






Heritage Alteration Permit 25 Blackfriars Street Blackfriars/Petersville Heritage Conservation District

London Advisory Committee on Heritage
Wednesday July 10, 2019


london.ca



25 Blackfriars Street



- Blackfriars/Petersville Heritage Conservation District
- Designated on May 15, 2019
- Contributing Resource
- HAP application received on May 7, 2019
- Decision required by August 5, 2019




Prior to Alterations





During Alterations




 **Blackfriars/Petersville
HCD Plan**

Goal: To encourage the conservation of contributing heritage resources including buildings, landmarks, and other structures that contribute to the cultural heritage value of the district by:

- Encouraging that alterations, additions, and renovations to heritage resources be consistent with the identified cultural heritage value of the area;
- Encouraging the maintenance and retention of significant heritage landmarks identified in the district;
- Avoiding unnecessary demolition and inappropriate alterations of identified heritage resources that contribute to the heritage value of the district; and,
- Encouraging sympathetic design and appropriate alterations when new development is proposed to ensure that there is no negative impact on the heritage value of the area, with particular attention to form, scale, massing, and setback.

 **Blackfriars/Petersville
HCD Plan**

- Policy 7.4.1.e: Alterations that have the potential to impact heritage attributes of a protected heritage resource shall not be permitted.
- Policy 7.4.1.i: Major alterations to the exterior façade of a contributing resource shall not be permitted. Such alteration should only be considered where the intent is to conserve the contributing resource.
- Policy 7.4.1.j: Additions or alterations to contributing resources should be sympathetic, subordinate, distinguishable, and contextual in relation to the existing resource and its context, as well as the heritage attributes and cultural heritage value of the Blackfriars/Petersville Heritage Conservation District.

 **Blackfriars/Petersville
HCD Plan**

Section 11.2.9

- Do not remove or cover original porches or porch details, except for the purpose of quality restoration. Prior to executing any repairs or restoration, photograph the existing conditions and research to determine whether the existing is original or an appropriate model for restoration
- When restoring a porch that is either intact or completely demolished, some research should be undertaken to determine the original design which may have been much different from its current condition and decide whether to restore the original
- Fiberglass and plastic versions of decorative trims should be avoided. Poor interpretation of the scale or design of applied decoration detracts from the visual appearance and architectural coherence of porches and verandahs

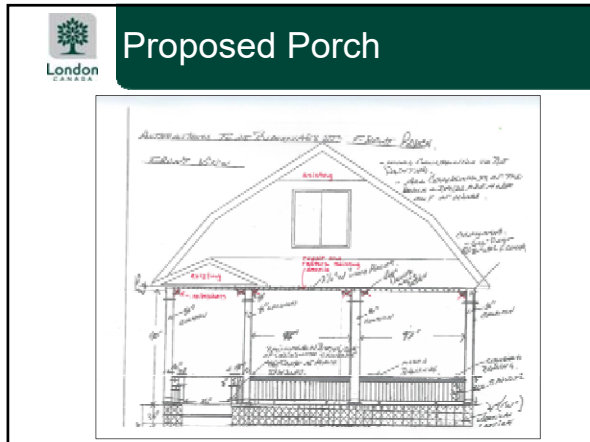
 **Style Comparisons**



4 Cherry Street

7 Cherry Street

8 Cherry Street



Ontario Heritage Act

Section 42(4): Within 90 days after the notice of receipt is served on the applicant under subsection (3) or within such longer period as is agreed upon by the applicant and the council, the council may give the applicant,

- the permit applied for;
- notice that the council is refusing the application for the permit; or
- the permit applied for, with terms and conditions attached. 2005, c. 6, s. 32 (3).

Recommendation

That, on the recommendation of the Managing Director, Planning & 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 25 Blackfriars Street, within the Blackfriars/Petersville Heritage Conservation District, **BE PERMITTED** as submitted in the proposed alteration drawings attached hereto as Appendix C with the following terms and conditions:

- No decorative brackets be installed;
- The existing dentil details be restored;
- Turned, painted wood spindles be spaced no greater than 3" apart on centre;
- All exposed wood be painted; and
- Display the Heritage Alteration Permit in a location visible from the street until the work is completed.

