

--	--

HAP 17-027-L
K. Gonyou

TO:	CHAIR AND MEMBERS LONDON ADVISORY COMMITTEE ON HERITAGE MEETING ON WEDNESDAY JUNE 14, 2017
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	HERITAGE ALTERATION PERMIT APPLICATION AT 362 & 364 PRINCESS AVENUE, WEST WOODFIELD HCD BY: 362-364 PRINCESS HOLDING 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 alter the verandah of the building located at 362 & 364 Princess Avenue, within the West Woodfield Heritage Conservation District, **BE PERMITTED** as submitted in the proposed alteration drawings attached hereto as Appendix C with the following terms and conditions:

- a. All exposed wood be painted;
- b. Additional trim detail be added to the capital and base of each column; and,
- c. 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 alteration of two properties 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*.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

None.

BACKGROUND

Location

The properties at 362 & 364 Princess Avenue are located on the north side of Princess Avenue between Waterloo Street and Colborne Street (Appendix A).

Properties

--	--

**HAP 17-027-L
K. Gonyou**

362 Princess Avenue and 364 Princess Avenue are separate properties. These properties were designated under Part V of the *Ontario Heritage Act* on March 9, 2009 as part of the West Woodfield HCD. 362 & 364 Princess Avenue are B-ranked properties by the *West Woodfield HCD Plan*, based on their historical references and architectural qualities.

Description

The building located at 362 & 364 Princess Avenue is a semi-detached structure with multiple residential units (Appendix B). The building is clad in buff brick and has a hipped roof with projecting gables in the attic with a hipped dormer in the centre of the roof. The building has a symmetrical appearance on its main façade. The building was constructed c. 1907-1909. The windows have been replaced, but the original doors remain. A verandah spans the front of the building. These properties contribute to the cultural heritage value of the West Woodfield HCD.

HERITAGE ALTERATION PERMIT APPLICATION

As required by the *Ontario Heritage Act*, the *West Woodfield HCD Plan* identifies classes of alterations that require, or do not require, Heritage Alteration Permit approval. Porch (verandah) alterations require Heritage Alteration Permit approval. Alterations to the porch were made on or about May 10, 2016 without a Building Permit or a Heritage Alteration Permit. Complaints from the community brought this unapproved alteration to the attention of the City, and enforcement action ensued.

A Heritage Alteration Permit application was submitted by the applicant and received on May 25, 2017. The applicant has applied for a Heritage Alteration Permit to:

- Retain the existing pressure treated structural posts and railings (installed May 2016) with the following alterations:
 - Reversing the street-facing side of the existing railings and install wood top and bottom rails to achieve a more traditional appearance;
 - Apply wood moulding detail to the existing pressure treated structural posts to achieve a more finished appearance to the columns; and,
 - Paint all exposed wood.

See drawings in Appendix C.

ANALYSIS

The alterations to the verandah of the building at 362 & 364 Princess Avenue occurred without a Heritage Alteration Permit. The alteration approach subject of this Heritage Alteration Permit application seeks to achieve greater compatibility of the existing verandah with the heritage character of West Woodfield HCD. The guidelines of Sections 8.2.1 and 10.5 of the *West Woodfield HCD Plan* were reviewed to help achieve this endeavour.

While retention and restoration of heritage attributes is preferred, this approach is not possible for the verandah of the building at 362 & 364 Princess Avenue. Available

--	--

HAP 17-027-L
K. Gonyou

documentation suggest the former verandah at 362 & 364 Princess Avenue was not the original verandah, as indicated by the presence of pressure treated lumber and prefabricated lattice. There is no historic documentation to accurately identify historic precedence or the “authentic limits” of a restoration approach, so a design approach seeking general compatibility with the heritage character of the West Woodfield HCD was sought. The unapproved alterations to the verandah at 362 & 364 Princess Avenue did not change the proportions or dimensions of the verandah, and the end walls and central divider were retained.

Compatibility can be achieved through alteration to the exiting posts and railings to achieve better compatibility with the guidelines for porches found in the *West Woodfield HCD Plan*. This includes reversing the railing panels and making modifications to give the appearance of a traditional square spindle set between a top and bottom railing (see Image 1, Appendix C). This more traditional railing style will be used for the railings on the steps as well. For the columns, wood moulding details will be added to the existing posts to give a more “finished” look typical of other columns in the West Woodfield HCD (see Image 2, Appendix C). Further architectural details (e.g. cove trim) at the capital and base of the columns is recommended (see Image 3, Appendix C). All exposed wood will be painted.

CONCLUSION

The former verandah of the building at 362 & 364 Princess Avenue was substantially altered without a Building Permit or a Heritage Alteration Permit. The details of the verandah that was constructed are not compliant with the *West Woodfield HCD Plan*. To achieve greater compliance with the *West Woodfield HCD Plan*, modifications to the railing and columns of the existing structure are required. These modifications as well as the painting of all exposed wood will help to bring the verandah of the building at 362 & 364 Princess Avenue into greater compliance with the *West Woodfield HCD Plan*.

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

--	--

HAP 17-027-L
K. Gonyou

JOHN M. FLEMING, MCIP, RPP
MANAGING DIRECTOR, PLANNING AND CITY PLANNER

2017-05-25

Attach:

- Appendix A – Map
- Appendix B – Images
- Appendix C – Proposed Alteration Drawings

Y:\Shared\policy\HERITAGE\Heritage Alteration Permit Reports\Princess Avenue, 362-364\HAP17-027-L\2017-06-14 LACH HAP17-027-L.docx

APPENDIX A — Map



Map 1: Property location of 362 & 364 Princess Avenue in the West Woodfield HCD.

--	--

HAP 17-027-L
K. Gonyou

APPENDIX B — Images



Image 1: Building at 362 & 364 Princess Avenue (Google, July 2009).



Image 2: Building at 362 & 364 Princess Avenue (Google, April 2015).



Image 3: Alterations to the verandah at 362 & 364 Princess Avenue underway.



Image 4: Detail of the work underway at 362 & 364 Princess Avenue.



Image 5: Alterations to the verandah at 362 & 364 Princess Avenue.



Image 6: Recent photograph of the building at 362 & 364 Princess Avenue.

Agenda Item # Page #

--	--

Item

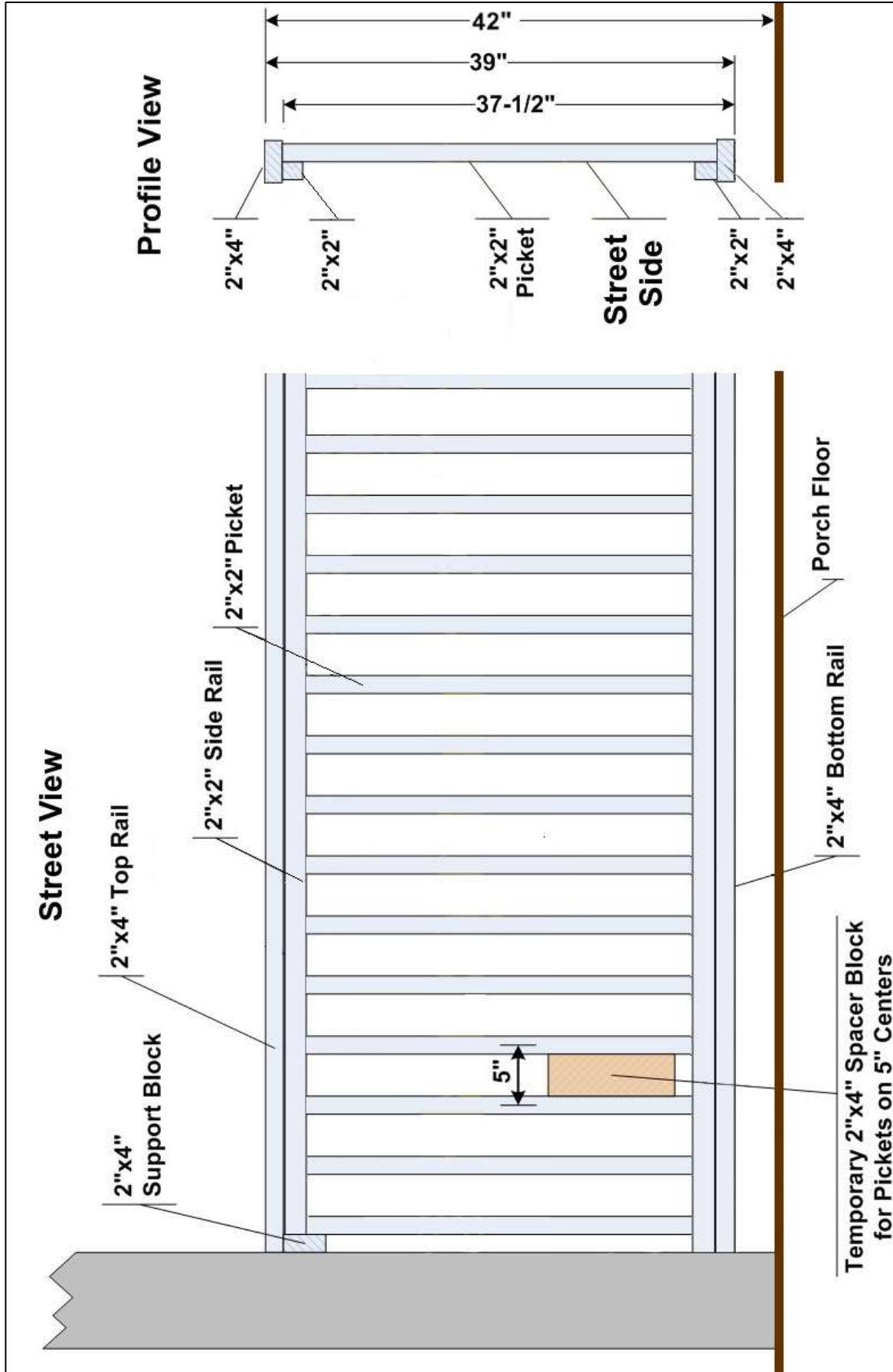
Page #

HAP 17-027-L
K. Gonyou

--	--

HAP 17-027-L
K. Gonyou

APPENDIX C — Proposed Alteration Drawings



--	--

HAP 17-027-L
K. Gonyou

Image 1: Proposed alterations to the railing/guard of the verandah at 362 & 364 Princess Avenue, showing the view visible from the street.

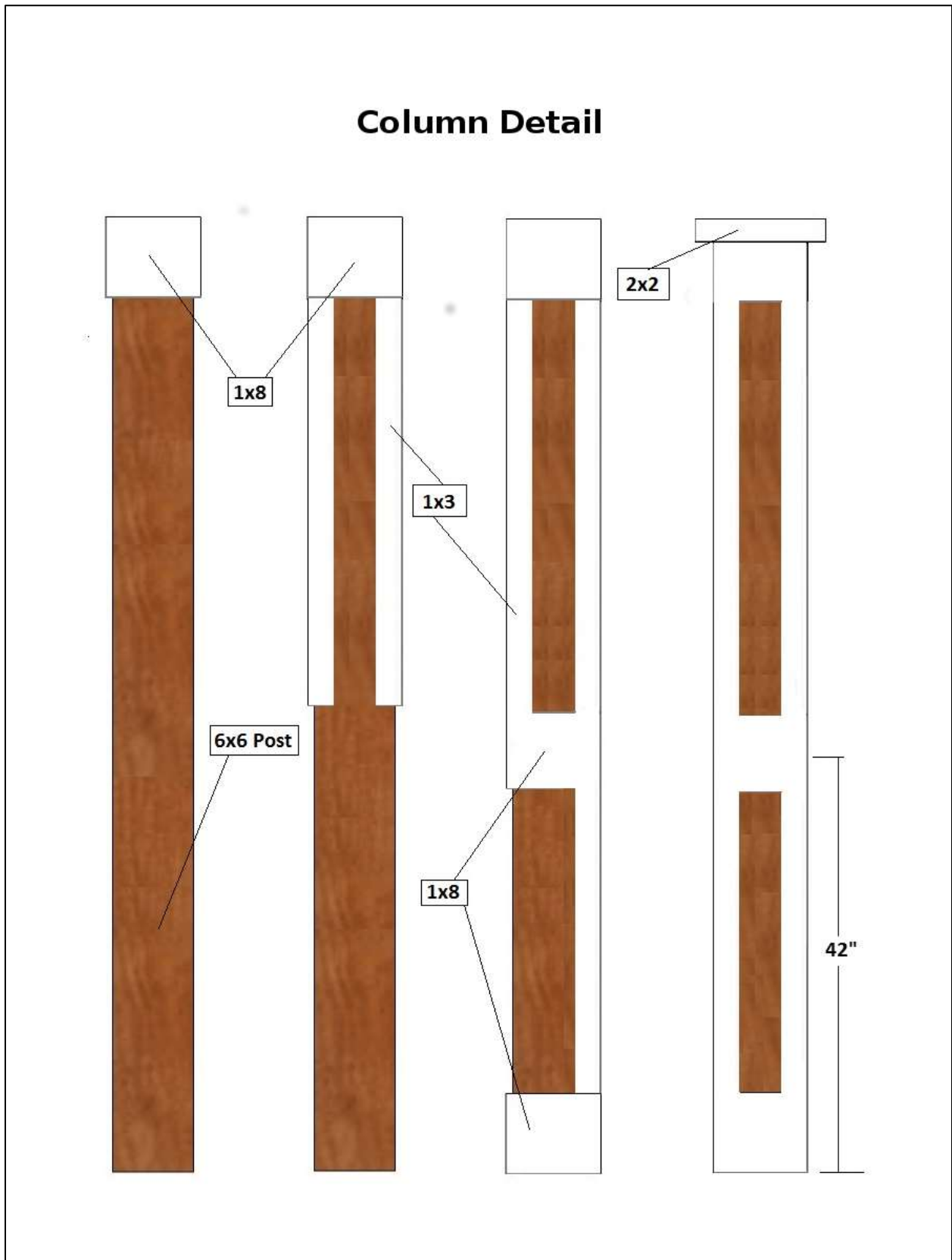


Image 2: Drawing showing alterations to existing pressure treated structural posts to add architectural details to achieve greater compatibility with the West Woodfield HCD.

Agenda Item # Page #

--	--

Item

Page #

HAP 17-027-L
K. Gonyou



Image 3: Sample of recommended capital and base detailing for columns.