





Heritage Alteration Permit


117 Wilson Avenue, Blackfriars/Petersville Heritage Conservation District

London Advisory Committee on Heritage
Wednesday July 10, 2019

london.ca



117 Wilson Avenue



- Blackfriars/Petersville Heritage Conservation District
- Designated on May 15, 2015
- Contributing Resource
- Unapproved alterations in Summer 2018
- Complaint
- HAP application received on June 18, 2019
- Decision required by September 16, 2019



Prior to Alterations



Property at 117 Wilson Avenue in June 2016 (courtesy Google).



During Alterations






During Alterations




Unapproved 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.



HAP Required

Table 1, Section 8, *Blackfriars/Petersville HCD Plan*:

- Shutter removal or addition
- Door replacement, different material, size, or design
- Porch/verandah replacement, different material, size, and design
- Removal/installation of cladding/siding, different material, colour



HAP Application

- Re-clad the exterior of the building, with the existing vinyl board and batten siding and existing faux "cedar shake" vinyl siding in the gables
- Remove the former shutters
- Replace the front door
- Construct a front porch



Exterior Re-Cladding



Existing vinyl board and batten abutting former brick or brick like cladding (chimney shown)



Existing vinyl faux cedar shingle style cladding in the gable




Shutters




Former shutters affixed adjacent to the front window



No shutters on the existing exterior




Front Door



Former front door



Existing front door



Recommended front door, plain glass lite



Porch




Former front porch



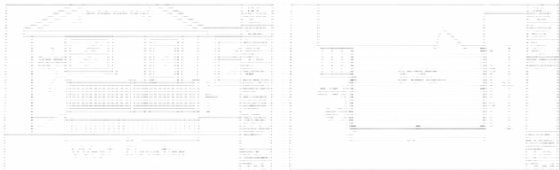
Porch



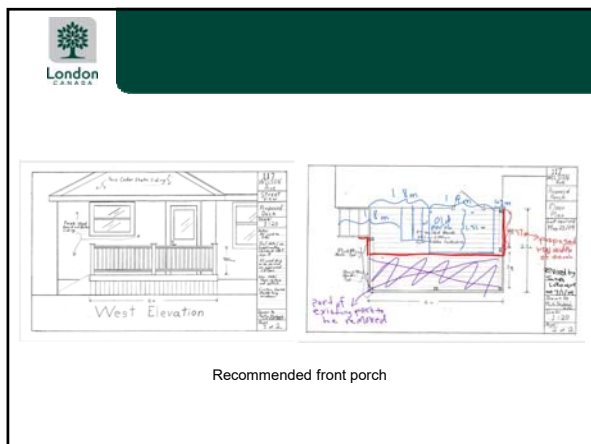
Existing front porch



Porch



Proposed front porch



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, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking retroactive approval for previously completed alterations to the property located at 117 Wilson Avenue, within the Blackfriars/Petersville Heritage Conservation District, **BE APPROVED** with the following terms and conditions:

- The existing gable cladding be painted;
- The existing glass lite of the existing front door be replaced with a plain glass lite as proposed, per Appendix C, and the door be painted; and,
- The existing porch be reduced in size, per the drawings in Appendix C, projecting a maximum width of 1.37m from the façade of the building and across the façade of the building a maximum length of 4.0m plus the required stairs with matching guard/railing, constructed of wood, with a wooden guard/railing with top and bottom rail and wooden square spindles set between, per the drawings in Appendix C, and all exposed wood be painted.

