellmuth HCD. The 1912, revised 1915 Fire Insurance Plan shows a building on the rear lane, however it is not in the location of the existing garage (see Appendix A).

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| HERITAGE ALTERATION PERMIT APPLICATION |
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The *Bishop Hellmuth HCD Plan* identifies classes of alterations that require, or do not require, Heritage Alteration Permit approval. A new building requires Heritage Alteration Permit approval.

The property owner initiated the building of the back lane building (garage) at 865 Hellmuth Avenue without obtaining Heritage Alteration Permit approval.

A Heritage Alteration Permit application was submitted by the property owner and received on September 9, 2016. The applicant has applied for a Heritage Alteration Permit to:

- Build a new rear lane building (see Appendix C), with the following details:
 - Wood board and batten, stained to match the existing house;
 - Vinyl double hung windows;
 - Steel six-panel door, painted (not visible from the street or laneway);
 - Aluminum soffit and fascia; and,
 - Asphalt shingles.

The former garage located at 865 Hellmuth Avenue appears to have been removed between April 2014 and April 2015.

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| ANALYSIS |
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The physical goals of the designation of Bishop Hellmuth as a HCD include:

- To encourage the retention and conservation of historic buildings and landscapes;
- To guide the design of new work to be compatible with the old;
- To enhance the historic character and visual appeal of the area; and,
- To achieve and maintain a cohesive, well designed and identifiable historic area.

The Heritage Alteration Permit process helps to achieve these physical goals. Section 4.7 of the *Bishop Hellmuth HCD Plan* provides specific guidance on back lane buildings (garages). Policies support the conservation and repair of existing garages, as well as the construction of new ones. Three archetypes of garages are identified: the carriage barn, the c.1920 garage, and the contemporary garage.

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“The Contemporary Garage” is described in the *Bishop Hellmuth HCD Plan* as:
The contemporary garage is basically a simple version of the c1920 garage, and may be custom-designed or ready assembled in a package from the lumber yard. To maintain a heritage character, finishes should be traditional, including painted or stained wood clapboard, board and batten or shingle for the walls and cedar or asphalt shingles for the roof. Wood soffits and fascia are also encouraged. For the garage doors, overhead metal panel retractable models are acceptable, or overhead wood with small upper windows.

The following guiding principles were in the review of the Heritage Alteration Permit application for the proposed rear lane building for 865 Hellmuth Avenue:

| Section 4.7: Back Lane Buildings | |
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| Principles | Analysis |
| Identify the Architectural Style – the architectural style of the back lane building should be identified to ensure that conservation, alterations, and enlargement are in keeping with the style and its characteristics | The design of the back lane building (garage) complies with the typology of a contemporary garage. The proposed use of board and batten is compatible with the Queen Anne Revival architectural style of the dwelling, as the garage is a distinguishable, subordinate outbuilding. |
| Preserve Historic Architectural Features – conservation, alteration and enlargement should preserve important historic architectural features of the main building | The detached garage will have no physical impact on the heritage attributes of the dwelling at 865 Hellmuth Avenue. |
| Conserve Rather than Replace – Original building materials, features and finishes should be repaired and conserved, rather than replaced, when possible. The original has greater historical value. | The former garage building was removed between April 2014 and April 2015. |
| Record Changes – Building changes should be recorded by the owner by “before and after” photographs or drawings for future reference and restoration. They should be deposited with the Heritage Planner. | This Heritage Alteration Permit can serve as a means to record changes. |
| Save Removed Historic Building Features – removed historic features, such as windows and trim, when in sound condition should be saved and stored for future use in a dry and safe part of the building. | Not applicable. |

While conservation and repair of the existing rear lane buildings is encouraged by the *Bishop Hellmuth HCD Plan*, the proposed design of the garage for 865 Hellmuth Avenue is compliant with the design guidance for contemporary garage.

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| CONCLUSION |
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The Heritage Alteration Permit application for the new rear lane building (garage) at 865 Hellmuth Avenue should be permitted with terms and conditions that the wood board and batten be stained, as well as the display of the Heritage Alteration Permit.

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| PREPARED BY: | SUBMITTED BY: |
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| KYLE GONYOU HERITAGE PLANNER URBAN REGENERATION | JIM YANCHULA, MCIP, RPP MANAGER URBAN REGENERATION |

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| RECOMMENDED BY: |
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| JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER |

2016-09-19
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- Attach:
- Appendix A – Map
 - Appendix B – Images
 - Appendix C – Drawings for Proposed Rear Lane Building (Garage)

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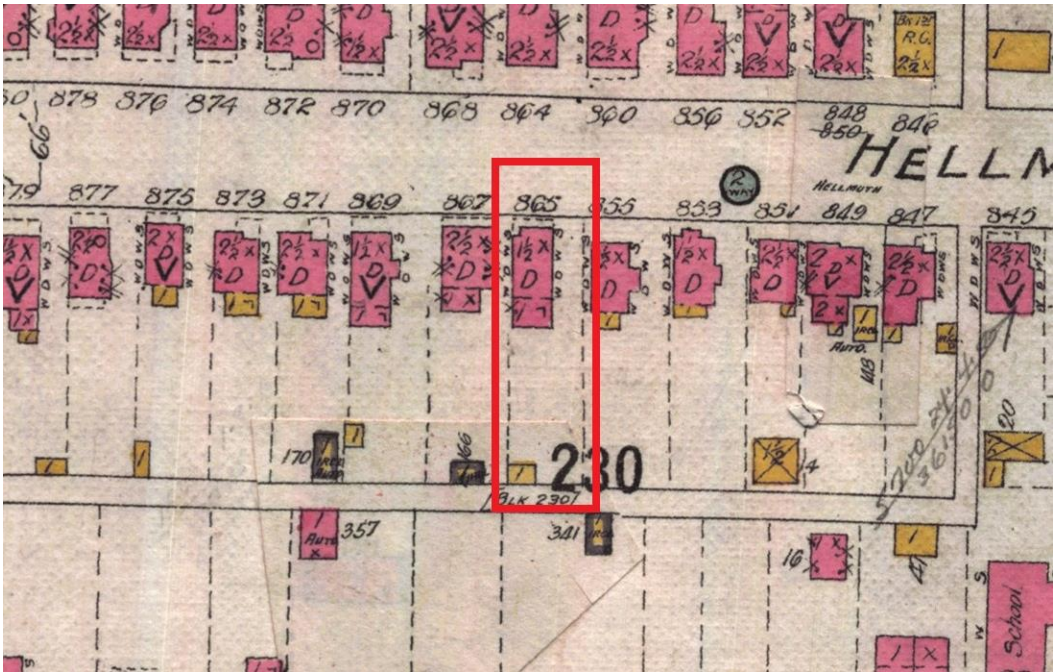
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APPENDIX A — Map



Map 1: Property location of 865 Hellmuth Avenue.



Map 2: 1912, r. 1915 Fire Insurance Plan (detail; page 31) (Courtesy Western University)

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Maps and Data Centre). The 1892, r. 1907 Fire Insurance Plan (page 31) does not show a garage outbuilding at 865 Hellmuth Avenue, although there are many revisions.

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APPENDIX B — Images

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| Image 1: Dwelling at 865 Hellmuth Avenue, prior to porch alteration (April 17, 2015). | Image 2: Dwelling at 865 Hellmuth Avenue, after porch alteration (November 4, 2015). |
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| Image 3: Dwelling at 865 Hellmuth Avenue. | Image 4: Rear lane building at 865 Hellmuth Avenue, seen from the laneway (looking south). |
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| Image 5: West façade of rear lane building. | |

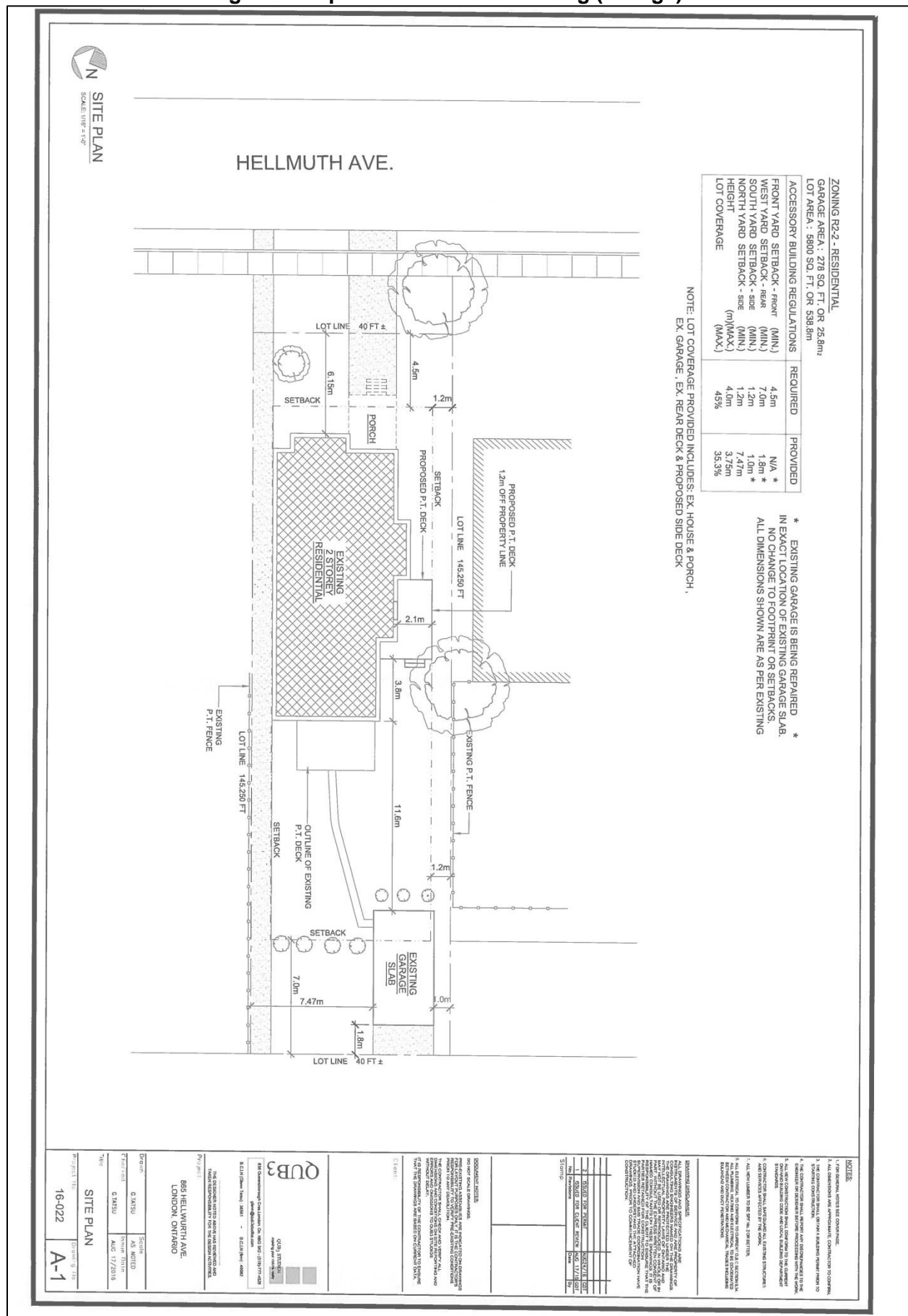
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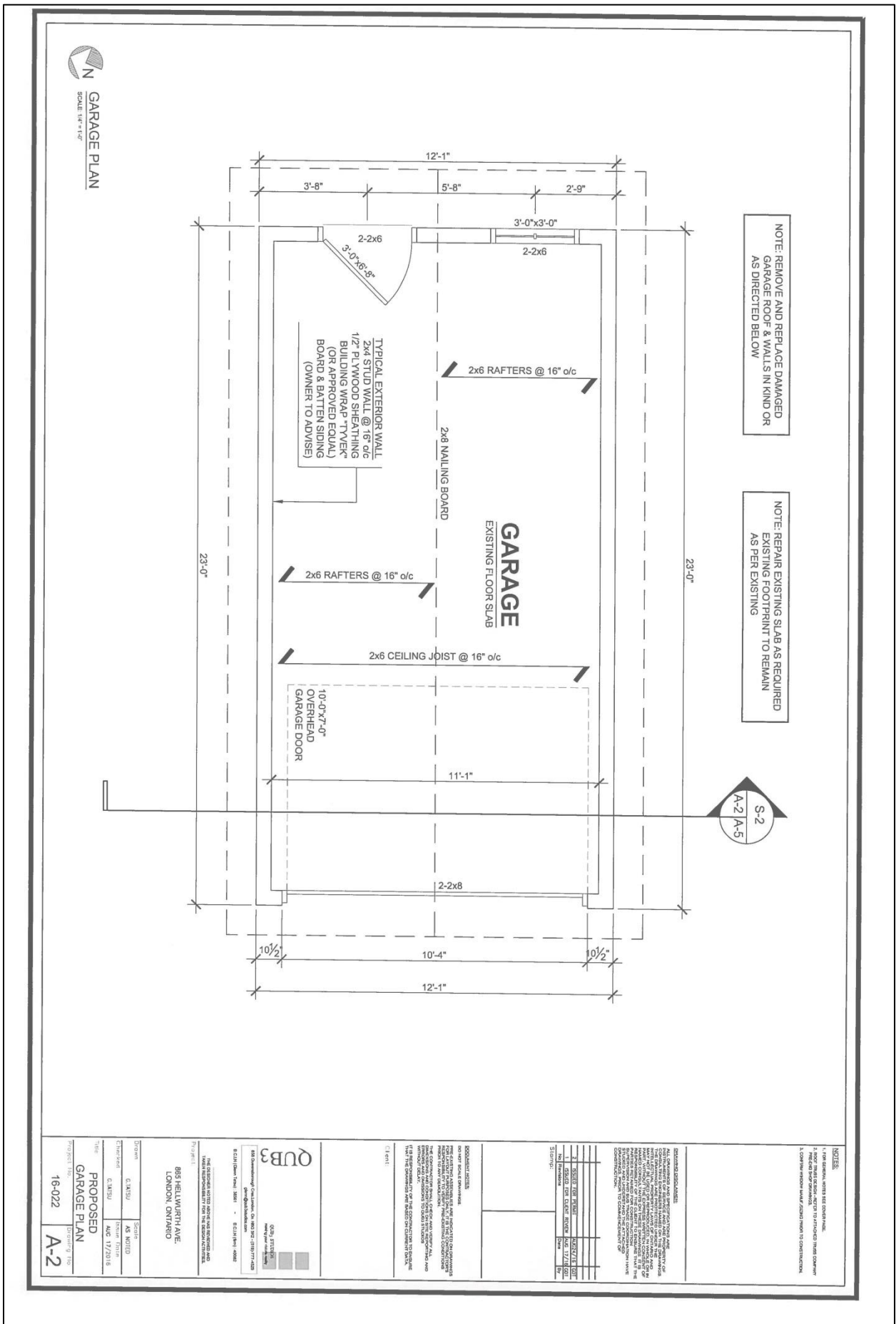
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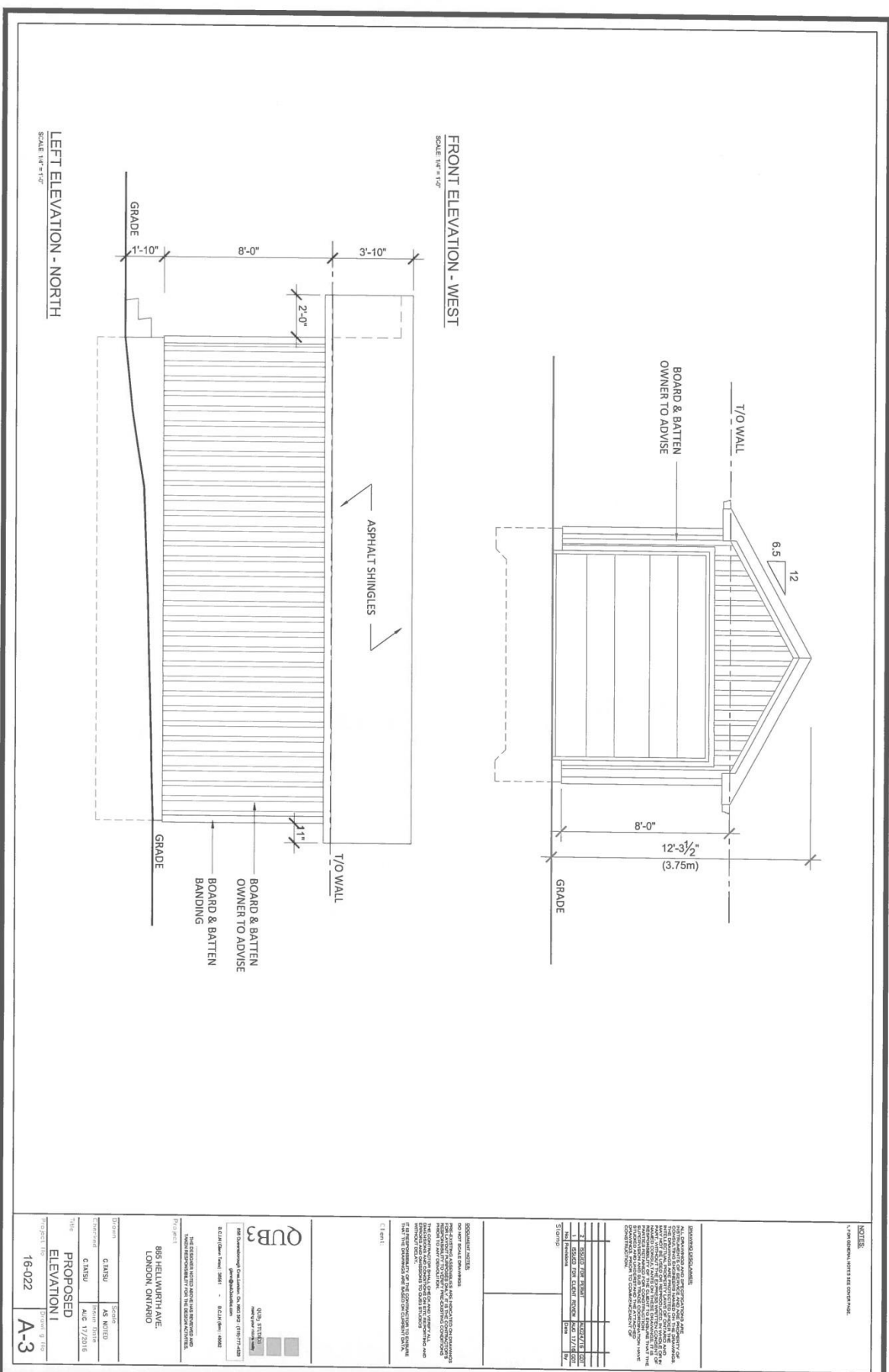
APPENDIX C – Drawings for Proposed Rear Lane Building (Garage)



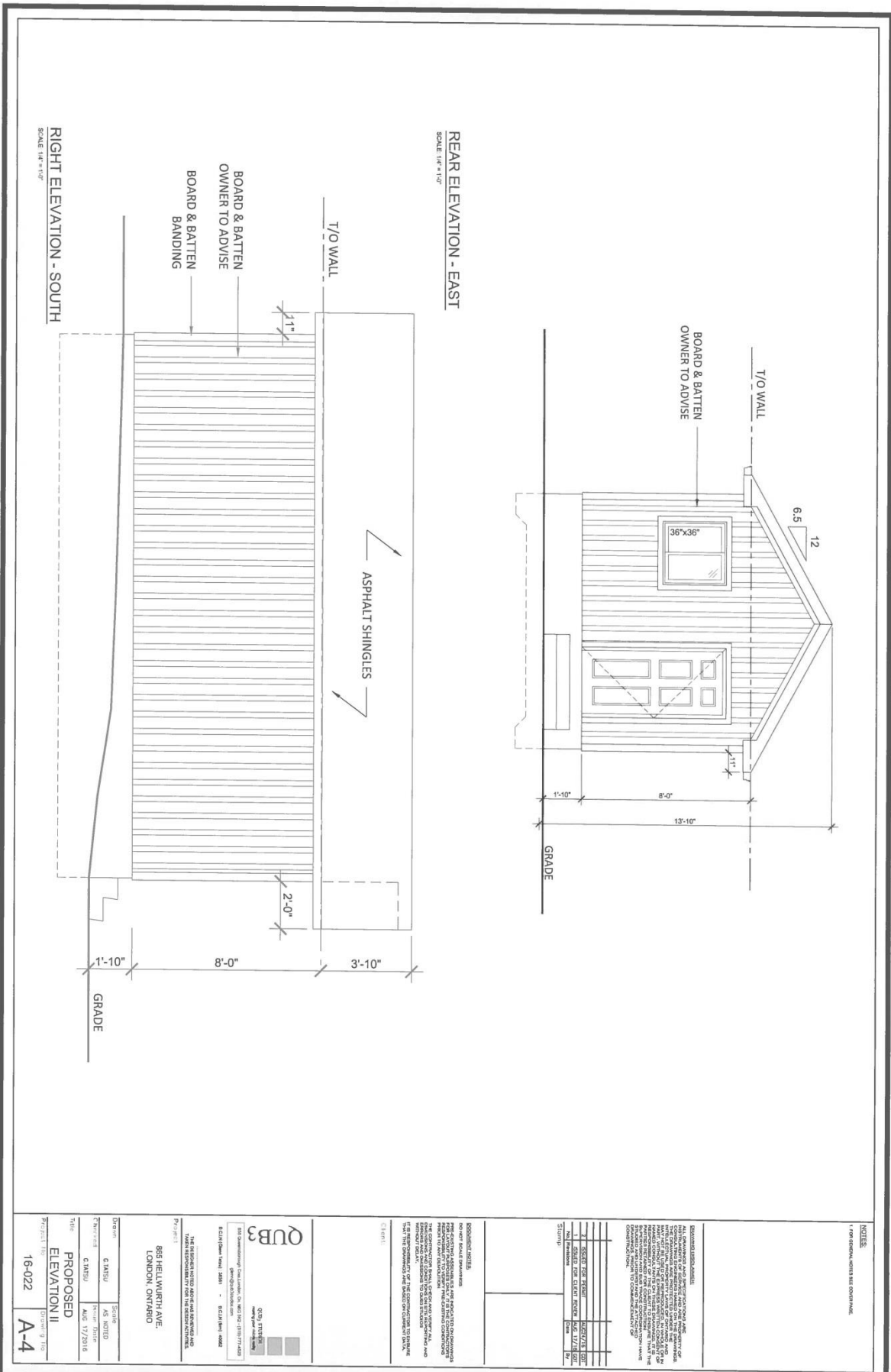
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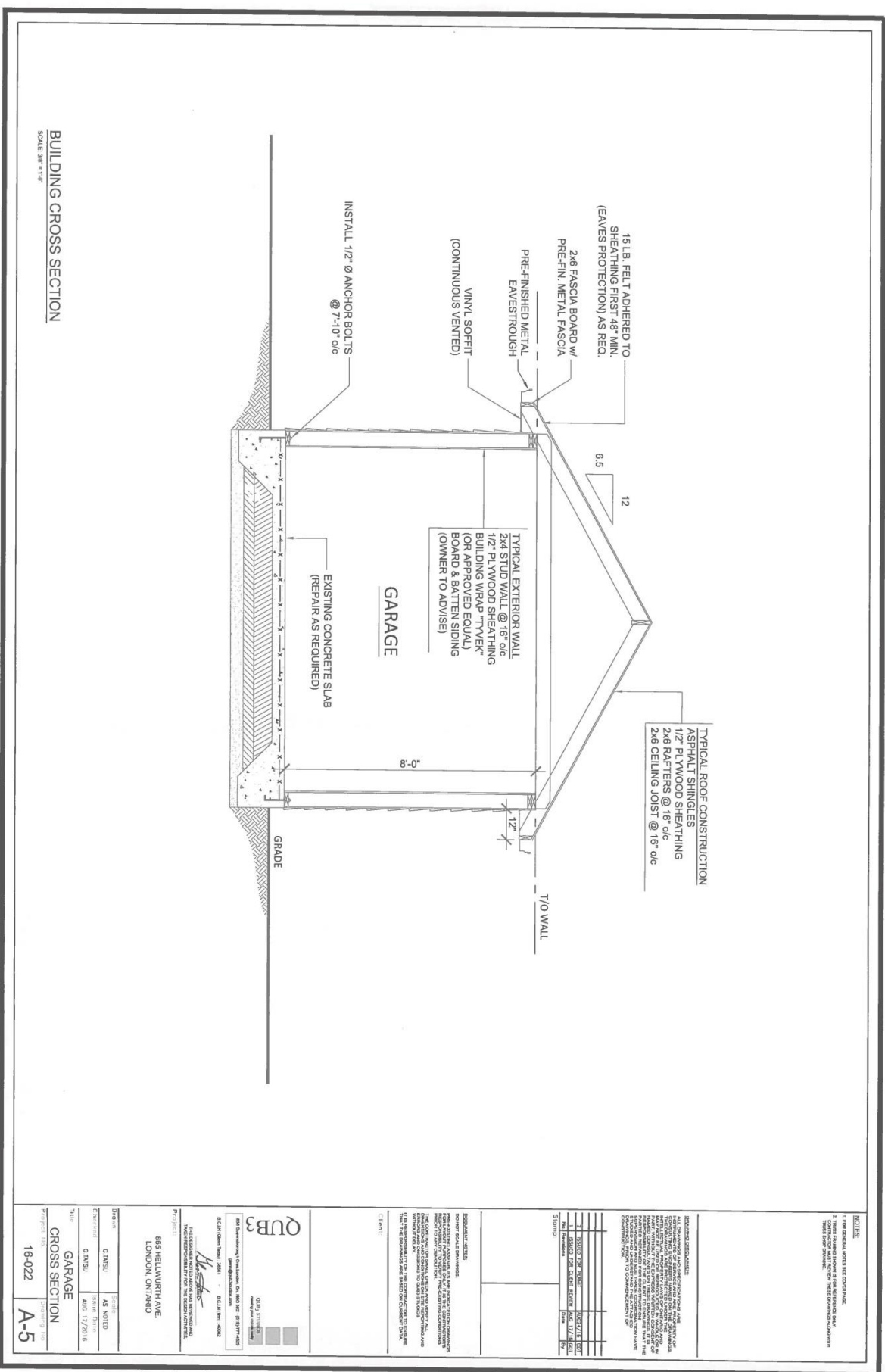
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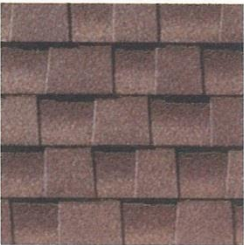
Finish Schedule

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| Structural Lumber | SPF # 2 Construction Grade as per OBC |
| Siding | Wood Board and Batten stained to match the existing house |
| Window | Vinyl double hung to be in character with the existing house |
| Man Door | Steel 6 Panel door painted to match the existing house trim |
| Garage Overhead Door | 8’ Door to be in character with the neighbours previously approved door |
| Soffit, Fascia, Trough | Aluminum; colour to match the existing house |
| Shingles | Asphalt Architectural series |
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Siding:



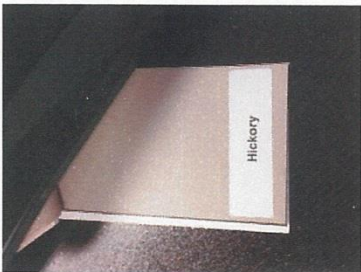
shingles



Man Door



Window



Garage Overhead Door



Soffit and Fascia

