



Heritage Alteration Permit 841 Princess Avenue

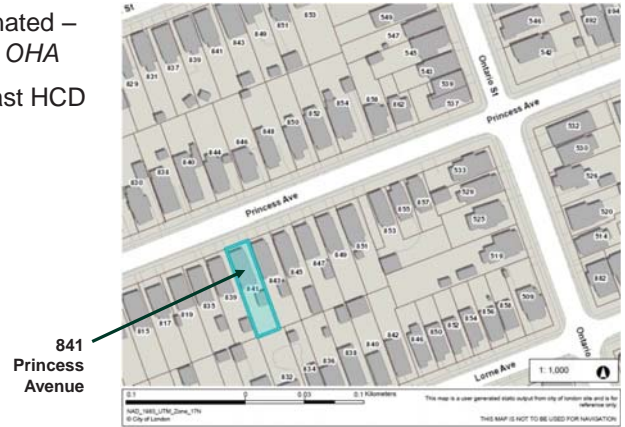
London Advisory Committee on Heritage
Wednesday May 9, 2018

london.ca



Property Location + Status

- Designated – Part V OHA
- Old East HCD



Property Description

- 1-1/2 storey brick
- constructed 1908
- common typology in this area of Princess Ave



Streetscape groupings – 845 to 853 Princess Avenue (OE HCD, p41)



841 Princess Avenue (2014)



Porch Description



841 Princess Avenue after removal of portions of the existing porch (March 5, 2018; by applicant)

- decorative street facing gable end and fascia
- tongue and groove wood decking
- (3) round wood columns
- rusticated cast concrete piers w/capstone



Heritage Alteration Permit

- Heritage Alteration Permit application met Conditions for Referral to the LACH (By-law No. C.P.-1502-129)
- Removal of the following portions of the existing porch w/o obtaining a Heritage Alteration Permit
 - Metal railings
 - Porch skirting; and,
 - Aluminum cladding encasing original columns, decorative porch gable end and fascia and beam
- Bring into compliance – with the *Ontario Heritage Act* and policies of the *Old East HCD Guidelines*



Scope of Work

- **Retain, repair and paint** now exposed –
 - Rounded columns
 - Dentil moulding and detailing on porch gable end and fascia and beam
- **Replace** the following –
 - New wood porch skirting
 - New balustrades with the following details
 - Wood material
 - Painted finish
 - Turned wood newel posts
 - Decorative wood spindles set between a top and bottom rail at a height to tie into the existing capstone.





Analysis – Old East HCD

The number of surviving **porches** in Old East is one of the most distinctive features of the District, and contributes to its appearance and overall visual character. Preservation and restoration of the design and detail of front porches and verandahs is a high priority for the heritage conservation district (OE HCD Conservation & Design Guidelines, pp2.2, 3.30).

Section 4.3 of the Old East HCD – Policies and Guidelines

- ✓ stress restoring, rather than replacement, of significant features
- ✓ alterations to porches should complement the original dwelling and incorporate appropriate materials and components that are similar to what was found in the original porch (such as railing, column, baluster details and porch skirting).
- ✓ use of wood, while discouraging fiberglass and plastic versions or imitations, along with painting to protect the finished product.



Analysis



View of the property located at 857 Princess Avenue – same typology with round columns and original spindles (April 6, 2018)



Similar properties sharing the same typology (i.e. same age, design, builder) can be used as evidence of what were likely original details for reconstruction purposes (Section 4.3)

- ✓ The applicant will be constructing a similar balustrade and porch skirting. The historic railing height will be retained to align with the capstone of the cast concrete piers. Spindles will be spaced no more than 4" on centre.



Staff Recommendation

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* to alter the porch of the building located at 841 Princess Avenue, within the Old East Heritage Conservation District, **BE PERMITTED** with the following terms and conditions:

- The Heritage Planner be circulated on the applicant's Building Permit application drawings to verify compliance with the submitted design prior to issuance of the Building Permit;
- All exposed wood be painted; and,
- The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed