

## Report to the London Advisory Committee on Heritage

**To:** Chair and Members  
London Advisory Committee on Heritage  
**From:** John M. Fleming  
Managing Director, Planning and City Planner  
**Subject:** Heritage Alteration Permit Application By: R. Gilligan  
104 Wharncliffe Road North  
Blackfriars-Petersville Heritage Conservation District  
**Meeting on:** Wednesday July 11, 2018

## 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 add a rear dormer to the building located at 104 Wharncliffe Road North, within the Blackfriars-Petersville Heritage Conservation District, **BE PERMITTED** with the following terms and conditions:

- (a) All exposed wood be painted; and,
- (b) The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

## Executive Summary

### Summary of Request

The property at 104 Wharncliffe Road North was altered without obtaining Heritage Alteration Permit approval. This Heritage Alteration Permit application seeks to bring into compliance the addition of a rear dormer, and allow its continued construction in keeping with the heritage character of the Blackfriars-Petersville Heritage Conservation District.

### Purpose and the Effect of Recommended Action

The purpose and effect of the recommended action is to ensure that a Heritage Alteration Permit is obtained – retroactively – for the addition of a rear dormer to the existing dwelling that is compatible with the heritage character of the Blackfriars-Petersville Heritage Conservation District through the application of terms and conditions.

### Rationale of Recommended Action

Unapproved alterations are not compliant with the policies of the *Blackfriars-Petersville Heritage Conservation District – Plan & Guidelines*. The applicant did not obtain a Heritage Alteration Permit prior to construction of the rear dormer, however the rear dormer is compatible with the *Blackfriars-Petersville Heritage Conservation District – Plan & Guidelines*.

## Analysis

### 1.0 Background

#### 1.1 Property Location

The property at 104 Wharncliffe Road North is located at the north corner of Wharncliffe Road North and Charles Street (Appendix A).

## 1.2 Cultural Heritage Status

The property at 104 Wharncliffe Road North is located within the Blackfriars-Petersville Heritage Conservation District, which was designated under Part V of the *Ontario Heritage Act* on May 15, 2015. The property at 104 Wharncliffe Road North is a contributing resource to the District.

## 1.3 Description

The cultural heritage resource located at 104 Wharncliffe Road North is a one-storey brick dwelling constructed circa 1910 exhibiting Queen Anne styling (Appendix B). The dwelling has a hipped roof with front gable containing patterned shingling, divided lite transoms cap many of the primary windows and the front porch structure retains original rusticated cast concrete block piers.

## 2.0 Legislative/Policy Framework

The *Provincial Policy Statement* (2014) states that “significant built heritage resources and significant cultural heritage landscapes shall be conserved.” The *Official Plan* (1989, as amended)/*The London Plan* (approved 2016) provides policies that cultural heritage resources will be conserved and protected.

### 2.1 Ontario Heritage Act

A Heritage Alteration Permit is required to make alterations to a property within a Heritage Conservation District. Per Section 41.1(5.e) of the *Ontario Heritage Act*, the *Blackfriars-Petersville Heritage Conservation District – Plan & Guidelines* has defined “alteration to roofline” and “window open removal or addition” as classes of alterations requiring Heritage Alteration Permit approval (p37). As the alterations were undertaken prior to obtaining Heritage Alteration Permit approval, this application met the Conditions for Referral defined within the Delegated Authority By-law (By-law No. C.P.-1502-129), thus requiring consultation with the London Advisory Committee on Heritage (LACH) and a decision by Municipal Council.

The *Ontario Heritage Act* enables municipalities to give the applicant:

- a) The permit applied for;
- b) Notice that the council is refusing the application for the permit; or,
- c) The permit applied for, with terms and conditions attached (Section 42(4), Ontario Heritage Act).

Municipal Council must respond within 90 days after receipt of a demolition request and/or Heritage Alteration Permit application (Section 42(4), *Ontario Heritage Act*).

### 2.2 Blackfriars-Petersville Heritage Conservation District – Plan & Guidelines

In the Blackfriars-Petersville Heritage Conservation District, the predominant building form is the one, one and one-half and two storey house with a hip or gable roof. Common form, massing, type, and scale of buildings and roof pitches are distinctive characteristics attributed to the district character. Further, a large part of the character of individual buildings and the character of the district is established by the ornate treatment of the roof gables and dormers facing the street (*B-P HCD Plan* p7, 45, 60).

Stated goals and policies of the *Blackfriars-Petersville Heritage Conservation District – Plan & Guidelines* (*B-P HCD Plan*) include encouraging alterations to heritage resources that are consistent with the identified cultural heritage value of the area, and alterations that are sympathetic in design that support that heritage value of the District – with particular attention to form, scale, massing, and setbacks (*B-P HCD Plan* pp9-10, 23).

Design guidelines for alterations and additions are outlined in Section 10.3.1 of the *B-P HCD Plan*. Guidelines emphasize that “alterations to the façades of buildings visible from the front and side of the building on corner lots have the potential to significantly affect the appearance of not only the building itself, but the entire streetscape.” Form

and details of additions should be complementary to the original construction, with respect to style, scale, and materials, and sympathetic in design. The use of traditional materials, finishes and colours is encouraged. Finally, new windows should be of a similar style, orientation and proportion as on the existing building (*B-P HCD Plan* pp52-53).

### **3.0 Heritage Alteration Permit Application**

As required by the *Ontario Heritage Act*, the *B-P HCD Plan* identifies classes of alterations that require, or do not require, Heritage Alteration Permit approval (pp37-38). Roofline alterations and the addition of new windows requires Heritage Alteration Permit approval. Unapproved construction of the rear dormer at 104 Wharncliffe Road North was made before May 11, 2018. Heritage staff noted during a site meeting with the applicant on May 11<sup>th</sup>, that construction had begun; work on the dormer was immediately halted.

A Heritage Alteration Permit application was submitted by the property owner and received on May 24, 2018. The property owner has applied for a Heritage Alteration Permit to:

- Bring into compliance – with the *Ontario Heritage Act* and policies of the *B-P HCD Plan*, the addition of:
  - a rear dormer containing a new vinyl window (half-rounded with internal grille bars set between glass panes)
    - the gable surface of the dormer will contain patterned wood shingling (painted) to match that found on the front dormer; and,
    - the addition of crown moulding (painted) where shingles meet the wood soffit.

Per Section 42(4) of the *Ontario Heritage Act*, the 90-day timeline for the Heritage Alteration Permit application will expire on August 22, 2018.

### **4.0 Analysis**

Although the construction of the rear dormer commenced without Heritage Alteration Permit approval, the intention of the applicant has been for the dormer to be compatible in scale and overall form with the the existing building on the property; attention to these policies and guidelines of the District Plan can be seen in the partially constructed dormer. Further, to be sympathetic to the design and detailing of the front dormer, the applicant will be constructing patterned wood shingling to match that found on the front dormer gable surface. Fascia detailing and crown moulding will be in wood. All wood surfaces and details will be treated and painted (*B-P HCD Plan* p61). Finally, the new window is proportioned and sized appropriately for the dormer, and its arched form is complementary to the District character which is commonly seen in dormers throughout the District.

### **5.0 Conclusion**

A rear dormer at 104 Wharncliffe Road North, a contributing resource in the Blackfriars-Petersville Heritage Conservation District, was added without a Heritage Alteration Permit. The partially constructed rear dormer conforms with the policies and guidelines of the *B-P HCD Plan*. It is recommended that the continued construction of the dormer be permitted, which will bring into compliance unapproved alterations with the *Blackfriars-Petersville Heritage Conservation District – Plan & Guidelines*.

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<b>Submitted by:</b>	<b>Gregg Barrett, AICP Manager, Long Range Planning and Research</b>
<b>Recommended by:</b>	<b>John M. Fleming, MCIP, RPP Managing Director, Planning and City Planner</b>

June 25, 2018  
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Appendix A – Map

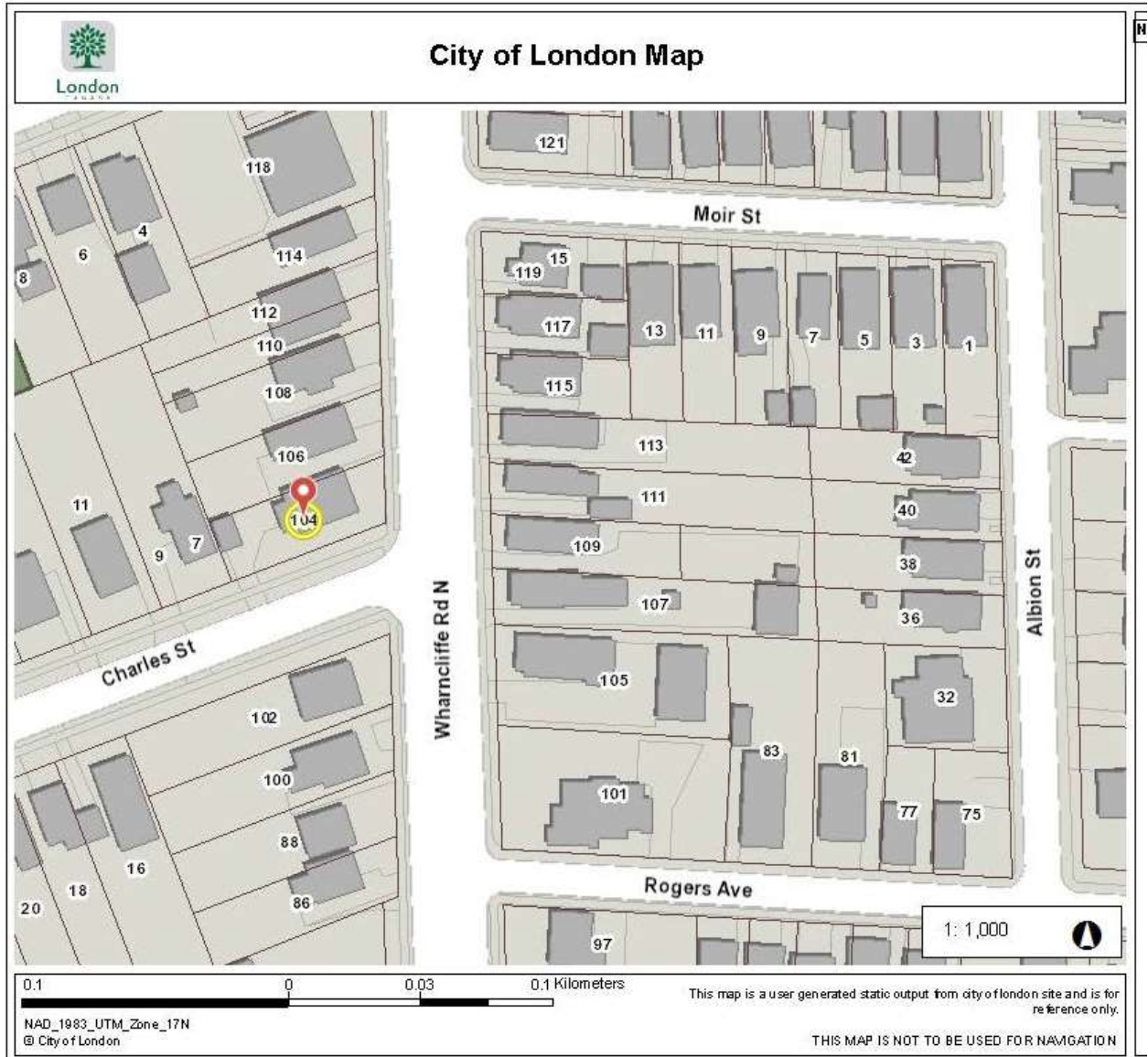


Figure 1: Property location of 104 Wharncliffe Road North

Appendix B – Images



*Image 1: View of partially constructed rear dormer (west) at 104 Wharncliffe Road North (May 11, 2018)*



*Image 2: Close-up view of partially constructed rear dormer (west) at 104 Wharncliffe Road North (May 11, 2018)*



*Image 3: View of side elevation (south) at 104 Wharncliffe Road North (May 11, 2018)*



*Image 4: View of front elevation and front dormer (east) at 104 Wharncliffe Road North (May 11, 2018)*



*Image 5: Detailed view of front dormer (east) at 104 Wharncliffe Road North (May 11, 2018)*