

London Advisory Committee on Heritage

Report

6th Meeting of the London Advisory Committee on Heritage
May 9, 2018
Committee Rooms #1 and #2

Attendance PRESENT: D. Dudek (Chair), D. Brock, J. Cushing, H. Elmslie,
S. Gibson, T. Jenkins, J. Manness, B. Vazquez, K. Waud and M.
Whalley and J. Bunn (Secretary)

ABSENT: H. Garrett

ALSO PRESENT: R. Armistead, J. Dent, L. Dent, K. Gonyou
and C. Parker

The meeting was called to order at 5:30 PM.

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Scheduled Items

2.1 Fugitive Slave Chapel

That the Heritage Planners BE REQUESTED to prepare a Statement of Cultural Heritage Value or Interest for the Fugitive Slave Chapel at its new location at 432 Grey Street pursuant to direction from the Municipal Council during the repeal of the heritage designating by-law for 275 Thames Street; it being noted that a verbal delegation from D. McNeish, with respect to this matter, was received;

it being further noted that the Municipal Council resolution from its meeting held on April 24, 2018, with respect to the 5th Report of the London Advisory Committee on Heritage, was received.

2.2 Demolition Request for Heritage Listed Property at 2096 Wonderland Road North by Invest Group Ltd.

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, with respect to the request for the demolition of the heritage listed property located at 2096 Wonderland Road North by Invest Properties Ltd., that notice BE GIVEN, under the provisions of Section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18, of Municipal Council's intention to designate the property located at 2096 Wonderland Road North to be of cultural heritage value or interest for the reasons included on the attached Statement of Cultural Heritage Value or Interest;

it being noted that the applicant has also submitted a planning application that will considered separately at a future meeting of the Planning and Environment Committee;

it being further noted that the attached presentation from K. Gonyou, Heritage Planner, was received with respect to this matter.

2.3 Notice of Application - Old East Village Dundas Street Corridor Secondary Plan

That the following actions be taken with respect to the Notice of Application dated March 12, 2018 and the Notice the Public Meeting dated April 11, 2018 from C. Parker, Senior Planner, with respect to the Old East Village Dundas Street Corridor Secondary Plan:

a) the Civic Administration BE REQUESTED to ensure that the Request for Proposal include a stage 1 archaeological assessment and a Cultural Heritage Resource Assessment; it being noted that the Cultural Heritage Screening Report for Bus Rapid Transit (BRT) considered properties on King Street but not on Dundas Street; and,

b) the Civic Administration BE REQUESTED to update the study area to include the Western Fair Grounds, as well as the properties located at 430 Elizabeth Street and 345 Lyle Street;

it being noted that the attached presentation from C. Parker, Senior Planner, was received with respect to this matter.

2.4 Hear, Here Cultural Interpretive Signage Program

That it BE NOTED that the staff report dated May 9, 2018 and the attached presentation from Dr. M. Hamilton, Western University and Dr. M. Tovey, Western University, with respect to the Hear, Here Cultural Interpretive Signage Program, was received.

3. Consent

3.1 5th Report of the London Advisory Committee on Heritage

That it BE NOTED that the 5th Report of the London Advisory Committee on Heritage, from its meeting held on April 11, 2018, was received.

3.2 Municipal Council Resolution - 4th Report of the Environmental and Ecological Planning Advisory Committee

That it BE NOTED that the Municipal Council resolution from its meeting held on April 10, 2018, with respect to the 4th Report of the Environmental and Ecological Planning Advisory Committee, was received.

3.3 Notice of Planning Application - Zoning By-law Amendment - 131 King Street

That the Civic Administration BE ADVISED that the London Advisory Committee on Heritage (LACH) supports the conclusions of the Heritage Impact Assessment for the application for a zoning by-law amendment for the property located at 131 King Street with the exception of the following matters:

- the step back should be consistent with the Downtown Heritage Conservation District guidelines;
- the vehicular access on King Street should be removed because it prevents a contiguous building interface; and,
- the frontage on York Street;

it being noted that the LACH supports the activation of the alley, as proposed and the overall design of the building.

3.4 Notice of Application - Draft Plan of Vacant Land Condominium and Zoning By-law Amendment - 459 Hale Street

That it BE NOTED that the Notice of Planning Application dated April 18, 2018, from L. Mottram, Senior Planner, with respect to Draft Plan of Vacant Land Condominium and Zoning By-law Amendment for the property located at 459 Hale Street, was received.

3.5 Notice of Public Meeting - Archaeological Management Plan - The Corporation of the City of London - City-Wide

That it BE NOTED that the Notice of Public Meeting, dated April 11, 2018, from K. Gonyou, Heritage Planner, with respect to the Archaeological Management Plan for the City of London, was received.

3.6 Notice of Public Meeting - The Corporation of the City of London - City-wide - Low-density Residential (R1, R2, R3) Zones within the Primary Transit Area

That it BE NOTED that the Notice of Public Meeting, dated April 25, 2018, from M. Knieriem, Planner II, with respect to Low Density Residential (R1, R2, R3) Zones within the Primary Transit Area, was received.

3.7 Notice of Public Meeting - Official Plan, the London Plan and Downtown Plan Criteria for Downtown Temporary Surface Commercial Parking Lots

That it BE NOTED that the Notice of Public Meeting, dated April 11, 2018, from C. Parker, Senior Planner, with respect to the Official Plan, The London Plan and Downtown Plan criteria for Downtown temporary surface commercial parking lots, was received.

3.8 Maintenance Standards for Heritage Listed Properties

That it BE NOTED that the Memo, dated May 9, 2018, from W. Jeffrey, Supervisor, Municipal Law Enforcement Services and K. Gonyou, Heritage Planner, with respect to maintenance standards for heritage listed properties, was received.

3.9 Shift London (Bus Rapid Transit)

That it BE NOTED that the communication, dated April 22, 2018, from J. Grainger, Architectural Conservancy Ontario - London Region Branch, with respect to Shift London (Bus Rapid Transit BRT) in relation to culturally significant sections of the BRT corridors, was received.

3.10 Fugitive Slave Chapel Preservation Project

That it BE NOTED that the communication, dated May 9, 2018, from G. Hodder, with respect to the Fugitive Slave Chapel Preservation Project Steering Committee, was received.

3.11 Status of the Philip Aziz Studio

That the communication, dated April 9, 2018, from S. Bentley, with respect to the Philip Aziz Studio on Philip Aziz Drive BE FORWARDED to Western University for review; it being noted that the Philip Aziz Estate, including the house, studio and landscape walls, is a significant cultural heritage

resource that is designated under Part IV of the *Ontario Heritage Act*; it being further noted that the London Advisory Committee on Heritage shares the concerns of Ms. Bentley with respect to the maintenance of the property.

3.12 Cultural Heritage Evaluation Report - Kensington Bridge (1-BR-06)

That it BE NOTED that the London Advisory Committee on Heritage supports the findings of the Cultural Heritage Evaluation Report for Kensington Bridge in London, Ontario, dated March 2018 and prepared by AECOM.

4. Sub-Committees and Working Groups

4.1 Stewardship Sub-Committee Report

That it BE NOTED that the Stewardship Sub-Committee report, from its meeting held on May 2, 2018, was received.

5. Items for Discussion

5.1 Amendment to Heritage Alteration Permit Application by Ivy Homes Ltd. - 33 Beaconsfield Avenue, Wortley Village-Old South Heritage Conservation District

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application made under Section 42 of the *Ontario Heritage Act*, by Ivy Homes Ltd. to amend the Heritage Alteration Permit for the property located at 33 Beaconsfield Avenue, located within the Wortley Village-Old South Heritage Conservation District, BE PERMITTED as proposed in the drawings appended to the staff report dated May 9, 2018, subject to the following terms and conditions:

- all exposed wood be painted, including but not limited to: the porch railing and spindles, porch skirt, porch steps, window trim, front door, doorway trim, and transom trim; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

it being noted that the attached presentation from K. Gonyou, Heritage Planner, was received with respect to this matter.

5.2 Heritage Alteration Permit Application by H. Virtue - 841 Princess Avenue

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*, by H. Virtue, to alter the porch of the building located at 841 Princess Avenue, within the Old East Heritage Conservation District, BE PERMITTED 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;
- all exposed wood be painted; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

it being noted that the ~~attached~~ presentation from L. Dent, Heritage Planner, was received with respect to this matter.

5.3 Heritage Alteration Permit Application by D. Russell - 529 Princess Avenue

That consent BE GIVEN for the application made under Section 33 of the *Ontario Heritage Act*, by D. Russell, 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), as proposed in the ~~attached~~ drawings, subject to the following terms and conditions:

- the removal of the turret;
- the width of the porch being revised to only be the width of the house;
- the Heritage Planner being circulated on the applicant's Building Permit application drawings to verify compliance with the submitted design, prior to issuance of the Building Permit;
- the stringer ends and risers be enclosed on both sets of porch stairs;
- all exposed wood being painted; and,
- the Heritage Alteration Permit being displayed in a location visible from the street until the work is completed

it being noted that the ~~attached~~ presentation from L. Dent, Heritage Planner, was received with respect to this matter.

5.4 LACH Terms of Reference

That, the following actions be taken with respect to the London Advisory Committee on Heritage Terms of Reference:

- a) the City Clerk BE DIRECTED to:
 - i) change the Emerging Leaders representative to a representative from a general youth-oriented organization, for example ACO NextGen;
 - ii) add a member to represent the indigenous population; and,
 - iii) add a member from the London Society of Architects;
- b) the membership totals on the current Terms of Reference BE UPDATED.

5.5 Heritage Planners' Report

That it BE NOTED that the ~~attached~~ submission from K. Gonyou and L. Dent, Heritage Planners, with respect to various updates and events, was received.

6. Deferred Matters/Additional Business

6.1 (ADDED) CHO Newsletter

That it BE NOTED that copies of the Community Heritage Ontario newsletter dated "Spring 2018", were distributed to the members of the London Advisory Committee on Heritage.

7. Adjournment

The meeting adjourned at 9:22 PM.

Appendix E – Statement of Cultural Heritage Value or Interest

Legal Description Lot 17, RCP 1028, London

Statement of Cultural Heritage Value or Interest

Description of Property

The property at 2096 Wonderland Road North is located on the east side of Wonderland Road North between Fanshawe Park Road East and Sunningdale Road East. A two-storey brick building is located near the northeast corner of the property.

Statement of Cultural Heritage Value or Interest

The residence at 2096 Wonderland Road North has local significance for design/physical value, historical/associative value, and contextual value.

The residence at 2096 Wonderland Road North has physical or design value as a rare and representative example of a mid-19th century Georgian farmhouse. The residence is a two storey structure with a low-pitched hip roof and bookend chimneys. It has a buff brick exterior with a common bond, brick voussoirs, and a stone foundation. The Georgian style of architecture is reflected in the symmetrical façade and minimal use of ornamenting and detail.

The residence at 2096 Wonderland Road North has historical and associative value because of its link with the Warner family. William Warner was the original patent holder on the property, receiving it in 1819. His son, Wesley Warner, inherited the farmstead and was a noted member of London Township for his involvement in the temperance society.

The residence at 2096 Wonderland Road North has contextual value because it is physically and historically linked to its surroundings. It remains located in its original spot on the property and historically reflects the prominent role agriculture played in London Township.

Heritage Attributes

The heritage attributes which support or contribute to the cultural heritage value or interest of the property at 2096 Wonderland Road North include:

- Georgian two storey farmhouse
- Square shaped plan
- Low pitched hip roof with bookend chimneys
- Buff brick construction
- Field stone foundation
- Brick voussoirs above windows
-

The addition at the rear of the brick building is not considered to be a heritage attribute.



London
CANADA



Demolition Request Heritage Listed Property 2096 Wonderland Road North

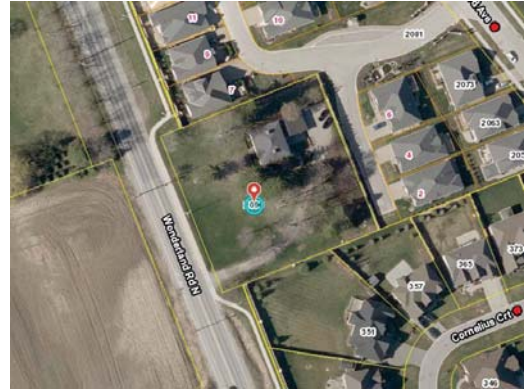
London Advisory Committee on Heritage
Wednesday May 9, 2018

london.ca



London
CANADA

2096 Wonderland Road North



London
CANADA

2096 Wonderland Road North



- Priority 2
- Built c. 1850s
- Georgian
- Two-storey, brick
- Original owner: William Warner (1819)
- HIS (Stantec, April 10, 2018)



London
CANADA

Evaluation (O. Reg. 9/06)

Physical/Design Value:

- Rare, representative example of a Georgian farmhouse

Historical/Associative Value:

- Warner family, early pioneer family

Contextual Values:

- Physically and historically linked to its surroundings



London
CANADA

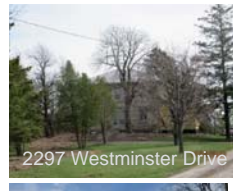
Comparative Analysis



5 Paddington Avenue



2012 Oxford Street W



2297 Westminster Drive



3565 Westdel Bourne



1458 Huron Street



1057 Oxford Street W

About 14 known Georgian architectural style, two storey brick buildings in the City of London



London
CANADA

Heritage Attributes

HIS

(Stantec, April 10, 2018)

- Georgian two storey Ontario farmhouse
- Square shaped plan
- Low pitched hip roof with bookend chimneys
- Buff brick construction
- Field stone foundation
- Brick voussoirs above windows
- Original interior features including fireplaces, central staircase with a bannister, hardwood floors, door hardware, door surrounds, window surrounds, and wainscoting

Staff

- Georgian two storey farmhouse
- Square shaped plan
- Low pitched hip roof with bookend chimneys
- Buff brick construction
- Field stone foundation
- Brick voussoirs above windows

The addition at the rear of the brick building is not considered to be a heritage attribute.



Heritage Attributes



Heritage Attributes

HIS (Stantec, April 10, 2018)



Site Visit May 2, 2018



Mitigation

HIS

- Permanent retention of house on site
- Permanent relocation of house
- Demolition preceded by documentation and salvage



In Situ Retention



Staff Recommendation

That, on the recommendation of the Managing Direct, Planning & City Planner, with the advice of the Heritage Planner, with respect to the request for the demolition of the heritage listed property located at 2096 Wonderland Road North, that notice **BE GIVEN** under the provisions of Section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18, of Municipal Council's intention to designate the property at 2096 Wonderland Road North to be of cultural heritage value or interest for the reasons outlined in Appendix E of this report.

It being noted that the applicant has also submitted a planning application that will be considered separately at a future meeting of the Planning & Environment Committee.

Old East Village Dundas Street Corridor Secondary Plan Draft Terms of Reference

O-8879

Planning and Environment Committee
April 30, 2018



Rationale for Secondary Plan

- The London Plan indicates that secondary plans may be used for a number of reasons:
 - To provide more detailed guidance for the development of an identified area, in addition to the more general policies of the London Plan.
 - To coordinate the development of an area that is subject to substantial change.
 - “Areas, in whole or in part, within the...” *Rapid Transit Corridor... Place Type that may require vision and more specific policy guidance for transition from their existing form to the form envisioned by this Plan.*”
- The corridor along Dundas and King Streets, between Colborne Street and Burbrock Place/Kellogg Lane is such an area that would benefit from a secondary plan. This area has, or will be, experiencing a number of changes and exciting planning initiatives that will need to be carefully coordinated. They include:
 - The London Plan assignment of the Rapid Transit Corridor Place Type along King Street and Dundas Street.

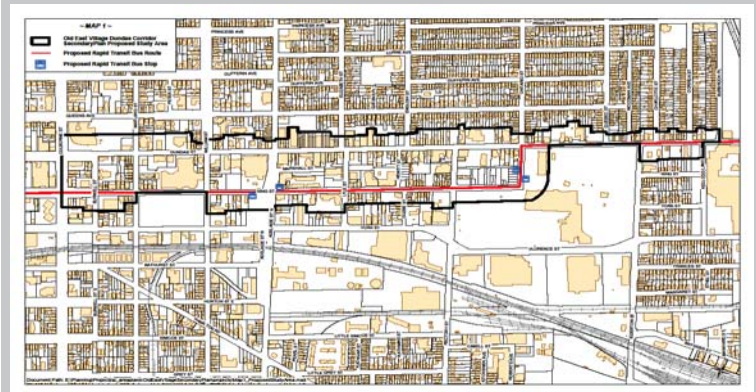


Rationale (continued)

- Planned construction of rapid transit along King Street from the Downtown through to Ontario Street, and proceeding along Dundas Street from Ontario Street through to Highbury Avenue and eventually to Fanshawe College. With this comes the important need to provide strong connections from the rapid transit stations at Adelaide and King Street and on Ontario Street, to the business corridor on Dundas Street.
 - A planned higher order east-west cycle route through the Old East Village, to connect to the larger cycling network and Downtown.
 - Reconstruction of the Dundas Street underground services and streetscape from Adelaide to Ontario Street – with consideration of sewers, watermain, cycling, tree planting, on-street parking, enhanced streetscape amenities, furniture, etc.
 - Planned construction of an Adelaide Street/CPR rail underpass, to the north of the Dundas Street corridor, and the important connections to it.
 - Continued revitalization of the Western Fair market and fairgrounds, with the possibility of redevelopment of a portion of the fairground site.
 - Redevelopment applications and multiple development interests for the lands along the Dundas Street corridor and King Street corridor – some of which are seeking buildings of significant height.
 - Heritage building conservation and consideration, which has served to establish a heritage image for the neighbourhood north of the corridor, attracting significant investment into the building stock.
 - A desire for a green plan, and a recent patio design guideline, along the Dundas Street Corridor with the intent of setting the standard for a desirable pedestrian and patio experience.
- A secondary plan can knit all of these considerations together for the corridor, and set a more detailed policy context, development design guidelines, and a coordinated approach for delivering capital programs.



Study Area

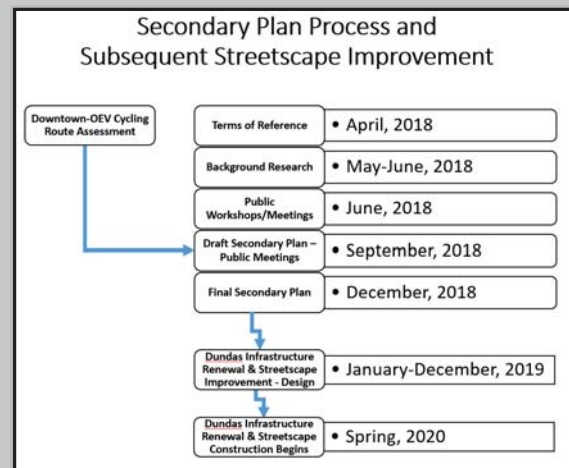


Preliminary Issues

- Which properties are appropriate for Redevelopment? Retention?
- Consistency with the Community Improvement Plan.
- Locations of Buildings with Greater Height.
- Expansion of the Old East Village Commercial Design Manual adopted in 2016
- Interface between tall buildings and lower density residential neighbourhoods
- Design guidance for public projects
- Integration of the area with the overall City Cycling Network
- Pedestrian connections between King Street and Dundas Street, municipal parking lots and the Western Fair lands
- Impact of the Music, Entertainment and Culture District Study on the Secondary Plan.
- Proximity of Old East Village Heritage Conservation District and pedestrian connections to it.
- “Green Plan” for Old East Village
- Narrow road allowance of Dundas between Adelaide and Ontario Streets
- Impact of Infrastructure Renewal.



Proposed Process





What is Hear, Here?

- a location-based mobile phone oral history documentary project



How Does it Work?



Hear, Here: SoHo - Objectives

- Represent marginalized voices and populations
- Preserve heritage in an area facing development/gentrification
- Promote relationships between people and spaces
- Generate community involvement and sustainability of the project



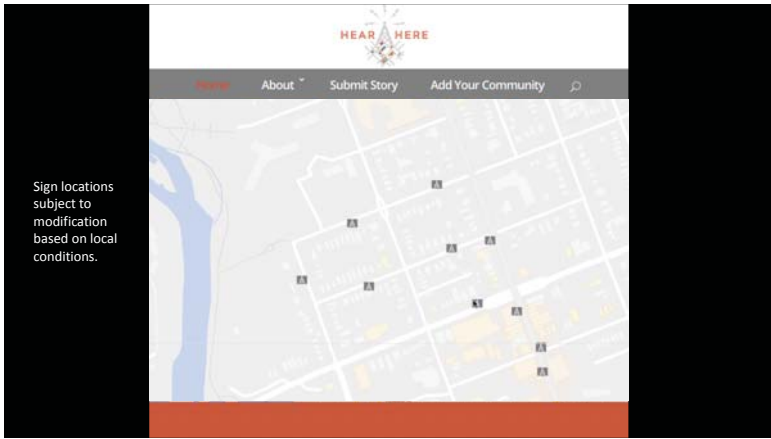
Hear, Here: SoHo (2018-19)



Hear Here: Great Talbot & The Village (2018)

- Pilot project (10 signs)
- Options we are exploring:
 - Physical Hear Hear signs, or,
 - a Hear Hear website, or
 - some other option







Amendment to HAP17-007-D 33 Beaconsfield Avenue, Wortley Village-Old South HCD

London Advisory Committee on Heritage
Wednesday May 9, 2018

london.ca



33 Beaconsfield Avenue

- Built about 1900
- Queen Anne Revival
- Wortley Village-Old South HCD
- C-Rated
- HAP Required
- HAP17-007-D



HAP17-007-D

- Removal of rear addition
- New rear addition
- Extension of shed style dormer
- Re-cladding of dormer
- Removal of shutters
- Change in siding material
- Clad-wood windows



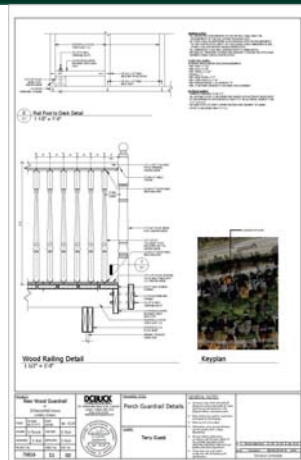
Unapproved Alterations

1. Removal of front stoop (porch)
2. Removal of front door, transom, doorway
3. Increased hardscaping
4. Removal of wooden window trim
5. Enclosure of window on west facade



Amendment to HAP17-007-D

1. Remove aluminum railing of porch and stairs; replace with wood railing and spindles
2. Remove door; replace with salvaged painted door and transom
3. Remove paving stones
4. Replicate window trim



Amendment to HAP17-007-D

1. Remove aluminum railing of porch and stairs; replace with wood railing and spindles
2. Remove door; replace with salvaged painted door and transom
3. Remove paving stones
4. Replicate window trim





London
CANADA

Amendment to HAP17-007-D

1. Remove aluminum railing of porch and stairs; replace with wood railing and spindles
2. Remove door; replace with salvaged painted door and transom
3. **Remove paving stones**
4. Replicate window trim



London
CANADA

Amendment to HAP17-007-D

1. Remove aluminum railing of porch and stairs; replace with wood railing and spindles
2. Remove door; replace with salvaged painted door and transom
3. Remove paving stones
4. **Replicate window trim**



London
CANADA

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 42 of the Ontario Heritage Act to amend the Heritage Alteration Permit for the property located at 33 Beaconsfield Avenue, located within the Wortley Village-Old South Heritage Conservation District, BE PERMITTED as proposed in the attached drawings in Appendix C, subject to the following terms and conditions:

- a) All exposed wood be painted, including but not limited to: the porch railing and spindles, porch skirt, porch steps, window trim, front door, doorway trim, and transom trim; and,
- b) The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.



Heritage Alteration Permit 841 Princess Avenue

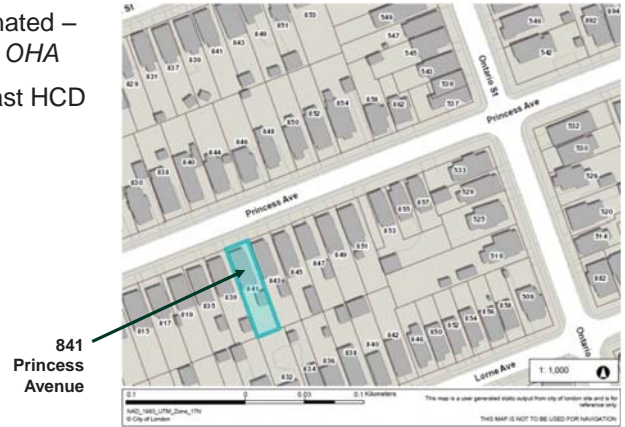
London Advisory Committee on Heritage
Wednesday May 9, 2018

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



Heritage Alteration Permit 529 Princess Avenue

London Advisory Committee on Heritage
Wednesday May 9, 2018

london.ca



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

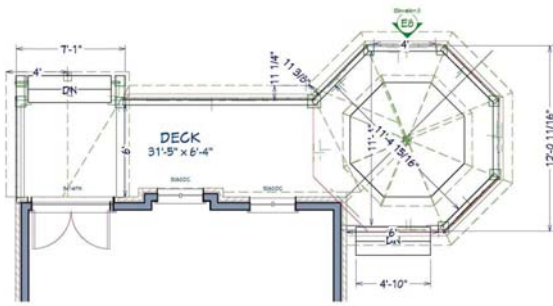
The property owner has applied for a Heritage Alteration Permit for a **new porch** (based on submitted drawings) to include:

- 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 2nd –tier of turret roof
- finials and gable end millwork





Proposal – Drawing

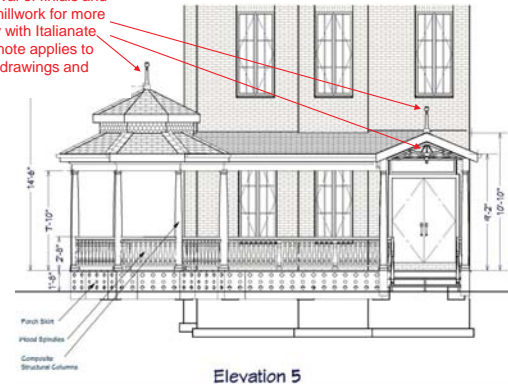


Architectural plan drawing of new porch at 529 Princess Avenue



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)

Appendix D – Drawings

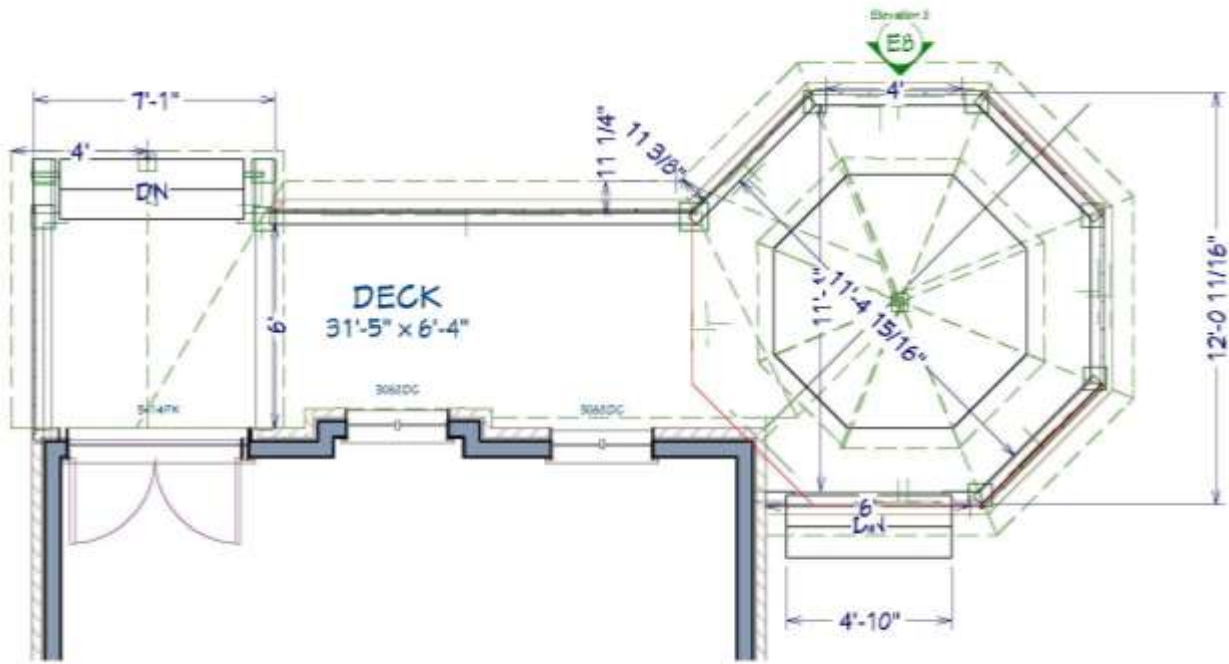


Figure 2: Architectural plan drawing of new porch at 529 Princess Avenue

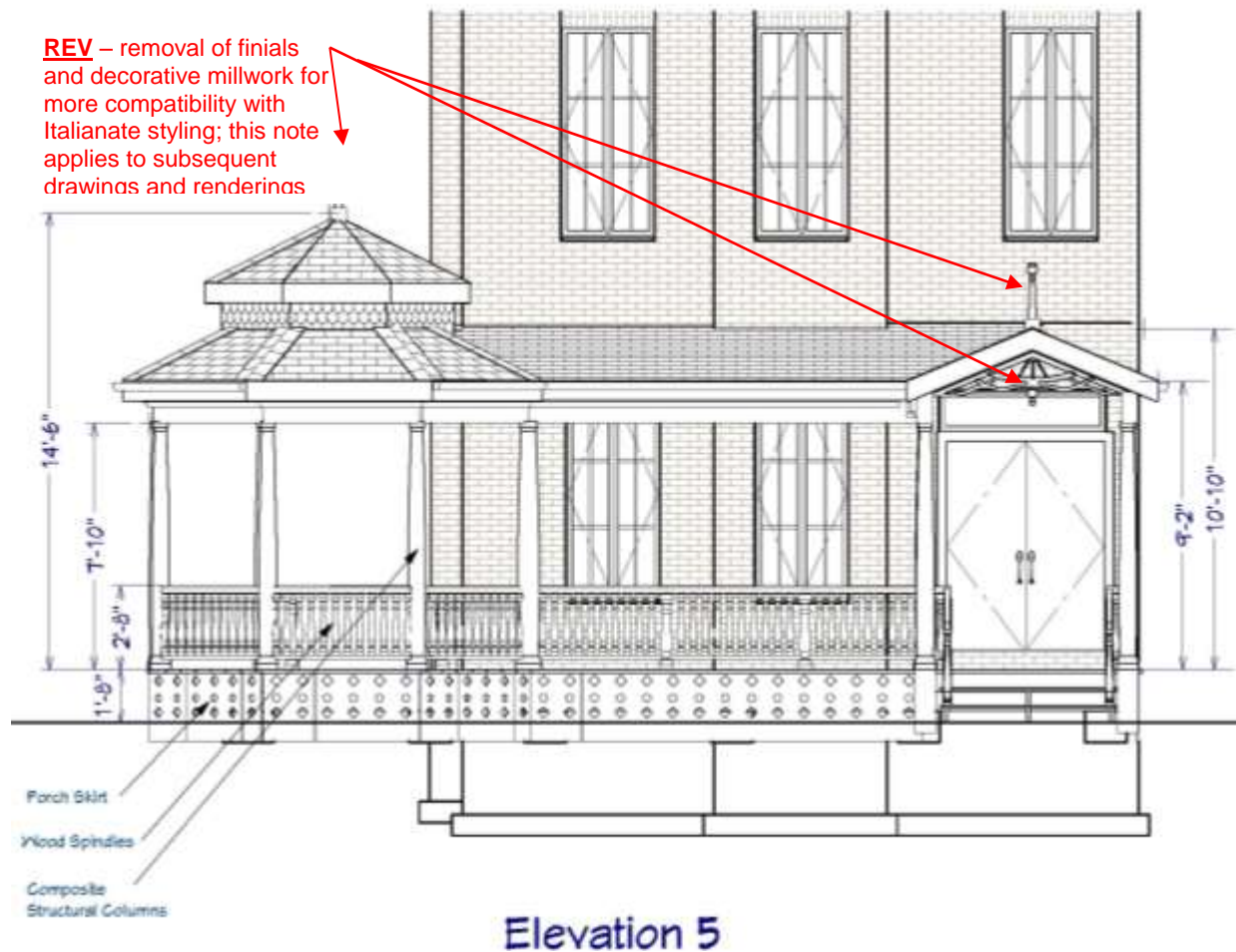


Figure 3: Architectural elevation drawing of new porch (north façade)



Figure 4: Architectural rendering of elevation of new porch (north façade)



Figure 5: Architectural rendering of corner feature of new porch (west view)



Figure 6: Architectural rendering of corner feature of new porch (west view)



Figure 7: Architectural rendering of new porch expansion (north-east view)

Heritage Planners' Report to LACH: May 9, 2018

1. Heritage Alteration Permits processed under Delegated Authority By-law:
 - a. 89 York Street (Downtown HCD): amendments to building, no LED
 - b. 14 Covent Market Place (Downtown HCD): façade alteration
 - c. 340 Richmond Street (Downtown HCD): façade repointing, parapet
 - d. 234 Dundas Street (Downtown HCD): signage
 - e. 16 Cummings Avenue (Blackfrairs/Petersville HCD): upper/rear addition
 - f. 83 Duchess Avenue (Wortley Village-Old South HCD): solar panels
2. Demolition Activities:
 - a. Rear warehouses of McCormick's (1156 Dundas Street)
 - b. Former Lorne Avenue Public School (723 Lorne Avenue)
3. Update on Plaques:
 - a. Peter MacGregor (London & Middlesex Historical Society, 1906), Ridout Street North and King Street
 - b. Kingsmill's (London Public Library), 132 Dundas Street
4. Update: 660 Sunningdale Road East

Upcoming Heritage Events

- Votes for Women! – Saturday May 26 (11:00am) Gathering at the London Normal School Grounds ending at the Eldon House Grounds. More information: <http://www.eldonhouse.ca/events/>
- Gathering on the Green 2018 – Saturday June 2, 2018 (10:00am-5:00pm) <https://gpbrown3.wixsite.com/oscogog/2016-gog-info>
- 100 in 1 Day – Saturday June 2, 2018 <https://www.facebook.com/pg/100in1dayldnont/events/>
- 45th Annual Geranium Heritage House Tour – *Wortley Walkabout* Sunday, June 3, 2018 (1:00-5:00). More information: http://www.acolondon.ca/acolondon/Geranium_Tour.html
- Ontario Heritage Conference – June 7-9, 2018 in Sault Ste. Marie. More information: www.ontarioheritageconference.ca/program