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HAP 16-057-L
K. Gonyou

TO:	CHAIR AND MEMBERS LONDON ADVISORY COMMITTEE ON HERITAGE MEETING ON WEDNESDAY DECEMBER 14, 2016
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	HERITAGE ALTERATION PERMIT APPLICATION AT 309-311 WOLFE STREET, WEST WOODFIELD HCD BY: NELMS GROUP LTD.

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 remove three of the five chimneys, add a fire escape to the east façade, replace the west porch, and replace the windows of the building located at 309-311 Wolfe Street, within the West Woodfield Heritage Conservation District, **BE PERMITTED** as submitted with the following terms and conditions:

- a. Restoration work be completed within one year to Chimney 3 (as identified in the Appendix D) to its full historic height and detailing using compatible buff brick material and lime-based mortar;
- b. The applicant be encouraged to consider a triplet of sash windows with wooden mullion details for the north gable window replacement;
- c. The addition of the fire escapes be constructed as reversible interventions;
- d. All exposed wood be painted or stained; and,
- e. 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 alteration of 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 HCD Plan & Guidelines*.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

None.

BACKGROUND

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Location

The property at 309-331 Wolfe Street is located on the south side of Wolfe Street between Wellington Street and Waterloo Street (Appendix A).

Property

The property was designated under Part V of the *Ontario Heritage Act* on March 9, 2009 as part of the West Woodfield HCD. 309-311 Wolfe Street is an A-ranked property by the *West Woodfield HCD Plan & Guidelines*, based on its historical reference and architectural quality.

Description

The building located at 309-311 Wolfe Street is a two-and-a-half-storey residential building (Appendix B). The building was built c.1894 as the home of Henry J. Jones, vice-president of Lawson & Jones Ltd. (later president of H. Jones & Sons Ltd.), printing and box-making. In 1914, Lawson & Jones was noted as “the only paper-box plant in the Dominion that is devoted exclusively to the manufacturing of pill boxes, power boxes, and similar containers used in the drug trade” (*Souvenir of London* 1914, 70). The Lawson & Jones Ltd. factory was located on the east side of Clarence Street between King Street and York Street (now CitiPlaza).

As the home of the company’s vice-president, the building reflects the stature of Henry J. Jones within the community. The building was designed in the Queen Anne Revival style, with complicated massing and detailing which articulates the building. The building is constructed of buff bricks and is accented by a rusticated block foundation and porch piers with wooden detailing throughout. The irregular Queen Anne Revival style roof is clad in slate and accented by gables with imbrication and woodwork detailing. Most prominent is the north gable, which has a concentration of wooden detailing including brackets, dentils, and imbrication which frame the window opening. The north gable is accented as a projecting bay of the building. The northeast portion of the porch is enclosed, with the west portion retaining its Tuscan colonnettes set on rusticated block plinths, a turned spindles forming the wood baluster. The gable pediment features an applied foliage motif set within a triangular frame divided by an engaged fluted column in relief. A finial is located above. This refined detailing is also seen in the Queen Anne Revival front door with transom, as well as the brackets and bargeboard throughout. Of particular interest for this application are the wood sash windows and chimneys. With the exception of the north gable windows in the attic storey, the windows appear to be original wood sash windows some of which have aluminium storm windows. Windows located in the enclosed porch area are believed to date from that alteration, and not the c.1894 construction of the building. There are a total of five chimneys on the building, with varying degrees of decoration.

The building at 309-311 Wolfe Street was divided into five apartment units circa 1952. It was purchased by the current property owners in 2016.

HERITAGE ALTERATION PERMIT APPLICATION

As required by the *Ontario Heritage Act*, the *West Woodfield HCD Plan & Guidelines* identifies classes of alterations that require, or do not require, Heritage Alteration Permit approval. Chimney alteration, window replacement, and the introduction of new fire

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escapes and porches require Heritage Alteration Permit approval.

A Heritage Alteration Permit application was submitted by the applicant and received on November 29, 2016. The applicant has applied for a Heritage Alteration Permit to:

- Remove three of the five chimneys;
- Restore one of the remaining chimneys and retaining another;
- Replace the windows;
- Replace the existing west steps with a porch;
- Add new fire escape to the east side of the building.

See drawings in Appendix C.

ANALYSIS

One of the goals of the designation of West Woodfield as an HCD is to avoid the destruction and/or inappropriate alteration of the existing building stock, materials, and details. This is implemented by the following objectives:

- Establishing policies and design guidelines to ensure new development and alterations are sensitive to the heritage attributes and details of the District and are based on appropriate research and examination of archival and/or contextual information;
- Strongly discouraging the demolition of heritage buildings and the removal or alteration of distinctive architectural details;
- Encouraging individual building owners to understand the broader context of heritage preservation, and recognize that buildings should outlive their individual owners and each owner or tenant should consider themselves stewards of the building for future owners and users;
- Encouraging sensitive restoration practices that make gentle and reversible changes, when necessary, to significant heritage buildings;
- Encouraging improvements or renovations to modern era buildings that are complementary to, or will enhance, the District’s overall character and streetscape;
- Providing homeowners with conservation and maintenance guidelines and best practices so that appropriate building and repair activities are undertaken.

Many of the above objectives are achieved through the policies and guidelines of the *West Woodfield HCD Plan & Guidelines*; however their success is contingent on their implementation and enforcement.

The proposed alterations to the chimneys, introduction of fire escapes, and window replacement are evaluated below.

Chimneys

Chimneys are important heritage attributes in articulating the historic skyline of the West Woodfield HCD. These features, however, are vulnerable to weather and can be difficult to access for maintenance. The methods in which we heat our homes have evolved over time, rendering some historic chimneys redundant.

Section 10.3.3 of the *West Woodfield HCD Plan & Guidelines* supports the retention of

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original chimneys,
Avoid removing original chimneys, even if they are no longer functional, as they provide a design element that contributes to the overall heritage character of the house. If the chimney is no longer used, it should be capped and sealed by a knowledgeable tradesperson.

The building located at 309-311 Wolfe Street has five chimneys in total. All of the chimneys are constructed of the same buff brick as the building. The five chimneys are described as follows (Appendix D):

- Chimney 1: Furthest west chimney on building with decorative brick collar detailing and elongated chimney cap (see Image 1, Appendix D);
- Chimney 2: Unadorned “service” chimney located at the peak of the cross gable on the west façade (see Image 2, Appendix D);
- Chimney 3: Visually prominent chimney on the west façade, most clearly seen from Wolfe Street. Corbelling detailing on the chimney identifies Chimney 3 as the most decorative of the five chimneys (see Image 3, Appendix D);
- Chimney 4: Previously lowered chimney, remains of which can be seen at the peak of the cross gable on the east façade (see Image 4, Appendix D);
- Chimney 5: Located on the south façade of the building, this chimney is not visible from the street. Its detailing is modest with collar brickwork (see Image 5, Appendix D).

The process to dismantle Chimney 3 was initiated on October 11, 2016. However the work was halted shortly thereafter with only the top cap of the chimney having been removed. The existing condition of the chimney motivated its dismantling.

From further discussion with the Heritage Planner, the applicant has proposed to remove the three least decorative chimneys (Chimney 2, Chimney 4, and Chimney 5) in favour of retaining Chimney 1 and restoring Chimney 3 to its historic height and detailing. While this represents a compromise, this allows the applicant to target their available resources to the greatest impact by restoring the most decorative and significant chimneys.

All of the chimneys at 309-311 Wolfe Street are constructed of the same buff brick and lime-based mortar as the building itself. To appropriately restore the historic height and detailing of Chimney 3, appropriate materials must be used. Salvage brick may be required. A drawing has been prepared to guide the restoration of Chimney 3 (see Appendix D). Given the seasonal limitations of the application of lime-based mortar, wintertime restoration of Chimney 3 is not recommended. Restoration of Chimney 3 should be completed within one year.

The other chimneys should be removed and capped in aluminium (or comparable) at the roofline.

Fire Escape

The *West Woodfield HCD Plan & Guidelines* notes the necessity of alterations to accommodate changing uses of cultural heritage resources over time. It notes that “it is important that additions and alterations do not detract from the overall heritage character of the neighbourhood and that they do no result in the loss of key heritage attributes” (Section 4.2.1).

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For fire escapes, the *West Woodfield HCD Plan & Guidelines* notes in Section 4.2.1:
Structural alterations to the exterior of buildings visible from the street are not permitted in the event of residential conversion. Any exterior stairs or fire escapes are to be enclosed and kept away from the front or street facing façade of the structure.

The introduction of a new fire escape must be carefully considered to ensure the conservation of the overall cultural heritage resource and compatibility with its heritage attributes. For the building at 309-311 Wolfe Street, a fire escape has been proposed on the east façade of the building, recessed from the primary (north) façade (see Appendix C). This has been done to minimize any visual impact of the proposed fire escape. The proposed fire escape will provide access to the second and third floors of the building with an exterior landing. The proposed fire escape will be constructed of wood, including wood balustrade in a traditional style (see Appendix C). The proposed fire escape should be painted or stained to blend into the architectural details of the building.

West Porch

The existing west access to the building is deficient in terms of its dimensions, form, and aesthetic compatibility with the remainder of the building. The proposed replacement west porch seeks to establish a landing at the west entry to the building, constructed of wood and accessed by wooden steps and surrounded by a wooden balustrade in the style of proposed fire escape (see Appendix C). Like the proposed fire escape, the proposed west porch should be painted or stained to blend into the architectural details of the building.

Window Replacement

With the exception of the north gable windows, the remainder of the windows on the building at 309-311 Wolfe Street appear to be original to its c.1894 construction (with the potential exception of the enclosed porch windows). Several of the windows are covered by aluminium storm windows. The applicant has identified the poor condition of single pane wood sash windows and their limited energy conservation as the motivation for their replacement. The applicant has identified vinyl replacement windows as their preferred replacement material, with the replacement of the window units while maintaining the wood trim.

Section 8.2.1 of the *West Woodfield HCD Plan* provides guidelines for alterations which were used to assess the proposed window replacement, below:

Guideline	Assessment
Research the original style and appearance of the building to determine “authentic limits” of restoration or alteration so that the appropriate style is maintained.	The original style and appearance of the building is still visible through the retention of original elements, including windows. See Image 1, Appendix B for a historic photograph of the property (c.1977).
In the absence of historical data, use forensic evidence available from the building itself to suggest appropriate restoration or alteration.	Historical data exists on the historic appearance of the building; forensic evidence is not necessary.

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Seek similar properties (same age, same design, and same builder) for evidence of details that may still exist as samples for reconstruction.	Identification of similar properties is not necessary as the original style and appearance of the building is still visible.
Avoid “new” materials and methods of construction if the original is still available.	The proposed window replacement material is vinyl, which is a new material. The <i>West Woodfield HCD Plan</i> discourages new materials.
“Restore” wherever possible rather than “replace,” particularly for feature such as windows, doors, porches, and decorative trim.	Information submitted by the applicant indicates that repair of the existing wood windows is not possible.
Where replacement of features (e.g. doors, windows, trim) is unavoidable, the replacement components should be of the same general style, size, and proportions .	Size: The proposed replacement windows must fill the entire existing window opening. The north window of the west wing is too large to allow for one window opening. The applicant has proposed installation of a transom in this location. This is an appropriate solution and will provide some consistency to the adjacent doorway.
	Style: All of the proposed replacement windows are sash style, which is historically appropriate.
	Proportion: The historic windows were undivided. The proposed replacement windows are also undivided, which is appropriate.
Incorporate similar building forms, materials, scale, and design elements in the alteration that exist on the original buildings.	With the alteration of the windows, some infill exterior cladding is required. The proposed wood shingling is a compatible addition based on the other wood shingling detailing throughout the building. Wood detail should be painted.
Avoid concealing original parts of buildings, entrances, and decorative details when undertaking alterations.	Alteration of the enclosed porch will fill-in some of the existing window openings. The enclosed porch is not believed to be an original feature of the building, and thus some modest, sympathetic alterations may be suitable. The proposed alterations will maintain the symmetry of the existing windows. The proposed cladding of this space is wood shingles, which is compatible with the other wood shingling details of the building. Wood detail should be painted. The existing brick knee wall will remain unaltered.

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If in doubt, use discretion and avoid irreversible changes to the basic structure.	Reversible interventions are encouraged, particularly the construction of the proposed fire escapes.
Keep accurate photos and other records, and samples of original elements that have been replaced.	Documentation of the process of change is encouraged. This staff report will form part of the documentation of the proposed alterations.

Within their Heritage Alteration Permit application, the applicant has suggested that the wood single hung, single pane sash windows are not repairable. Unlike the proposed vinyl replacement windows, wood windows are repairable.

The *West Woodfield HCD Plan* encourages energy conservation through reduction of air leakage, maintaining the putty in good condition, painting, repair to sashes, weather stripping, and replacement of glass. Storm windows and curtains can also assist in improving the energy efficiency of windows.

When considering replacement of original wood windows with vinyl or aluminium replacement windows, Section 10.6 states,
...the replacement windows should mimic the original windows with respect to the style, size and proportion, with a frame that is similar in colour, or can be painted, to match other windows.

The proposed replacement windows are compatible in terms of size, style, and proportion. The wholesale replacement of all of the windows of the building allows for a consistent aesthetic approach to the entire building.

No alterations to the existing front door and transom with stained glass are proposed or permitted.

Window Alteration – North Gable

The applicant has proposed to replace the existing three casement windows of the north gable with a pair of sash windows, more in keeping with the historic character of the building. The existing casement windows are not historic, and the proposed replacement would be closer aligned to the historic window style. The historic photograph of the property indicate a triplet of windows was located in the gable, which appear to be sash windows (see Image 1, Appendix B). The replacement of the existing casement windows with a pair of sash windows with a wooden mullion detailing is more compatible; a triplet of sash windows with wooden mullion detailing is more historically appropriate and should be considered.

Window and Door Alteration – South Façade

Alteration of windows and doors on the south façade of the building do not require Heritage Alteration Permit approval as these elements are not visible from the street.

Additionally, there are some elements on the east façade that are not visible from the street; alteration of these elements does not require Heritage Alteration Permit.

CONCLUSION

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The proposed alterations collectively represent the alterations that are often required to allow and promote the continued life of our cultural heritage resources. These require a balancing of priorities and working within the guidelines of the *West Woodfield HCD Plan & Guidelines*. The alterations, with terms and conditions, should be permitted to ensure long term viability with this resource.

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PREPARED BY:	SUBMITTED BY:
KYLE GONYOU, CAHP 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 – Map
 - Appendix B – Images
 - Appendix C – Proposed Alteration Drawings
 - Appendix D – Chimney Schedule

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APPENDIX A — Map



Map 1: Property location of 309-311 Wolfe Street.

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APPENDIX B — Images

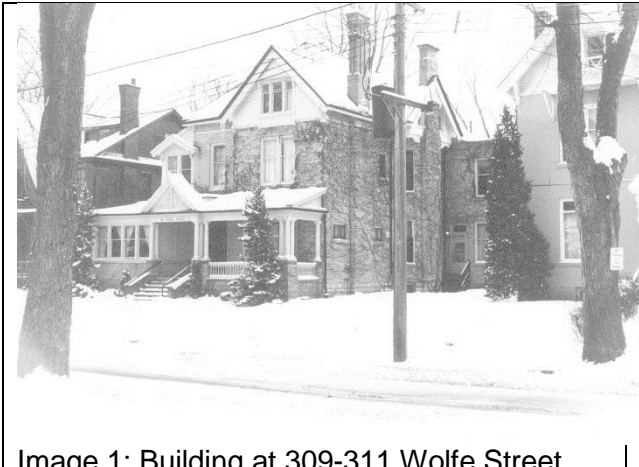


Image 1: Building at 309-311 Wolfe Street (c.1977)



Image 2: Building at 309-311 Wolfe Street (October 11, 2016).



Image 3: East and north facades of the building at 309-311 Wolfe Street.



Image 4: Front (north) façade of the building at 309-311 Wolfe Street.



Image 5: Front door and transom.



Image 6: South (rear) façade of the building at 309-311 Wolfe Street.

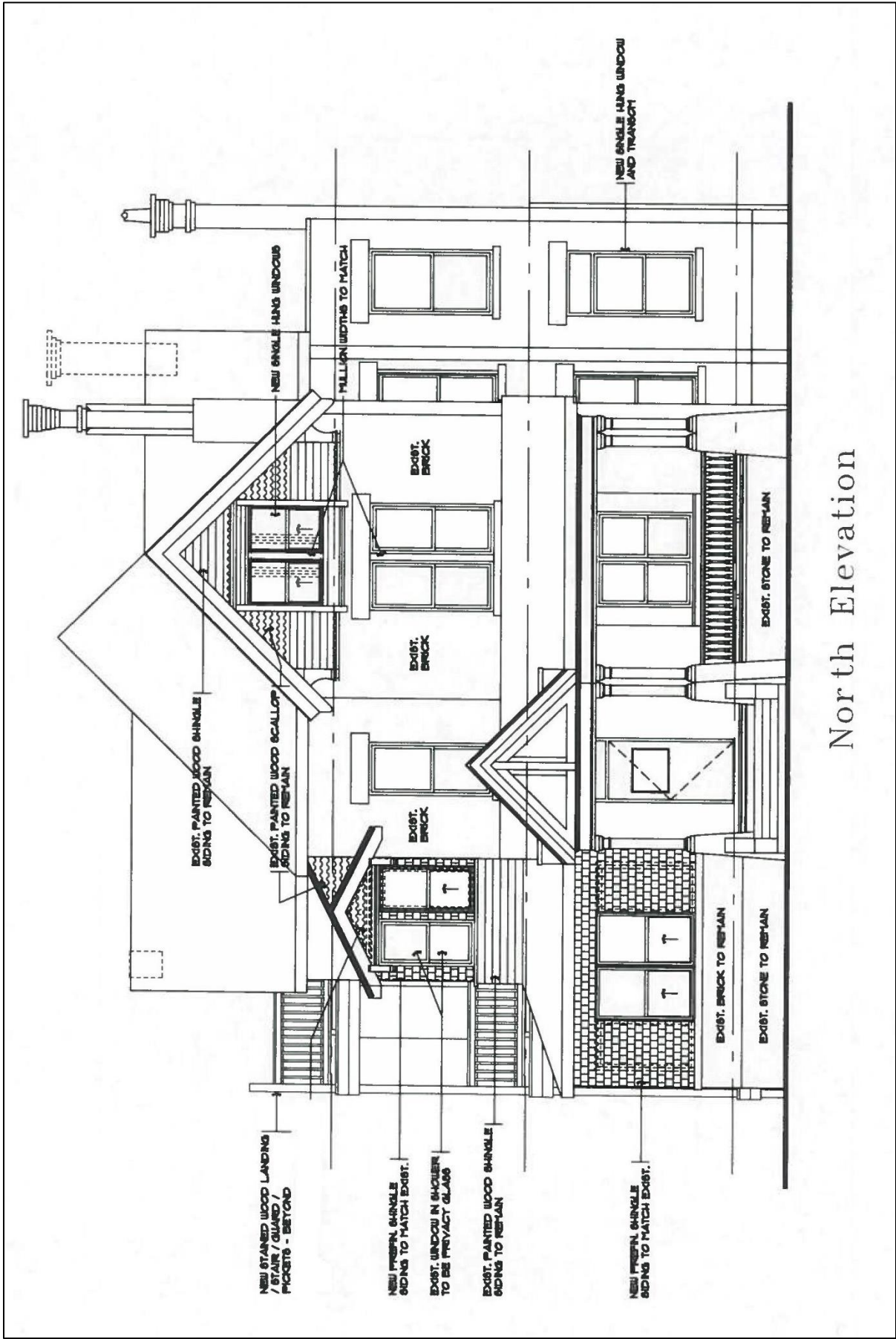
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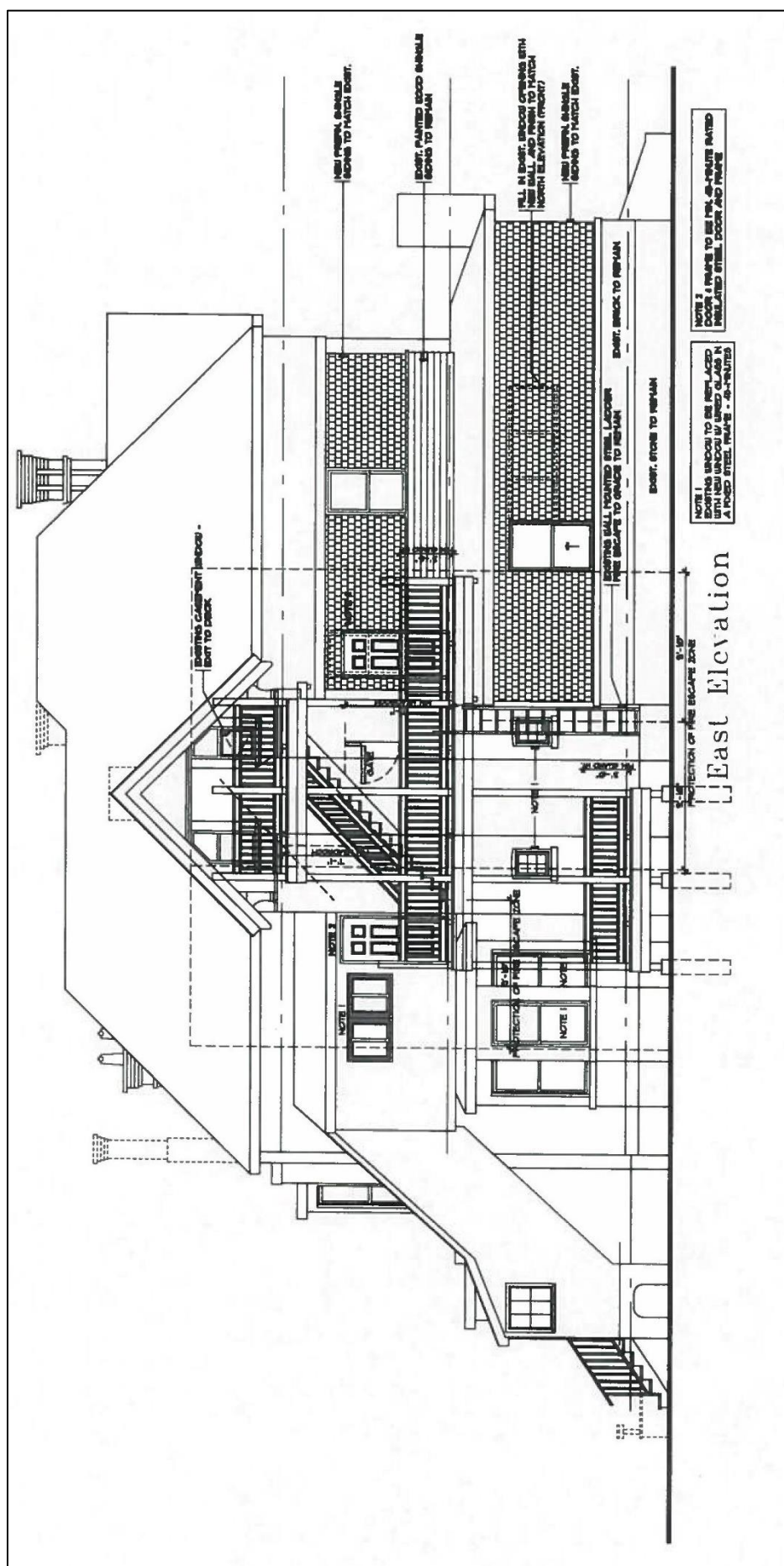
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APPENDIX C — Proposed Alteration Drawings



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Figure 2: East elevation (provided by the applicant as part of the Heritage Alteration Permit application).

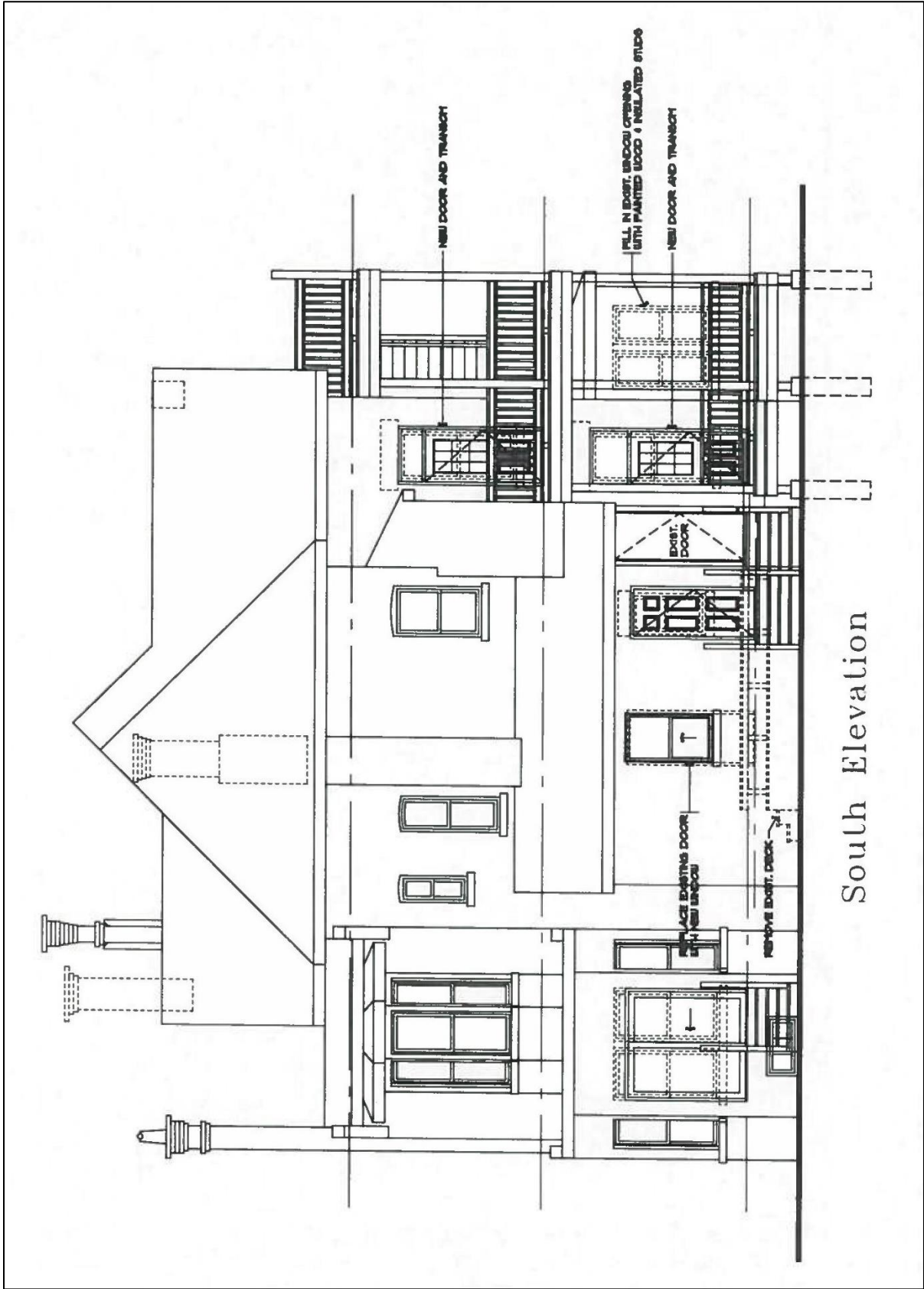
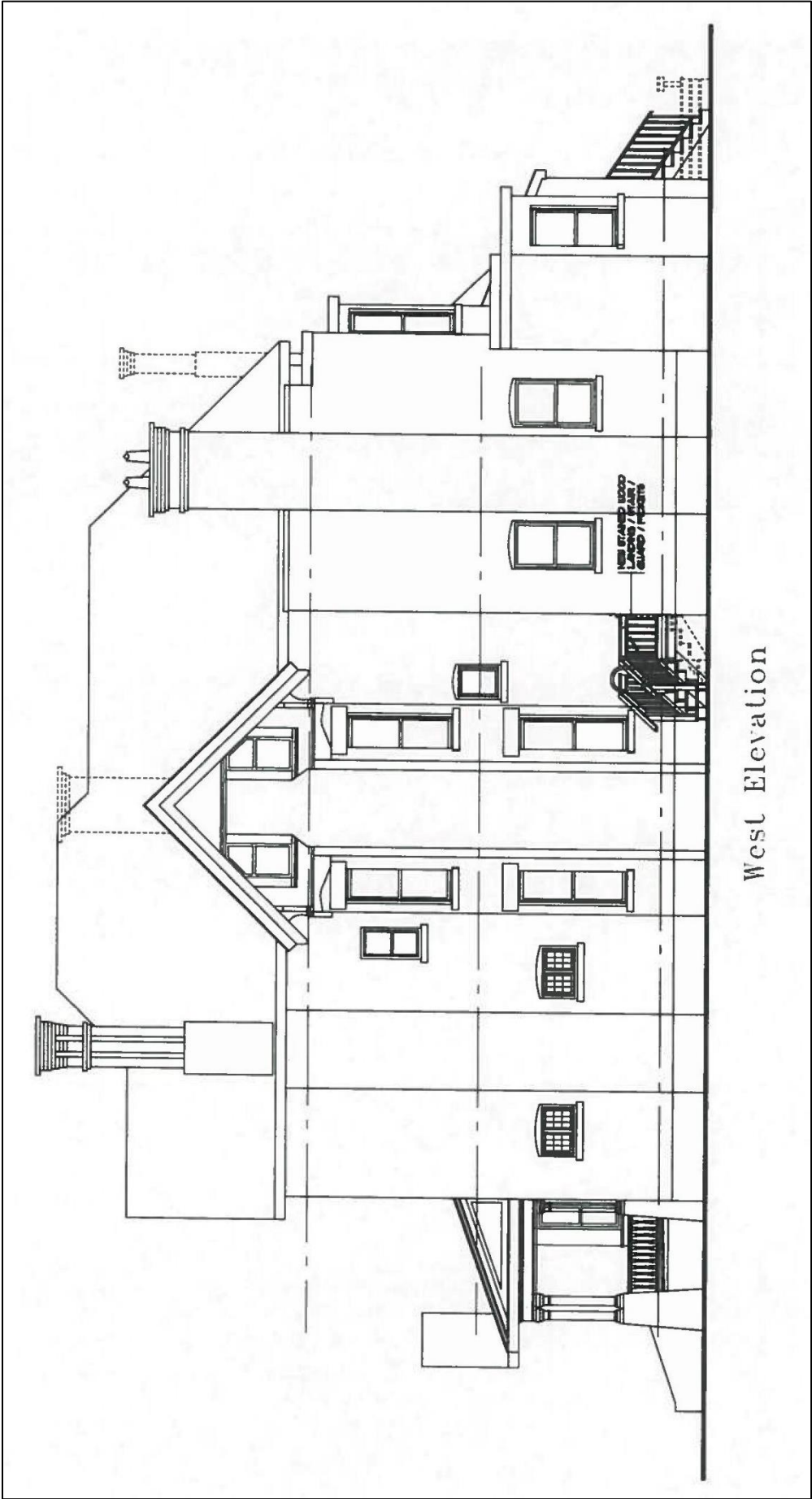


Figure 3: South elevation (provided by the applicant as part of the Heritage Alteration Permit application).

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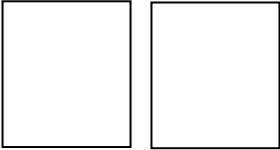
Figure 4: West elevation (provided by the applicant as part of the Heritage Alteration Permit application).

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APPENDIX D — Chimneys

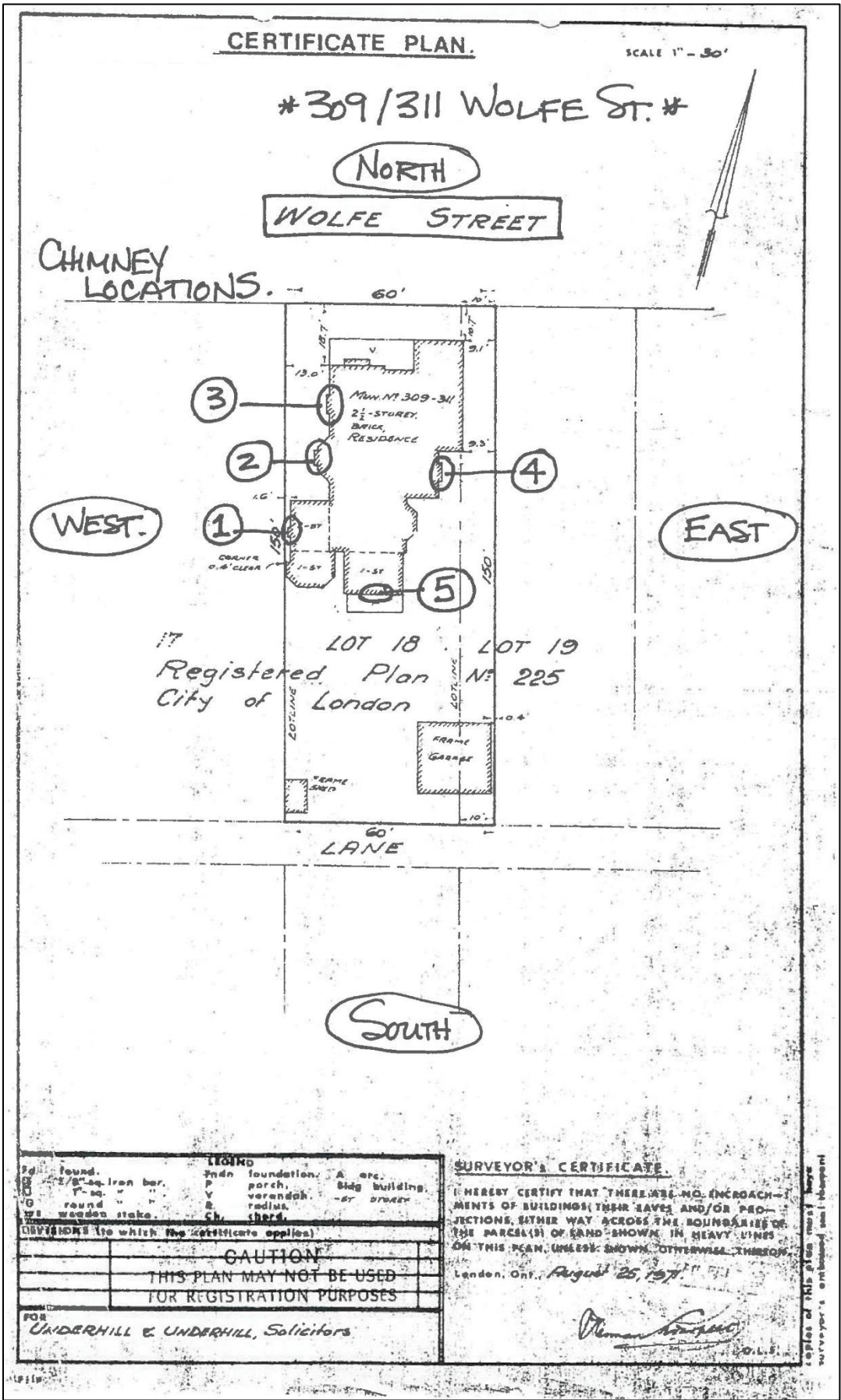
 <p>10/27/2016</p>	 <p>10/11/2016</p>
Image 1: Chimney 1: southwest corner of the building at 309-311 Wolfe Street.	Image 2: Chimney 2 (centre): west façade of the building at 309-311 Wolfe Street.
 <p>10/11/2016</p>	
Image 3: Chimney 3 (left): northwest corner of the building at 309-311 Wolfe Street. Note the removed cap.	Image 4: GoogleStreetview showing Chimney 3 at 309-311 Wolfe Street prior to alteration (July 2016).
 <p>10/27/2016</p>	 <p>10/27/2016</p>
Image 5: Chimney 4: east façade of the building at 309-311 Wolfe Street.	Image 6: Chimney 5: south façade of the building at 309-311 Wolfe Street. Note: not visible from the street.



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Figure 1: Chimney Schedule (provided by the applicant as part of the Heritage Alteration Permit application).

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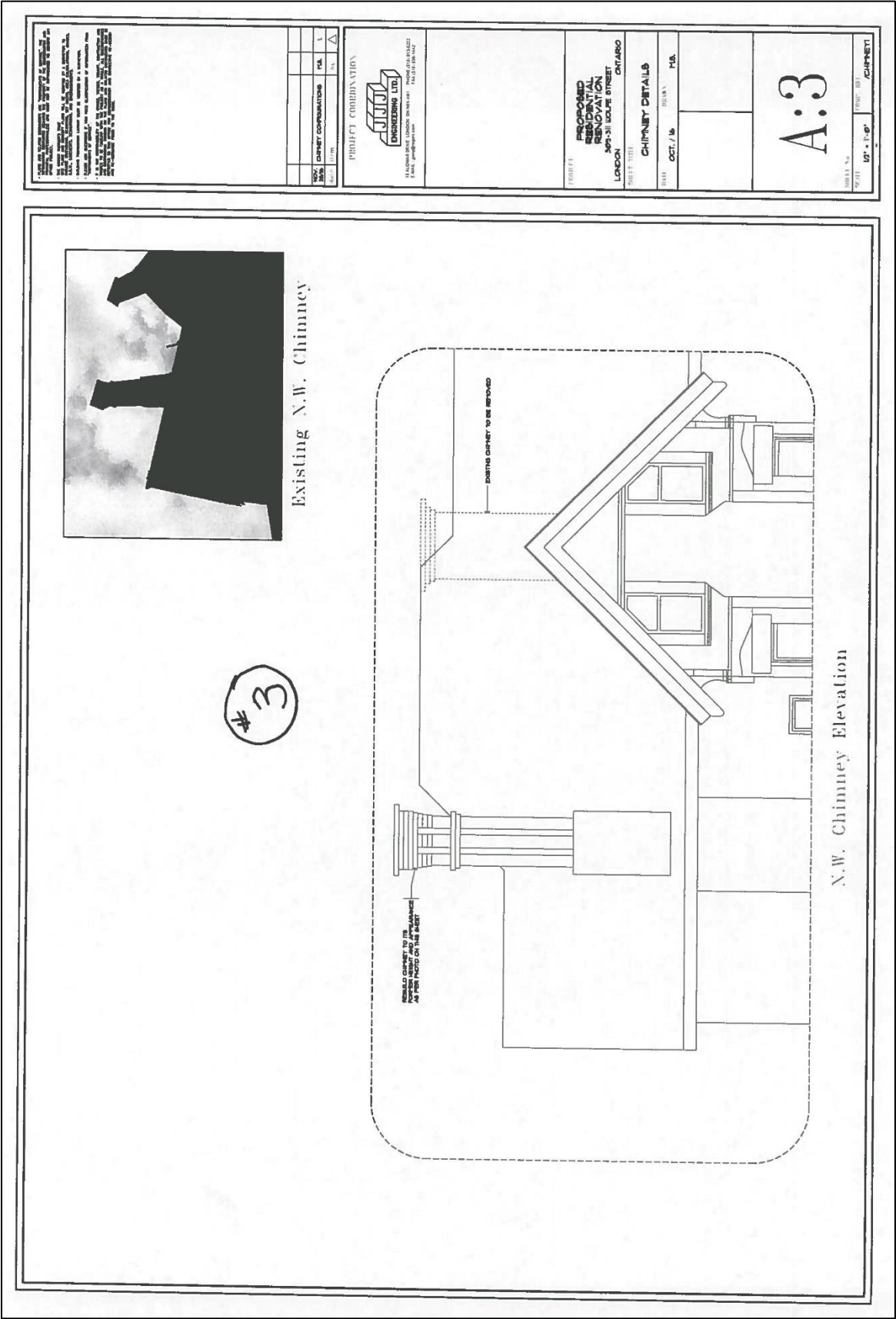


Figure 2: Note for Chimney 3 (left): “Rebuild chimney to tis former height an appearance as per photo on this sheet.” Note for Chimney 2 (right): “Existing chimney to be removed.”