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HAP 16-036-L
L. E. Dent

TO:	CHAIR AND MEMBERS LONDON ADVISORY COMMITTEE ON HERITAGE MEETING ON WEDNESDAY NOVEMBER 9, 2016
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	HERITAGE ALTERATION PERMIT APPLICATION AT 882 LORNE AVENUE, OLD EAST HERITAGE CONSERVATION DISTRICT BY: A. RODIE

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 build a new front porch for the building located at 882 Lorne Avenue, within the Old East Heritage Conservation District, **BE PERMITTED** as described in this application (along with attached drawing) with the following terms and conditions:

- a) Wooden posts, balusters and rail be used for the upper deck.
- b) The new porch design contain eight (8) columns grouped in a similar fashion as what originally existed.
- c) All eight (8) columns be finger jointed wood columns — fluted shafts with unadorned capitals; columns to be the same height and diameter as the originals
- d) Final updated drawing indicating material and construction for porch column piers along with revisions previously noted in a, b, and c, be provided to the Heritage Planner for approval prior to the issuance of the Building Permit.
- e) All exposed wood be painted.
- f) The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

PURPOSE AND EFFECT OF RECOMMENDED ACTION
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The purpose of the recommended action is to permit the construction of a new front porch at a property located within the Old East Heritage Conservation District (HCD), in accordance with Section 42(2.1) of the *Ontario Heritage Act* and the classes of alterations identified in the *Old East Heritage Conservation District Plan*.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

- none

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BACKGROUND

Location

The property at 882 Lorne Avenue is located at the corner of Lorne Avenue and Ontario Street on the north side of Lorne Avenue [Appendix A].

Property

882 Lorne Avenue is located within the Old East HCD, and designated under Part V of the *Ontario Heritage Act* (By-law No. L.S.P.-3383-111). This property is a well-preserved example of its period and style, and significantly contributes to the heritage character of the district; it has been assigned a “B” architectural rating for work requiring a heritage alteration permit in the HCD Plan guidelines.

Description

The building is a 2½ storey, Milton red brick residence (c1913) with a slate roof and concrete block foundation [Appendix B]. It is currently a duplex. Styled in the vernacular with Edwardian influences reflective of its period of construction, the house is one of approximately fifty (50) homes in the northwest portion of the district built by the Wilkey Brothers — known independent contractors in the area (at the turn of the century). 882 Lorne Avenue was modelled on the contractor’s own residence at 912 Lorne Avenue. This “model” featured a distinctive porch design (unique to the district) that was two stories and extended the full frontage of the house, using concrete piers and cast concrete columns. This model also featured columns fluted with an ionic angular-styled capital. Many porch columns found in this model are grouped in couplets, typically located on either side of the porch steps. However, the porch at 882 Lorne Avenue (the original porch removed by the current owner), is extraordinary because it is one of the only porches of this design that included cast concrete columns grouped in triplets at porch corners, presumably to reinforce the prominence of the house and porch at this corner location. The other residences at this corner also exhibited prominent features of their own (i.e. grand residences, high degree of ornamentation, projected building massing), which makes this intersection at Lorne Avenue and Ontario Street uncommonly distinctive within the district. This distinctiveness is also supported by the high proportion of “A” and “B” ranking properties in the general area extending out from this intersection.

HERITAGE ALTERATION PERMIT APPLICATION

A Heritage Alteration Permit application was submitted by the property owner and received on October 3, 2016. The applicant has applied for a Heritage Alteration Permit to build a new front porch to match the overall dimensions and proportions of the existing porch, and further includes the following details:

- a lower porch with:
 - reused salvaged existing frieze and dentil moulding
 - tongue and grove pine deckboards
 - skirting to match existing; painted (same design and material)
 - a porch rail to match existing; painted (same design and material)
 - porch steps constructed of wood
 - unspecified construction and material for porch piers

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- (3) columns to match the existing in style, height and diameter constructed:
 - 1. by reusing existing cast concrete capitals and column bases (sandblasted and painted)
 - with new fluted column shafts of wood OR new concrete column shafts moulded from the existing columns
 - OR
 - 2. of a similar style in fiberglass with a fluted shaft and ionic capital
- upper deck with
 - composite deck planks (i.e. *Weatherdeck* floor/roof membrane system)
 - underside finished in tongue and groove pine
 - a contemporary aluminium railing system, in black (i.e. *Weatherrail*)
 - in full metal
 - OR
 - metal posts and balusters with wooden rail

The property owner is proposing a reduction in the number of columns for the new porch that once comprised the existing porch — from the original number of eight (8) columns in the existing porch to three (3) columns for the new porch. Financial burden was cited as the primary reason for the reduction in the number of columns.

The existing porch was original to the property, and was removed (prior to August 25, 2016) without receiving Heritage Alteration Permit approval.

ANALYSIS

Porches add to the visual consistency of Old East’s architecture and are an integral part of the cultural heritage value of the District. “Nearly every house in the district built before 1914 was designed to have a front porch” and many of the porches in and around the Lorne Avenue and Ontario Street intersection still retain original components such as porch piers and columns. “The number of surviving porches is one of the most distinctive features of the District.” Given their contribution to the overall visual character of Old East, preservation and restoration of the design and detail of porches is a very high priority for the heritage district (*Conservation & Design Guidelines*, pp2.2, 3.30).

“Where new construction or alteration is contemplated, it should complement existing features and reinforce the heritage context of the community through the use of appropriate design elements. If this is not done, both the quality and value of the house is often significantly diminished” (*Conservation & Design Guidelines*, p4.3).

Principles and practices of conservation and restoration relevant to this application are outlined in Section 3.1 and 4.2 of the *Old East Conservation Plan* (p3.1, 4.2). Approaches to alterations and guidelines for replacement of porches (along with associated features such as columns, detailing and trim) are outlined in Sections 3.4.3, 3.5, and 3.7 of the *Old East Conservation & Design Guidelines* (pp3.22-3.24, and 3.30-3.32). Additional guidelines for buildings that are relevant to porch replacement are outlined in Sections 4.1.1, 4.1.4, and 4.1.5 (pp.4.1-4.3).

The following guidelines were used to evaluate the proposed porch replacement:

	GUIDELINE	PROPOSED ALTERATION
PRINCIPLES + PRACTICES	New work should be sympathetic to the original and match or mimic as appropriate, but not attempt to appear as if built as part of the original.	Many of the components of the new porch are sympathetic with the original (skirting, lower deck railing and deckboards, frieze and dental moulding above columns), however, the upper deck railing is of a contemporary design and a non-traditional material, and is not a sympathetic approach.
	Don't remove or up-date original decoration and fittings and replace them with poor reproductions of the originals.	There is concern that option (1) for replacing the porch columns could result in difficulty of matching and material transitioning the wooden column shaft with cast concrete capital and base components.
	Avoid "new " materials and methods of construction if the original is still available.	The upper deck railing is of non-traditional material which could readily be constructed with a traditional material (i.e. wood).
	Restore wherever possible rather than replace, particularly for features such as windows, doors, porches and decorative trim; Avoid closing in or removing porches.	The existing porch was original to the property, and was removed by the current property owner without receiving Heritage Alteration Permit approval.
	Incorporate similar building forms, materials, scale and design elements in the alteration that exist on the original building.	Many of the existing porch features have been incorporated into the new porch design (i.e. skirting, lower deck railing and deckboards, frieze and dental moulding above columns, column sizing and design), however the reduction of the original number of columns from (8) to (3) substantially alters the design of the existing building.
	Retain, restore and replace columns, railings, spindles and decorative trim on porches; avoid unauthentic materials and embellishments.	Many of the components of the new porch use authentic, traditional materials (skirting, lower deck railing and deckboards, frieze and dental moulding above columns), however, the upper deck railing is of a contemporary design and a non-traditional material. Option (2) for replacing the porch columns proposes the use of fiberglass columns which is not an authentic, traditional material.
GUIDELINES	Removal or substantial alteration to the size, shape and design of existing porches is strongly discouraged. Do not remove or cover original porches or porch details, except for the purpose of quality restoration.	The existing porch was original to the property, and was removed by the current property owner without receiving Heritage Alteration Permit approval. The reduction of the original number of columns from (8) to (3) is not in keeping with the original porch design and significantly diminishes the prominence of the building at its corner location.
	For decorative elements such as gingerbread fretwork and other trim, wood is still the best choice to recreate the original appearance.	Many of the components of the new porch are constructed with wood (skirting, lower deck railing and deckboards, frieze and dental moulding above columns), however, the upper deck railing is of a contemporary design and a non-traditional material. Based on the application submitted, it is unclear what the

		ultimate material will be for the porch columns piers.
	Fibreglass and plastic versions of decorative trims should be avoided. Poor interpretation of the scale or design of applied decoration detract from the visual appearance and architectural coherence of porches and verandahs.	Option (2) for replacing the porch columns proposes the use of fiberglass columns which should be avoided.
	Where decorative trim elements have deteriorated or disappeared, their reconstruction or replacement to complete the original appearance is strongly encouraged	Many of the decorative trim elements of the new porch maintain the original appearance (skirting, lower deck railing and deckboards, frieze and dental moulding above columns)
	As the intent of heritage restoration is to maintain as much as possible of the original design and the original materials, alterations to porches should improve the structural conditions but not cause the loss of the original heritage character. Where unique features exist, such as Ionic columns and bases, precast concrete piers, etc., the elements should be preserved or, if necessary, re-cast for replacement. The design of railings, spindles and porch skirts should also reflect the original structure to the extent possible.	Many of the components of the new porch maintain the original design and materials (skirting, lower deck railing and deckboards, frieze and dental moulding above columns), however, the upper deck railing is of a contemporary design and a non-traditional material. The reduction of the original number of columns from (8) to (3) is not in keeping with the original porch design and significantly diminishes the prominence of the building at its corner location.

Based on the evaluation of guidelines in the *Conservation Plan* and the *Conservation & Design Guidelines* pertinent to this heritage alteration permit application, it is clear that the property owner has taken a heritage-sympathetic approach to replacing many components of the porch by replicating the styling and material for the porch skirting, lower porch railing enclosure, and the salvaging and reuse of the frieze and dentil moulding above the columns. However, the most visible and distinctive features such as the upper deck railing and column replacement are not consistent with the goals and objectives for the Old East Heritage Conservation District. Most notably is the proposed use of an aluminium railing system which is not compatible with what would have been originally a wooden railing. The application of heritage sympathetic replacement features of the lower porch detailing starkly contrasts with the use of a contemporary railing system on the upper deck. The above described proposed approach is not compliant with principles, practices and guidelines outlined in the Old East Heritage Conservation District Plan; therefore it is recommended that wooden posts, balusters and rail (all primed and painted), be used.

As well, the reduction of the original number of columns from eight (8) to three (3) is not good heritage practice, nor is it in keeping with the original porch design; this approach minimizes the prominence of the building at its corner location which is an uncommonly distinctive intersection within the district. The former porch at 882 Lorne Avenue was also one of the only porches in the district — of this 2 ½ red brick model design by the Wilkey Brothers — with cast concrete columns grouped in triplets at porch corners. The patterning of corner column groupings in triplets with a center couplet, is integral to the design of this porch and historic value. The above described proposed approach (reduction in the number of columns from (8) to (3)) is not compliant with principles,

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practices and guidelines outlined in the Old East Heritage Conservation District Plan; therefore it is recommended that the new porch design contain eight (8) columns — of the same height and diameter — grouped in a similar fashion as what originally existed.

Finally, the property owner should be commended with their attempts (in option 1) of reusing existing cast concrete capitals and column bases in the fabrication and moulding of replacement columns. In the end, this approach may prove to be costly, and it is uncertain if the final product will be acceptable. The integration of different materials and “new” and “old” detailing could result in difficulty in matching and material transitioning the wooden column shaft with cast concrete capital and base components. Therefore it is recommended is that all eight (8) columns be finger jointed wood columns — fluted shafts with unadorned capitals. The recommended approach ensures compliance with the principles, practices and guidelines outlined in the Old East Heritage Conservation District Plan, and reflects one of the basic principles of heritage conservation which is to make new replacements distinguishable; that new work should be sympathetic to the original, but not attempt to appear as if it was built as part of the original. This approach should also reduce costs incurred with replication and moulding of column capitals and bases. There are several local manufacturers that provide this product.

CONCLUSION

The Heritage Alteration Permit application for the construction of a new porch at 882 Lorne Avenue should be permitted with terms and conditions.

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	

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- Attach:
- Appendix A — Maps
 - Appendix B — Images
 - Appendix C — Drawing for porch at 882 Lorne Avenue

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REFERENCES

Reference Documents

- Stantec et al. *Old East Heritage Conservation District: Conservation Plan*. December 2005.
- Stantec et al. *Old East Heritage Conservation District: Conservation & Design Guidelines*. December 2005.
- Stantec et al. *Old East Heritage Conservation District Study*. October 2004.
- 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

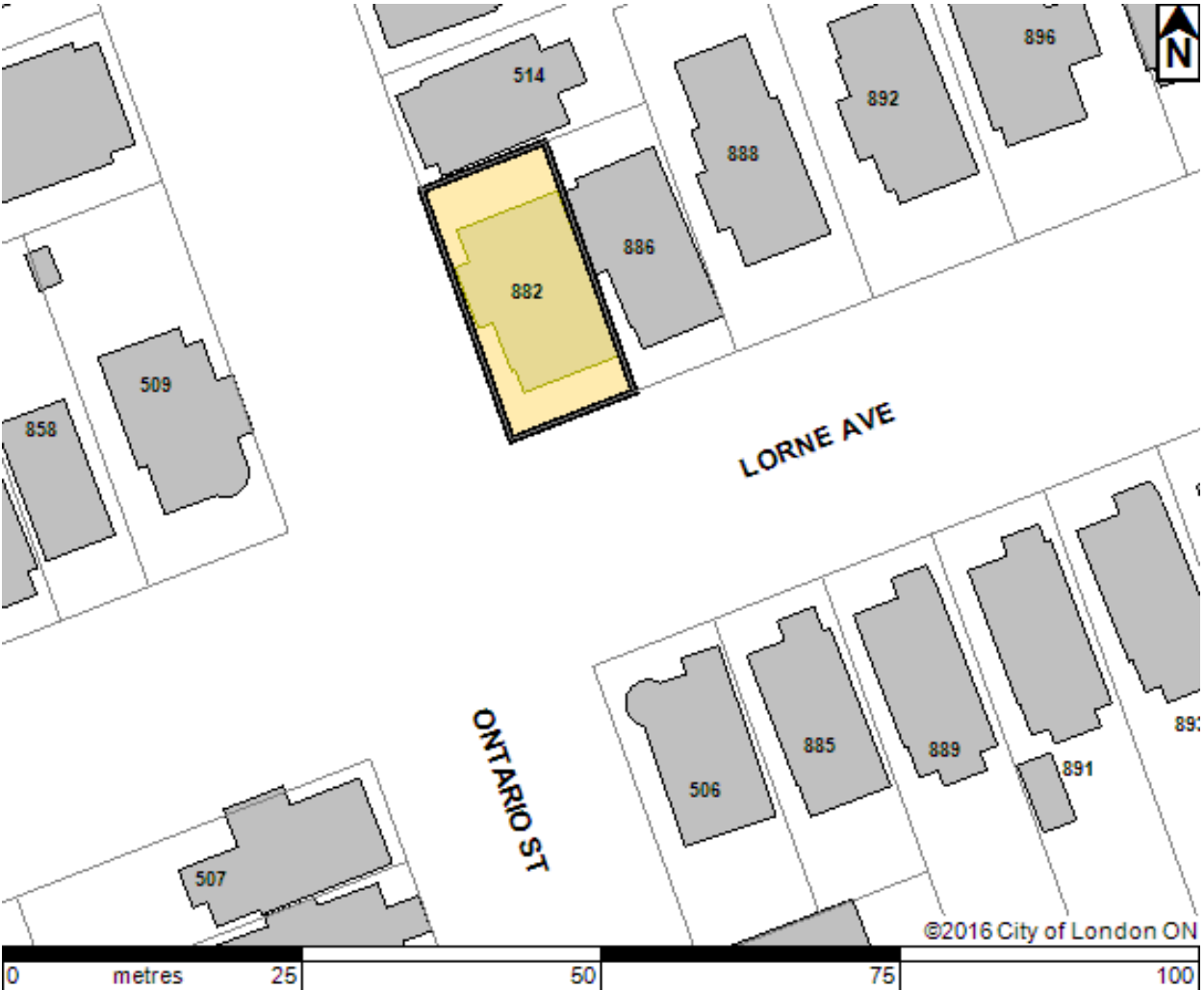
Other

- Site visit August 25, 2016, and photographs of the same date.
- Site visit September 27, 2016, and photographs of the same date.
- Site visit October 27, 2016, and photographs of the same date.

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APPENDIX A — Maps



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APPENDIX B — Images

 <p>Image 1: Front façade showing porch prior to demolition (photo by owner)</p>	 <p>Image 2: Front façade showing porch prior to demolition (photo by owner)</p>
 <p>Image 3: Front façade showing removal of existing porch</p>	 <p>Image 4: Cast concrete column design typical on Wilkey 2½ red brick models</p>
 <p>Image 7: Prominent corner design 506 Ontario Street</p>	 <p>Image 8: Prominent corner design 509 Ontario Street</p>

APPENDIX C — Drawing for porch at 882 Lorne Avenue

