



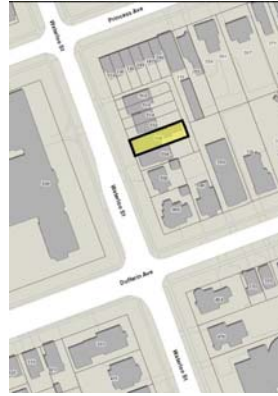
# Heritage Alteration Permit 508 Waterloo Street

London Advisory Committee on Heritage  
Wednesday November 14, 2018

london.ca



## Property Location + Status



Location of 508 Waterloo Street

- Designated –Part V under the *Ontario Heritage Act*
- Located within the West Woodfield Heritage Conservation District (By-law No. L.S.P.-3400-254 –March 9, 2009)



## Property Description



08/25/2016

- Constructed c.1893
- Queen Anne styling
- Set back from Waterloo Street, has detailed gables, unique second floor window, spacious porch, double leaf doors with transoms and pairs with the 504 Waterloo Street

508 Waterloo Street (c.2016)



## Heritage Alteration Permit

- The property was altered without obtaining Heritage Alteration Permit approval.
- A Heritage Alteration Permit application was submitted by the property owner and received October 12, 2018.
- The property owner has applied for a Heritage Alteration Permit to:
  - Remove original wood windows from the front façade; and
  - Replace windows with “Gentek” aluminum windows with faux muntins



## Heritage Alteration Permit

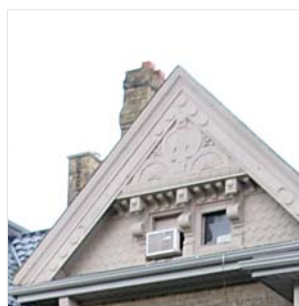


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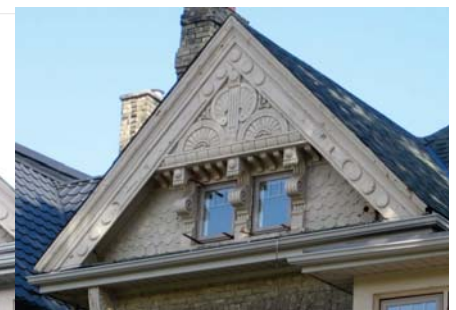
508 Waterloo Street after alterations



## Heritage Alteration Permit



508 Waterloo Street c.2016



508 Waterloo Street after removal of the attic windows



## Heritage Alteration Permit



508 Waterloo Street c.2016



508 Waterloo Street after removal of the second floor main window



## Heritage Alteration Permit



508 Waterloo Street c.2016



508 Waterloo Street after removal of the solarium windows



## Heritage Alteration Permit



508 Waterloo Street -2018  
(photo courtesy of property owner)



Proposed replacement for first floor main window and transom (photo courtesy of property owner)



## Policy

### Ontario Heritage Act

- Section 42 of the *Ontario Heritage Act* requires that a property owner not alter, or permit the alteration of, the property without obtaining Heritage Alteration Permit approval.

### *West Woodfield Heritage Conservation District Plan* Guideline's:

- "Restore" wherever possible rather than "replace"
- The preservation of original doors and windows is strongly encouraged wherever possible
- Replacement windows should mimic the original windows with respect to style, size and proportion



## Analysis

- Attic and solarium replacement windows are in accordance with the guidelines as the windows are similar in style, size and proportions to the previous windows
- Second and first floor main windows do not comply to the guidelines.
  - The second floor main window was an original single hung sash wood window with unique decorative detail and has been replaced with an aluminum window that has two awing windows with faux muntins.
  - The first floor main window, which has not yet been replaced, is a single hung sash wood window and the proposed replacement is also an aluminum window that has two awing windows with faux muntins.



## 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 replace windows at 508 Waterloo Street, within the West Woodfield Heritage Conservation District, **BE PERMITTED** with the following terms and conditions:

- a) The second floor main window replacement should mimic the same style, size and proportions as the original window
- b) The first floor main window should be preserved
- c) The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed