



# Heritage Alteration Permit 529 Princess Avenue

London Advisory Committee on Heritage  
Wednesday May 9, 2018

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## Property Location + Status

- Designated –Part IV OHA (By-law No. L.S.P.-3014-15) – December 6, 1990



529 Princess Avenue



## Property Description

- 2-1/2 storey, white brick
- Italianate style; constructed 1880
- historical associations: relate to the property originally being part of Dr. John Salter's (1802-1881) estate
- architectural attributes** identified in the Reasons for Designation include:
  - much of the centre, front gable with decorative bargeboard and frieze with paired brackets,
  - detailed stone keystones and ornate double front doors and chimneys
  - original, functioning exterior shutters
- interior attributes identified:
  - marble fireplaces, ceiling medallions, panelled wall and ceilings et al.



529 Princess Avenue (April 18, 2018)



## Heritage Alteration Permit



529 Princess Avenue after removal and construction of new porch (April 18, 2018)

- Unapproved removal of the existing front porch (prior to February 13, 2018)
- As required by the *Ontario Heritage Act*, Heritage Alteration Permit approval is required for the construction of the **proposed new front porch** and to bring into compliance, the unapproved removal of the previous porch.



## Policy

- Heritage Alteration Permit approval is required under Section 33(1) of the *Ontario Heritage Act* for the alteration of any part of the property if the alteration is likely to affect the property's heritage attributes; attributes are set out in the by-law designating the property.
- The Designating By-law for 529 Princess Avenue (L.S.P.-3104-15) specifically refers to features that are likely to be impacted by the construction of the proposed new porch such as:
  - compatibility of porch design with the overall Italianate styling of the dwelling
  - preservation of existing decorative stone keystones above the front windows
  - the compatibility of porch detailing with original details such as bargeboard millwork on the front and east side gables



## Scope of Work

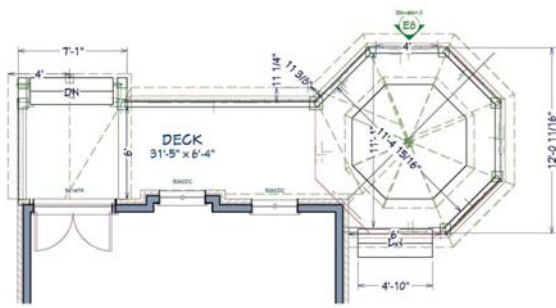
The property owner has applied for a Heritage Alteration Permit for a **new porch** (based on submitted drawings) to include:

- constructed of wood extending across the full front of the façade and wrapping the corner with a porch turret
- wood decking
- asphalt shingles
- composite structural columns
- wood spindles and rail
- wood skirting
- shingle detailing on 2<sup>nd</sup> –tier of turret roof
- finials and gable end millwork





## Proposal – Drawing

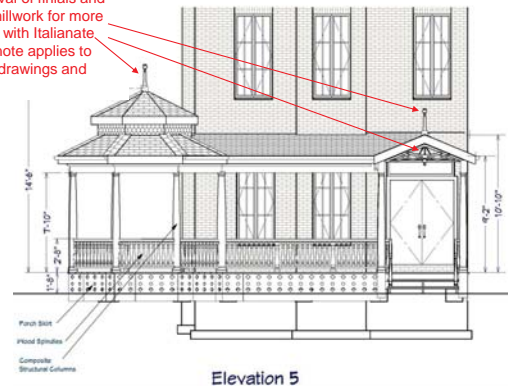


Architectural plan drawing of new porch at 529 Princess Avenue



## Proposal Drawing

**REV** – removal of finials and decorative millwork for more compatibility with Italianate styling; this note applies to subsequent drawings and renderings



Architectural elevation drawing of new porch at 529 Princess Avenue



## Proposal Rendering



Architectural rendering of new porch at 529 Princess Avenue



## Analysis

- Approach has been to replace the porch that was constructed temporarily with a full wrap around porch that will conserve the **Cultural Heritage Value or Interest of this property**.
- This has been achieved through precedence and compatibility in form and detail reflected in the new porch design.
  - ✓ form for the new porch (a wrap around style with a 'porch turret') draws inspiration from the property's corner location and expansive landscaped grounds
  - ✓ positioning of the porch preserves the existing decorative stone keystones above the front windows
  - ✓ decorative porch details are restrained – noting that later revisions indicate the removal of finials and bargeboard millwork on the street facing gable to be more reflective of Italianate styling
  - ✓ limited use of shingling on the second tier of the porch turret references Queen Anne style details found on the east facing gable
  - ✓ 32" porch rail height affords simple, legible and uncluttered lines, limiting the potential visual impact of excessive balustrade heights on the heritage property



## Staff Recommendation

- That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application made under Section 33 of the *Ontario Heritage Act* to erect a new porch on the property located at 529 Princess Avenue (designated under Part IV of the *Ontario Heritage Act* by By-law No. L.S.P.-3014-15), consent **BE GIVEN** as proposed in the drawings attached as Appendix D, subject to 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;
- Stringer ends and risers be enclosed on both sets of porch stairs;
- All exposed wood be painted; and,
- The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.



## Property Description

### Previous Porch Indicated

- From site inspection (April 18, 2018) and archival photo-evidence
- Heritage Staff has been unable to confirm its existence, but discoloration of the brick indicates that a full width porch could have existed.



View of front (north) façade of dwelling showing past entrance enclosure and steps, note discoloration line indicating possible previous porch extending across the façade (precise date of photo unknown; before 1990)