



Heritage Alteration Permit 104 Wharncliffe Road N.

London Advisory Committee on Heritage
Wednesday July 11, 2018

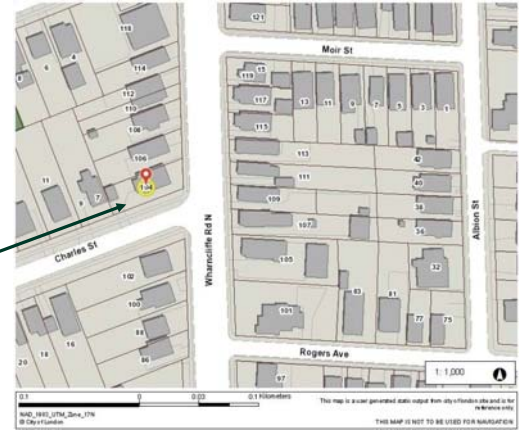
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Property Location + Status

- Designated – Part V OHA
- Blackfriars-Petersville HCD

104 Wharncliffe Road N



Property Description

- 1-storey brick
- constructed c1910
- exhibiting Queen Anne styling
- hipped roof w/front gable
 - patterned shingling
- rusticated concrete block piers
- divided lite transoms capping primary windows



Heritage Alteration Permit

- Heritage Alteration Permit application met Conditions for Referral to the LACH (By-law No. C.P.-1502-129)
- Addition of dormer at rear w/o obtaining a Heritage Alteration Permit
- Bring into compliance – with the *Ontario Heritage Act* and policies of the *Blackfriars-Petersville Heritage Conservation District Plan + Guidelines*



Scope of Work

Addition of rear dormer

- New vinyl window with internal grille bars set between glass panes
- Surface of dormer (gable end) will be installed with patterned wood shingling to match that found on the front gable; wood to be treated and painted
- Addition of crown moulding where shingles meet wood soffit
- All wood to be treated and painted



Analysis

Application compliant with the policies and guidelines of the Blackfriars-Petersville Heritage Conservation District Plan (Sections 7.4.1, 10.2 and 10.3.1):

- ✓ dormer addition is compatible in scale and overall form with the existing dwelling
- ✓ patterned wood shingling is sympathetic to the design and detailing of the front dormer
- ✓ new dormer window is proportioned and sized appropriately for the dormer
 - ✓ arched form is complementary to the District character (commonly seen in dormers throughout the District)



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 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:

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