



Heritage Alteration Permit 550 Dufferin Avenue East Woodfield HCD

London Advisory Committee on Heritage
October 10, 2018

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550 Dufferin Avenue

- Earlier building at 500 William Street demolished before 1912
- Built 1948
- Tudor Revival style
- Historically associated with Silverwood family, Peterson family



East Woodfield Heritage Conservation District Study (1992)



Aerial View



William Street Frontage

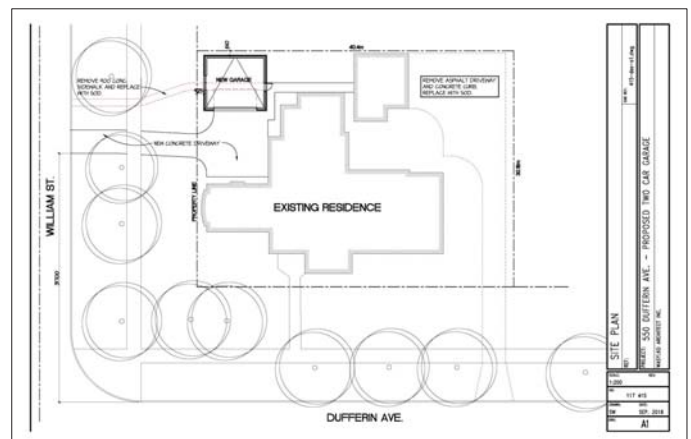


Heritage Alteration Permit

- New, detached garage
- ~2' from north property line
- Interior dimensions 18' by 21' (23' by 26' exterior)
- Flat roof
- Brick and stone cladding
- Two wood double hung windows
- Metal garage door
- New driveway off of William Street

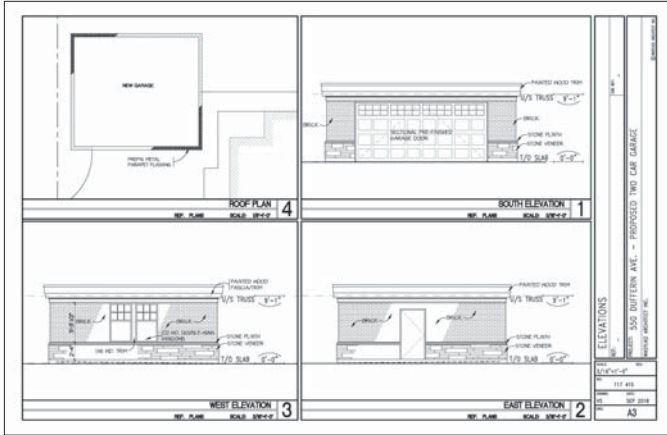


Site Plan

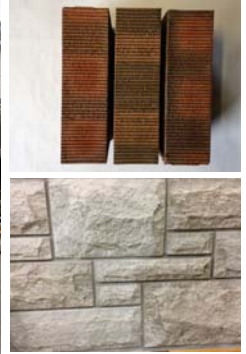




Elevations



Materials



Analysis

East Woodfield Heritage Conservation District

- Must complement heritage character
- Policy 1.3 & Policy 4.4:
 - Location
 - Size
 - Height
 - Setback
 - Orientation
 - Materials/Walling (Cladding)
 - Colour
 - Roof and Roofline
 - Fenestration
 - Scale and proportion



Recommendation

That, on the recommendation of the Managing Direct, Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* to construct a new, detached garage on the property located at 550 Dufferin Avenue, within the East Woodfield Heritage Conservation District, **BE PERMITTED** as submitted in the drawings included Appendix C with the following terms and conditions:

- Only one driveway be permitted;
- The existing driveway and curb cut for the property off of Dufferin Avenue be closed and the driveway be removed and the area be restored with sod/grass;
- The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.