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HAP 17-023-L
L. E. Dent

TO:	CHAIR AND MEMBERS LONDON ADVISORY COMMITTEE ON HERITAGE MEETING ON WEDNESDAY MAY 10, 2017
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 report (along with attached drawing and supplemental material) with the following terms and conditions:

- a) A total of five full capped newel posts (of wood) — (2) at corners of the upper deck with (1) in between positioned over the lower deck column, and (2) additional capped posts at bottom of run on either side of porch stair
- b) A total of two capped partial newel posts (of wood) located at existing brick face wall at upper deck
- c) Cornice eave and entablature profile and detailing constructed based on original porch
- d) Wood lattice skirting beneath porch stairs
- e) Smooth wood columns with integral Tuscan capitals made of wood
- f) All exposed wood to be primed and painted
- g) 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 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
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November 9, 2016. Staff report to the LACH (HAP16-036-L, L. E. Dent), Re: Heritage Alteration Permit Application at 882 Lorne Avenue, Old East Heritage Conservation District by A. Rodie.

November 23, 2016. Municipal Council Resolution (15.d) , Re: new front porch for the

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building located at 882 Lorne Avenue, within the Old East HCD.

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 (HAP) 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 during this period (*Old East HCD Study*, p13). This “model” featured a distinctive porch design featuring concrete piers and cast concrete columns. The original columns were fluted with an Ionic angular-styled capital. Additional decorative features of the original porch at 882 Lorne Avenue also included a solid porch rail embellished with a scalloped shingle pattern, precast patterned concrete block wing walls flanking porch steps, and dentil moulding ornamenting the porch eave. Visual prominence of the front porch feature is strengthened due to the corner location of the property. Other residences at this corner exhibit a high degree of ornamentation and projected building massing, which makes this intersection at Lorne Avenue and Ontario Street uncommonly distinctive within the district. This distinctiveness is also supported in the *Conservation Plan* 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 (HAP) application was received for 882 Lorne Avenue on April 29, 2017 for the construction of a new front porch. The existing porch, which was original to the property, was removed in its entirety without a HAP (prior to August 25, 2016) by the current property owners. Note that a HAP application was previously submitted for this property (by A. Rodie) to build a new front porch (received October 3, 2016), with Municipal Council permitting the construction (resolution dated, November 23, 2016; 15.d); that porch was never built. The current HAP application received by staff reflects an entirely new design approach, requiring a review of a new application by the LACH.

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The current HAP application outlines the construction of a new front porch that matches the overall dimensions and proportions of the removed porch, and further includes the following details [Appendix C]:

Upper porch deck/roof

- Upper deck remains occupiable
- Existing 2nd floor door in its opening to remain
- Floor/roof membrane system over tongue and groove fir subfloor
- Wood porch railings with square spindle profiles; height to comply with building code

Lower porch and porch elements

- Wood porch railings with square spindle profiles; height to comply with building code [Appendix D]
- Wood railings at porch steps with square spindle profiles; height to comply with building code [Appendix D]
- Wood porch cornice with dentil moulding to match original [Appendix E]
- Underside of porch deck finished with tongue and groove pine
- Wood lattice skirting beneath porch
- Deck construction of tongue and groove pine boards

Porch Columns

- Installation of (3) round porch columns, fluted shafts, fabricated of wood; ornamented column capital made of wood (or fiberglass material if wood is cost prohibitive); note discrepancy with drawing
- Columns' full height to be supported beneath deck by engineered metal posts

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).

Key objectives and practices outlined in the Old East HCD Plan encourage the retention and adaptation (rather than the demolition and replacement) of heritage buildings and features (*Conservation Plan*, p3.3, 4.2). However, the point of departure for evaluating this HAP application is an acknowledgment that the original porch — with its distinctive concrete piers and cast concrete columns — was removed and is therefore lost.

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Furthermore, the property owners' have indicated that post-demolition, retention and reuse of these and other original porch components has not proved feasible.

Principles and practices of conservation and restoration relevant to this application are outlined in Section 3.1 and 4.2 of the *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 *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 Section 4.3 (pp4.4-4.9)

Based on a review of the *Conservation Plan & Design Guidelines*, the evaluation of this HAP application focuses primarily on two issues of compliance. The first relates to direction in the HCD Plan that encourages the use of wood as the primary material for decorative porch features and trim while discouraging the use of unauthentic, new contemporary materials and methods of construction (*Conservation & Design Guidelines*, pp3.31, 4.4). To this regard, the above described proposed approach for the new porch design is, for the most part, compliant with principles, practices and guidelines outlined in the Old East Heritage Conservation District Plan. The new porch is to be constructed of wood, with wood being used for most all porch components: decking, rails, spindles, stairs, skirting and columns. In addition, though, the following is recommended:

- The property owner forgo pursuing decorative Ionic column capitals (either in wood or fiberglass) and install instead wood turned columns that have a Tuscan capital which is fully integral with the column shafts; these columns should not be fluted which is typical for this Classical Order as well as being a standard available through column fabricators [Appendix F].
- This solution will also avoid the potential difficulty of matching and material transitioning the wooden column shaft to fiberglass column capitals. The recommended approach respects heritage principles of not over embellishing new details (*Conservation Plan*, Section 3.1).

Secondly, one of the key features of the Old East Heritage Conservation District is the high degree of decorative wooden features and trim which are extensively used in the District's front porches (*Conservation & Design Guidelines*, pp2.2, 3.22). The inability of the property owner to retain and/or reuse original heritage porch components has meant that the proposed new porch design lacks typical heritage detailing such as capped newel posts and articulated cornice eaves. The lack of these features causes the porch to appear "not of any period" and not consistent with District norms. Although the proposed design does include dentil cornice moulding, it is recommended that the following features and details also be added to ensure satisfactory compliance with heritage principles, goals and objectives directed at respecting historic context and preservation and/or restoration of original decoration, fittings and features (*Conservation Plan*, Section 3.1, 3.2, 4.2; *Conservation & Design Guidelines*, pp2.2, 3.22):

- a total of five capped full newel posts (of wood) — (2) at corners of the upper deck with (1) in between positioned over the lower deck column, and (2) additional capped posts at bottom of run on either side of porch stair [Appendix G]
- a total of two capped partial newel posts (of wood) located at existing brick face wall at upper deck [Appendix G]
- cornice eave and entablature profile and detailing constructed based on original porch [Appendix E]
- wood lattice skirting beneath porch stairs

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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	

2017-04-28
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Attach:

- Appendix A — Maps
- Appendix B — Images
- Appendix C — Drawing for porch at 882 Lorne Avenue
- Appendix D — Profile of proposed rail and baluster
- Appendix E — Existing porch eave with dentil moulding and entablature profile
- Appendix F — Example of fabricated finger jointed wood column with Tuscan capital
- Appendix G — Example of capped newel post and recommended location on new porch

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REFERENCES

Reference Documents

- Stantec et al. *Old East Heritage Conservation District: Conservation Plan.*

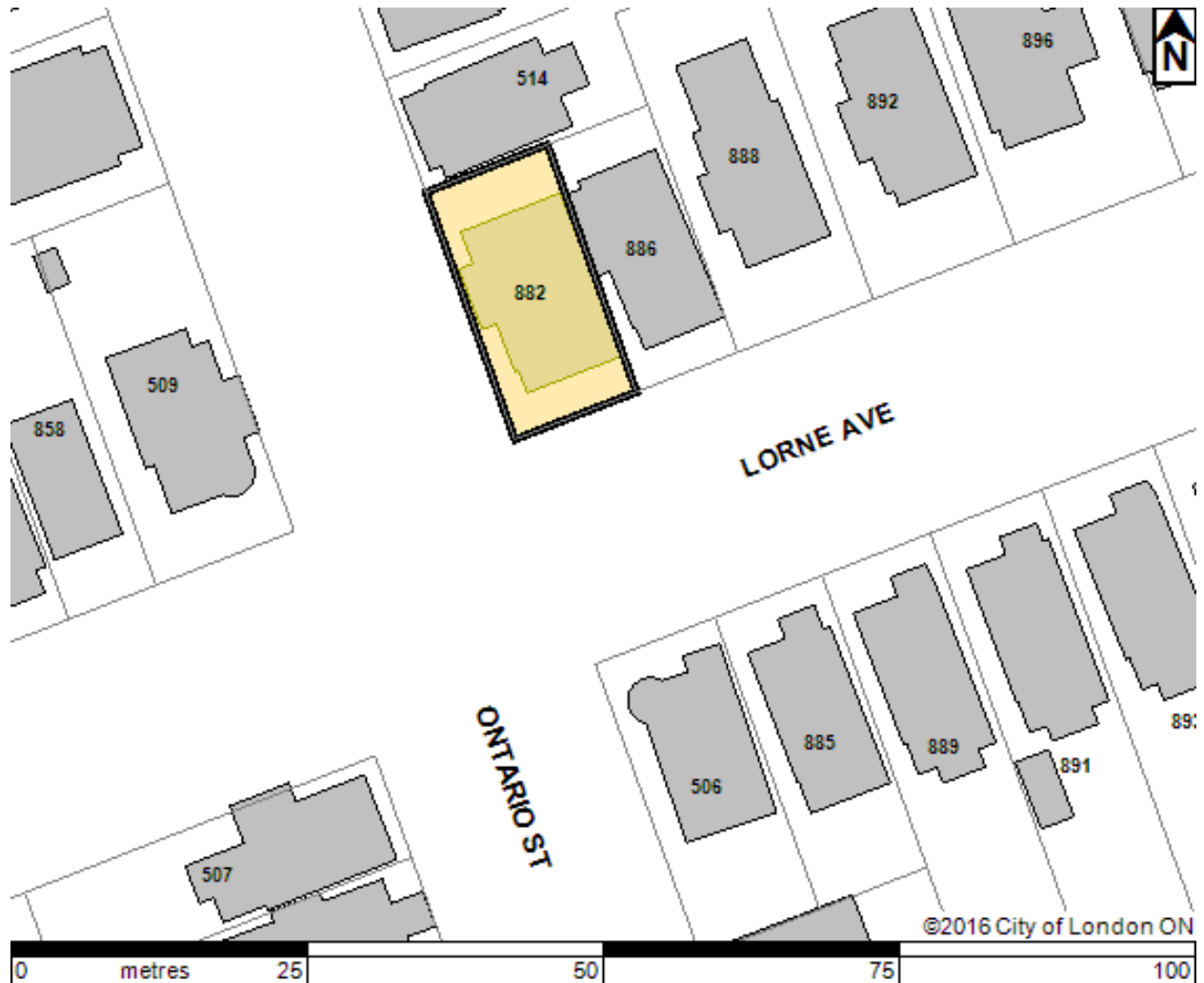
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December 2005.

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

APPENDIX A — Maps



Map 1: Property location of 882 Lorne Avenue.

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APPENDIX B — Images



Image 1: Front façade showing porch prior to demolition (photo by owner)



Image 2: Front façade showing porch prior to demolition (photo by owner)



Image 3: Front façade showing removal of existing porch



Image 4: Cast concrete column design typical on Wilkey 2½ red brick models

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Image 7: Prominent corner design
506 Ontario Street

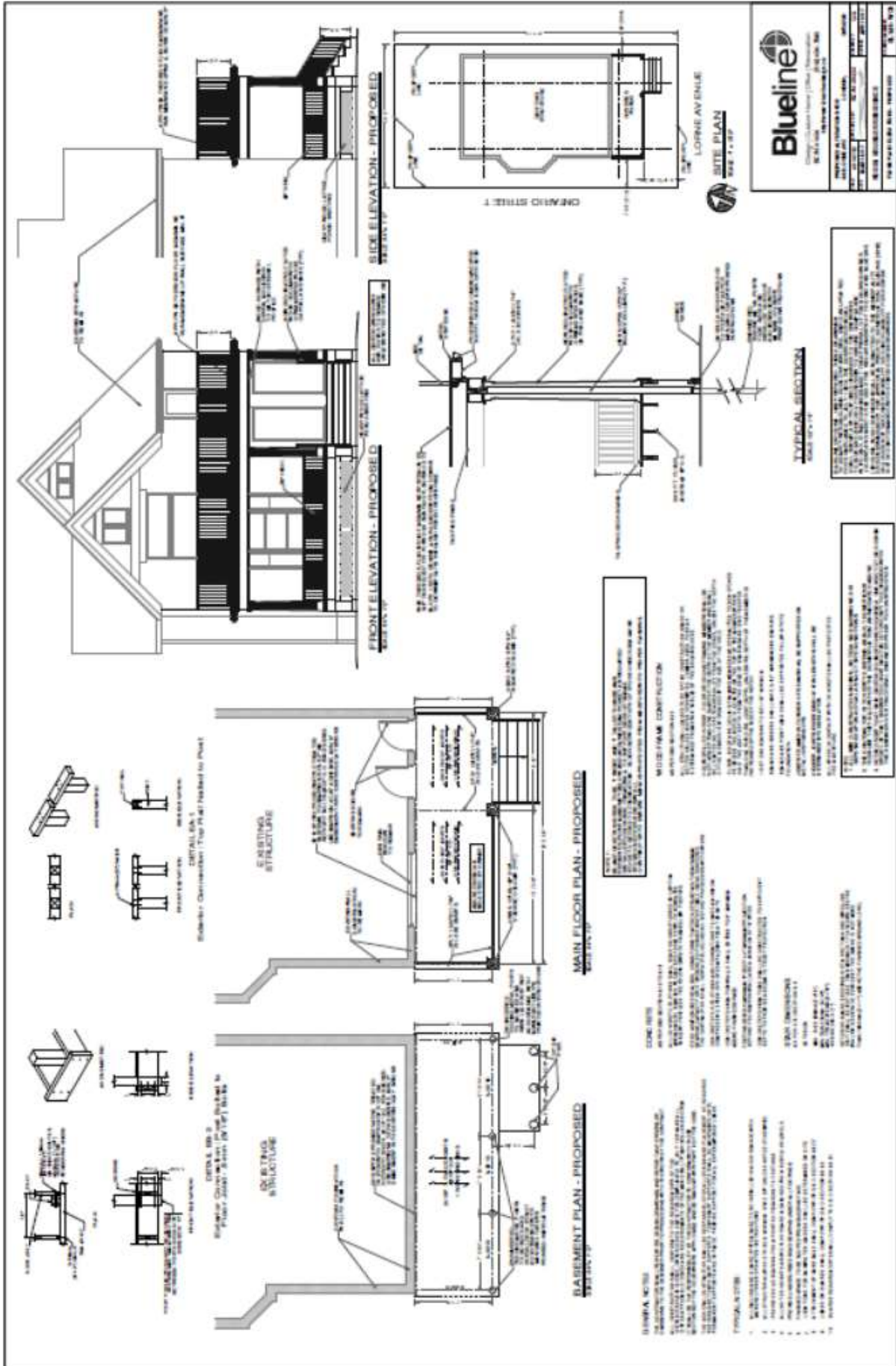


Image 8: Prominent corner design
509 Ontario Street

APPENDIX C — Drawing for porch at 882 Lorne Avenue



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APPENDIX D — Profile of proposed rail and baluster



APPENDIX E — Existing porch eave with dentil moulding and entablature profile

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APPENDIX F — Example of fabricated finger jointed wood column with Tuscan capital



APPENDIX G — Example of capped newel post and recommended location on new porch

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