

Report to London Advisory Committee on Heritage

To: Chair and Members
London Advisory Committee on Heritage
From: John M. Fleming
Managing Director, City Planning and City Planner
Subject: Heritage Alteration Permit Application by T. Roppelt and C. Roes at 42 Albion Street, Blackfriars/Petersville Heritage Conservation District
Meeting on: Wednesday August 14, 2019

Recommendation

That, on the recommendation of the Managing Director, City Planning & City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* to alter the front façade of the building located at 42 Albion 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:

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

Executive Summary

Alterations to the front gable of the property at 42 Albion Street, a Contributing Resource within the Blackfriars/Petersville Heritage Conservation District, commenced without obtaining Heritage Alteration Permit approval. Work ceased upon initiation of compliance action. The property owners have applied for a Heritage Alteration Permit to alter the front gable to add an oriel window. While not prevalent in the Blackfriars/Petersville Heritage Conservation District, the proposed alteration is generally consistent with historic types of architectural expression particularly in the Queen Anne Revival architectural style. The proposed alterations should be permitted with terms and conditions to ensure compliance with the policies and guidelines of the *Blackfriars/Petersville Heritage Conservation District Plan*.

Analysis

1.0 Background

1.1 Location

The property at 42 Albion Street is located on the west side of Albion Street between Wilson Avenue and Napier Street (Appendix A).

1.2 Cultural Heritage Status

The property at 42 Albion Street is located within the Blackfriars/Petersville Heritage Conservation District, which was designated pursuant to Part V of the *Ontario Heritage Act* on May 15, 2015. The property at 42 Albion Street is a Contributing Resource as identified by the *Blackfriars/Petersville Heritage Conservation District Plan*.

1.3 Description

The building located at 42 Albion Street is a one-and-a-half storey dwelling. It is frame, with horizontal siding currently applied to its exterior. An end gable roof forms part of the façade of the building. The doorway is recessed in an umbrage, with a post supporting the roof. Pre-cast concrete steps provide access to the wood porch. The building generally demonstrates vernacular characteristics of the Queen Anne style, which was popular during the building’s construction in c. 1900. These characteristics include the form and proportions of the building, its massing, and arrangement of door and windows openings.

2.0 Legislative/Policy Framework

2.1 Provincial Policy Statement

Heritage conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement* (2014) promotes the wise use and management of cultural heritage resources and directs that “significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

2.2 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. The *Ontario Heritage Act* enables Municipal Council to give the applicant of a Heritage Alteration Permit:

- a) The permit applied for
- b) Notice that the council is refusing the application for the permit, or
- c) The permit applied for, with terms and conditions attached (Section 42(4), *Ontario Heritage Act*)

Municipal Council must respond within 90 days after a request for a Heritage Alteration Permit application (Section 42(4), *Ontario Heritage Act*).

2.3 The London Plan

The policies of *The London Plan* found in the Cultural Heritage chapter support the conservation of London’s cultural heritage resources. Policy 554_ of *The London Plan* articulates one of the primary initiatives as a municipality to “ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources.” To help ensure that new development is compatible, Policy 594_ (under appeal) of *The London Plan* provides the following direction:

1. *The character of the district shall be maintained by encouraging the retention of existing structures and landscapes that contribute to the character of the district*
2. *The design of new development, either as infilling, redevelopment, or as additions to existing buildings, should complement the prevailing character of the area*
3. *Regard shall be had at all times to the guidelines and intent of the heritage conservation district plan.*

2.3 Blackfriars/Petersville Heritage Conservation District

The Blackfriars/Petersville Heritage Conservation District is recognized for its significant cultural heritage value, not just for its individual cultural heritage resources (Contributing Resources) but for the value that they have together, collectively. The goals of the designation of Blackfriars/Petersville as a Heritage Conservation District pursuant to Part V of the *Ontario Heritage Act* support the conservation of its resources. Specifically for its cultural heritage resources:

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.*

To implement this goal and these objectives, the policies of Section 7.4 (Contributing Resources), Section 7.7 (Residential Area), and the design guidelines of Section 10.3.1

(Design Guidelines – Alterations and Additions) and applicable Architectural Conservation Guidelines of Section 11 were considered in the evaluation of a Heritage Alteration Permit application.

The Blackfriars/Petersville Heritage Conservation District Plan identifies Contributing Resources and Non-Contributing Resources. The property at 25 Blackfriars Street is identified as a Contributing Resource. Contributing Resources are defined as “a property, structure, landscape element, or other attribute of a Heritage Conservation District that supports the identified cultural heritage values, character, and/or integrity of the H CD. Contributing Resources are subject to the policies and guidelines for conservation, alteration, and demolition.”

The policies of Section 7.4.1 of the *Blackfriars/Petersville Heritage Conservation District Plan* require the conservation of a Contributing Resource and the cultural heritage value of the Blackfriars/Petersville Heritage Conservation District. In particular,

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.*

3.0 Heritage Alteration Permit Application

A complaint from the community brought the unapproved alterations underway to the property at 42 Albion Street to the attention of the City in May 2019. Compliance action ensued and alterations ceased.

The Heritage Alteration Permit application was submitted by the property owners and received on June 27, 2019 with further details received on August 2, 2019. The property owners have applied for a Heritage Alteration Permit to (see drawings in Appendix C):

- Alter the existing front gable of the existing house by:
 - Removing the existing non-original window;
 - Removing the siding-clad projecting detail of the gable;
 - Removing the brackets around the window opening;
 - Constructing an oriel window (approximately 76-1/2” wide by 12-5/8” in depth, to the peak of the gable), with a new vinyl sash window with arched transom; and,
 - Cladding the oriel window with scallop style cedar shingles on the upper and paneled wood board on the lower, with trim around and on the sides of the proposed oriel window.

While further alterations may be contemplated, the scope of this Heritage Alteration Permit application is limited to the proposed oriel window.

As the alterations have commenced prior to obtaining Heritage Alteration Permit approval, this Heritage Alteration Permit application has met the conditions for referral requiring consultation with the London Advisory Committee on Heritage (LACH).

Per Section 42(4) of the *Ontario Heritage Act*, the 90-day timeline for this Heritage Alteration Permit application will expire on September 25, 2019.

4.0 Analysis

4.1 What is an oriel window?

An oriel window is a window which project from one or more upper storeys, but does not extend to the ground floor. Originally developed in the fourteenth and fifteenth centuries as a recessed area for private prayer, oriel windows have developed to have many different stylistic executions. A “box window” is a variant on an oriel window.

A bay window, unlike an oriel or box window, extends its base to the ground floor.

4.2 Analysis

The policies and guidelines of the *Blackfriars/Petersville Heritage Conservation District Plan* are intended to support the conservation of Contributing Resources and ensure that change within the Blackfriars/Petersville Heritage Conservation District is compatible with its cultural heritage values.

The proposed alterations are generally guided by other cultural heritage resources which have oriel windows (Appendix D). The property at 100 Stanley Street (individually designated by By-law No. L.S.P.-3413-272) has an oriel window in a similar location to the proposed oriel window at 42 Albion Street. At 100 Stanley Street, the oriel window featured elaborate wood trim detail with a Queen Anne style window (see Appendix D, Image 2). Detailing helps to ensure that the architectural expression of the oriel window is appropriate for its cultural heritage resource.

Within the examples of oriel windows identified in Appendix D, the windows themselves are the primary element of each examples. The design and finish of the proposed oriel window for the house at 42 Albion Street, results in the window appearing undersized. The window is similar in size to the former window and the structure of the proposed oriel window has limitations on the potential opening size for the window. Recognizing these limitations, the exterior cladding of the proposed oriel window acknowledges this challenges. The ends of the proposed oriel window will be clad in paneled wood board, as there is insufficient depth to successfully install courses of the cedar shingles. Rounded cedar shingles are proposed to clad the façade of the oriel window (see Figure 6-7, Appendix C). Brackets could be considered as additional details, however, the existing construction would force the installation of brackets too low which would interrupt the horizontal lines of the building’s façade and are therefore not recommended. The application of a vinyl window is not preferred, however it is consistent with the other non-original windows found on the building.

Overall, the proposed oriel window alteration is consistent with the cultural heritage value of the Blackfriars/Petersville Heritage Conservation District through the application of generally historically appropriate forms and compatible materials. The proposed alteration is not anticipated to result in adverse impacts to the cultural heritage resource at 42 Albion Street. The proposed oriel window is sympathetic to the demonstration of the vernacular Queen Anne Revival-influenced details of the existing Contributing Resource in compliance with the applicable policies of Section 7.4.1 of the *Blackfriars/Petersville Heritage Conservation District* and informed by the policies of *The London Plan* regarding the conservation of cultural heritage resources. The proposed alteration is not considered to be inappropriate, and is anticipated to support and conserve the cultural heritage value of the Blackfriars/Petersville HCD.

5.0 Conclusion

While not prevalent in the *Blackfriars/Petersville Heritage Conservation District* or based in historic precedence for this property, oriel windows are found on several of London’s cultural heritage resources which demonstrates their general compatibility for this type and age of resource. The proposed oriel window alteration to the property at 42 Albion Street should be permitted with terms and conditions to ensure compliance with the policies and guidelines of the *Blackfriars/Petersville Heritage Conservation District Plan* and the appropriate execution of an oriel window.

Appendix A – Location

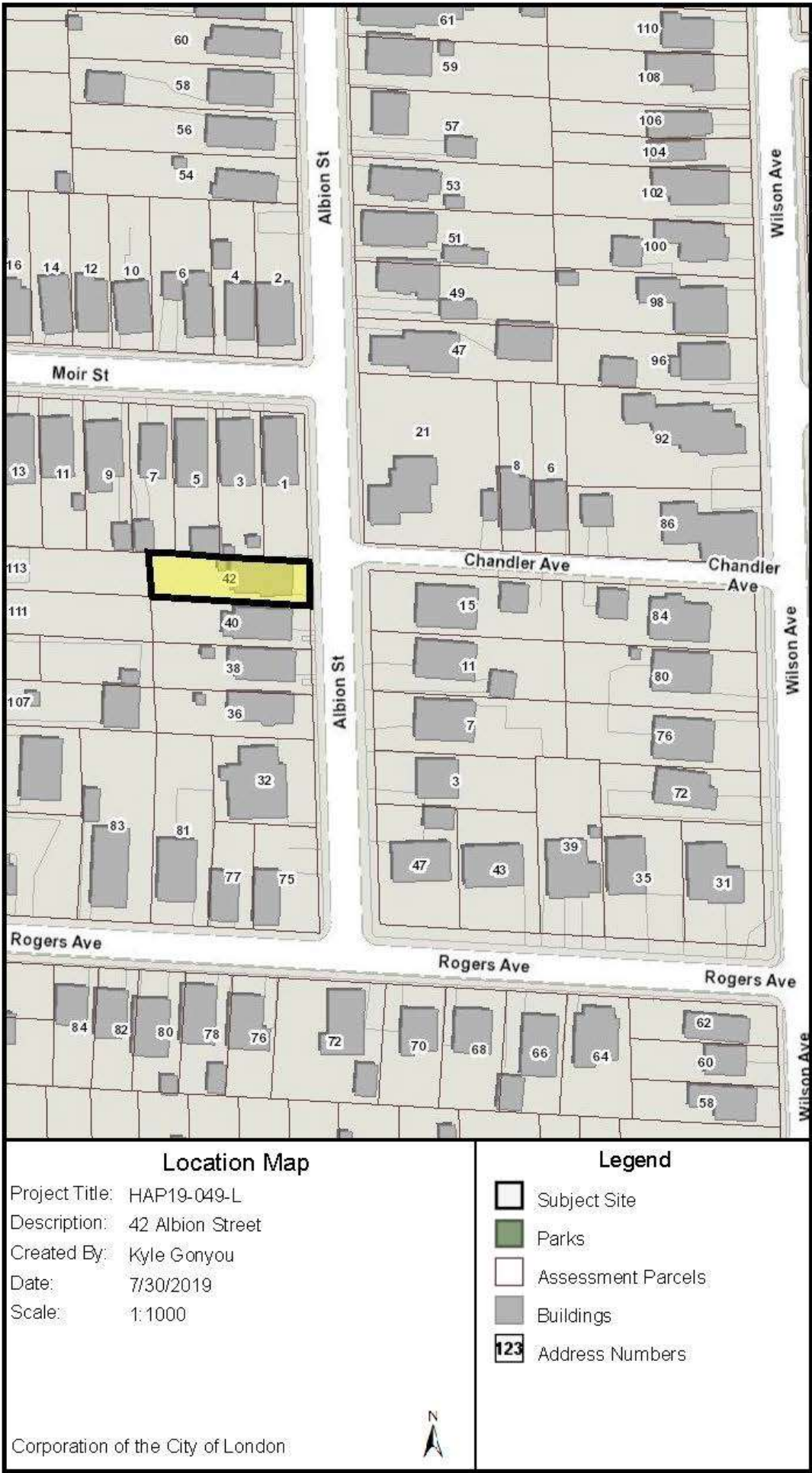


Figure 1: Location of the subject property at 42 Albion Street in the Blackfriars/Petersville Heritage Conservation District.

Appendix B – Images



Image 1: Property at 42 Albion Street, prior to alterations, in September 2017. Courtesy Google.



Image 2: Detail of the front façade of the building at 42 Albion Street, prior to alteration. Image submitted as part of the Heritage Alteration Permit application.



Image 3: Alteration to the gable of the building at 42 Albion Street underway.



Old shingles removed from under siding

Image 4: Photograph submitted as part of Heritage Alteration Permit application identifying the shingles removed from under the siding.

Appendix C – Drawings

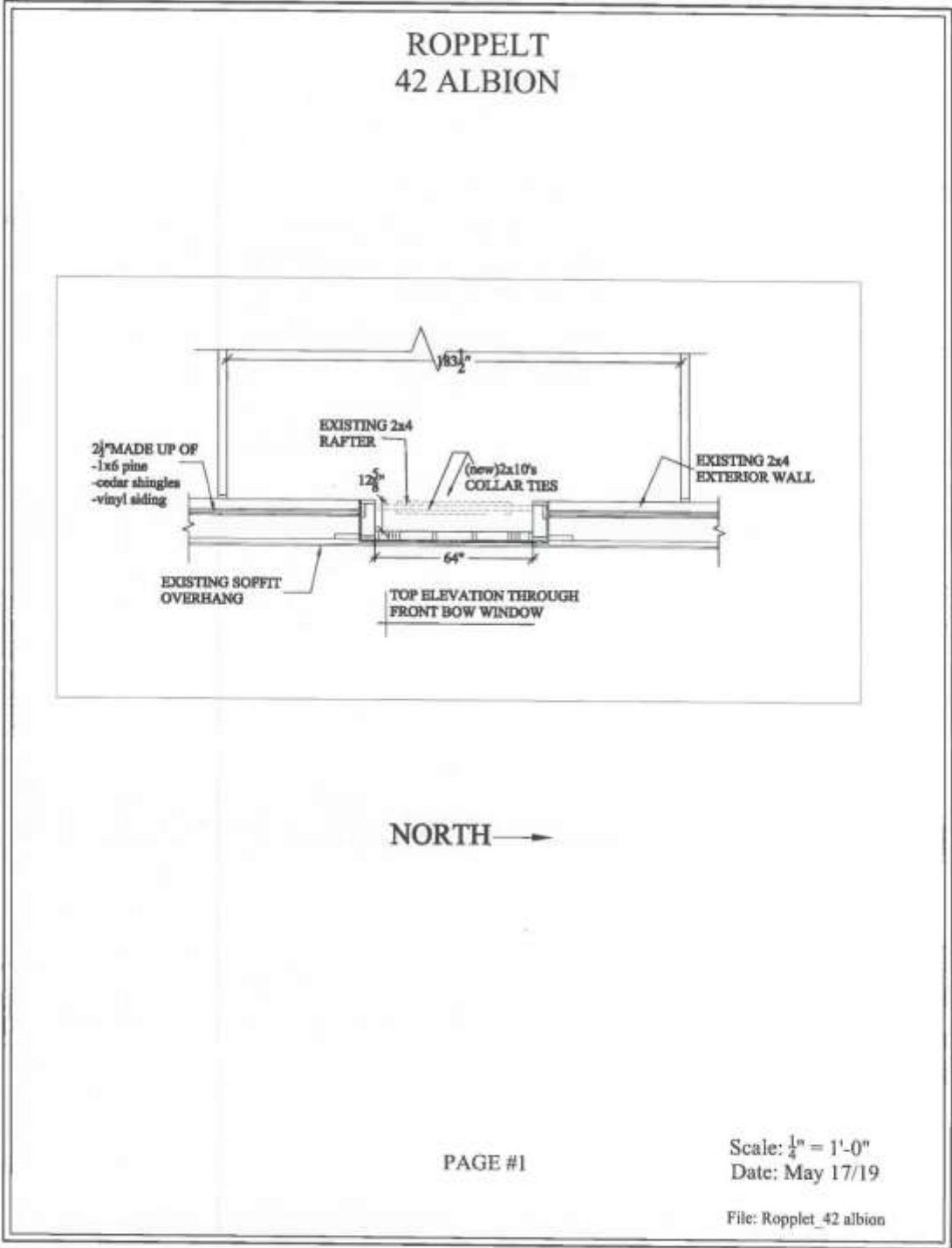


Figure 2: Plan view of proposed oriel window.

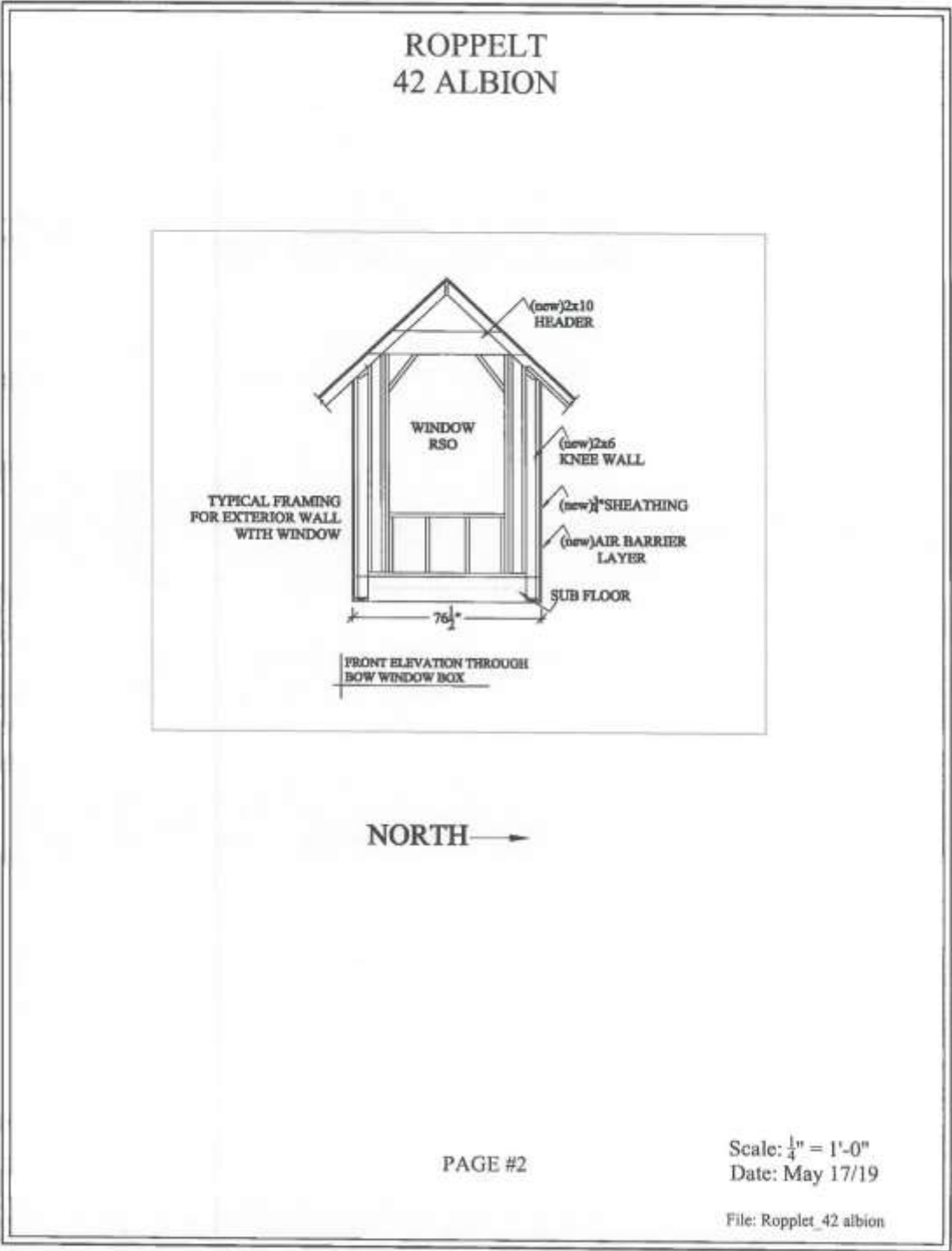


Figure 3: Elevation view of proposed oriel window; structural details.

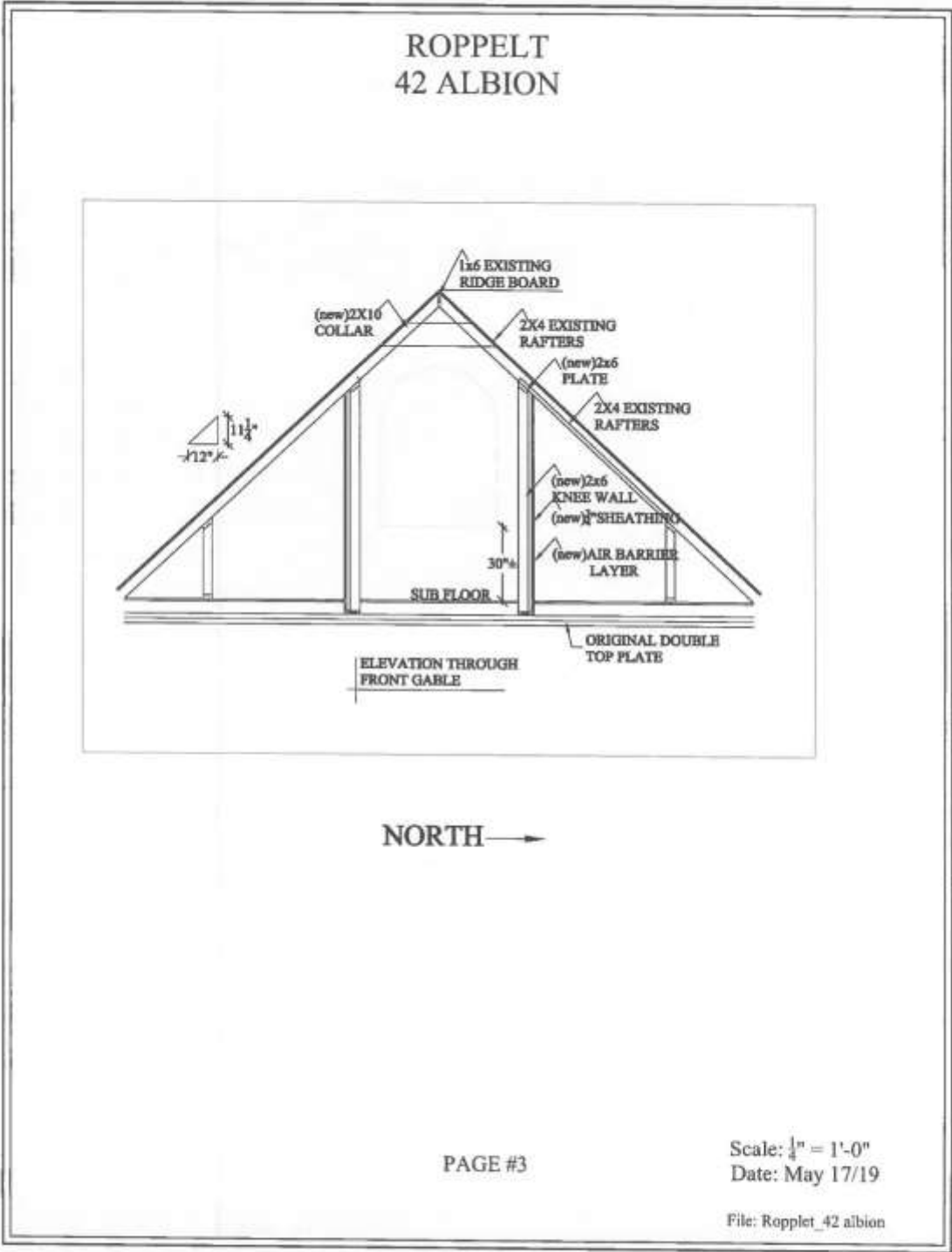


Figure 4: Structural details of roof.

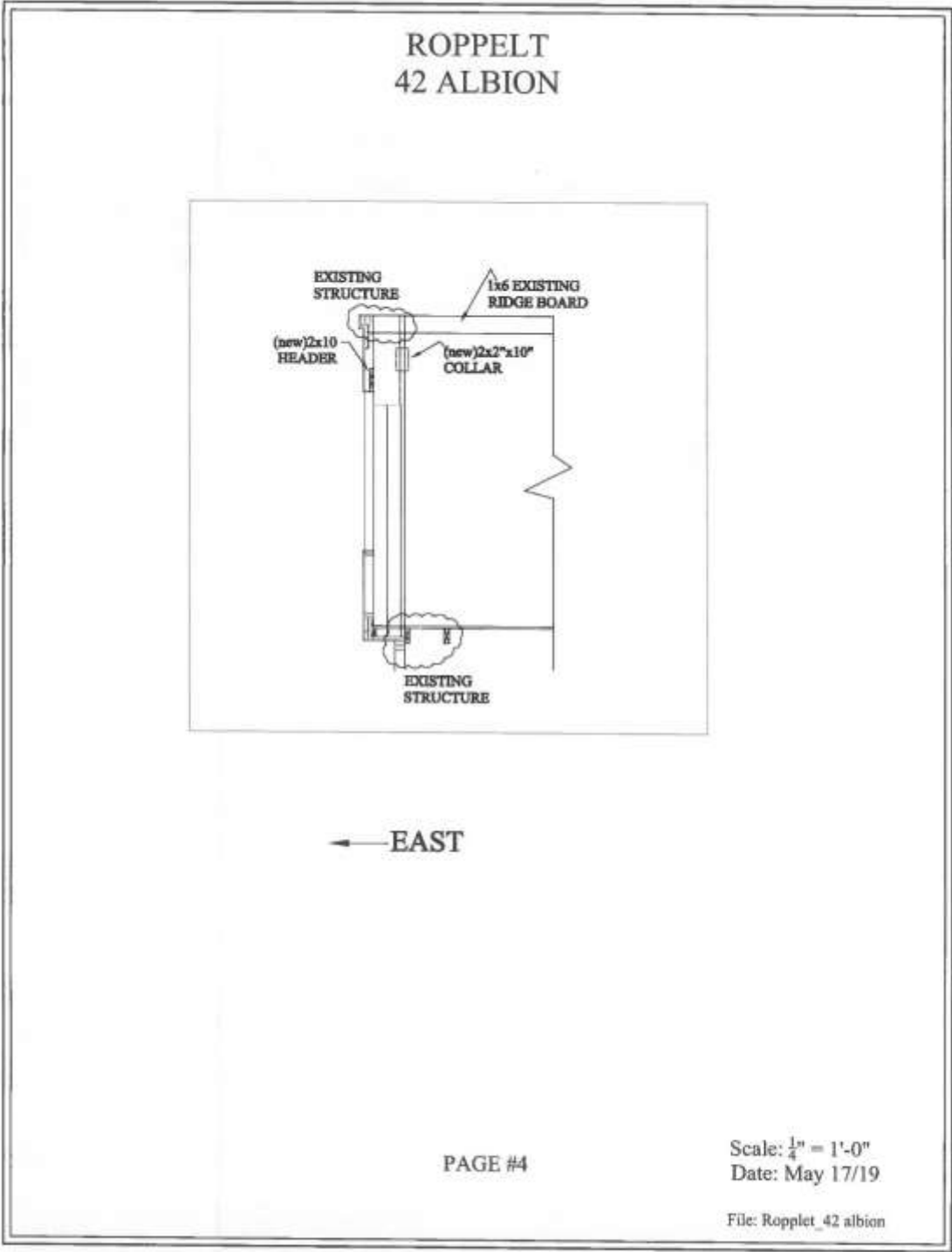


Figure 5: Side elevation view of proposed oriel window.

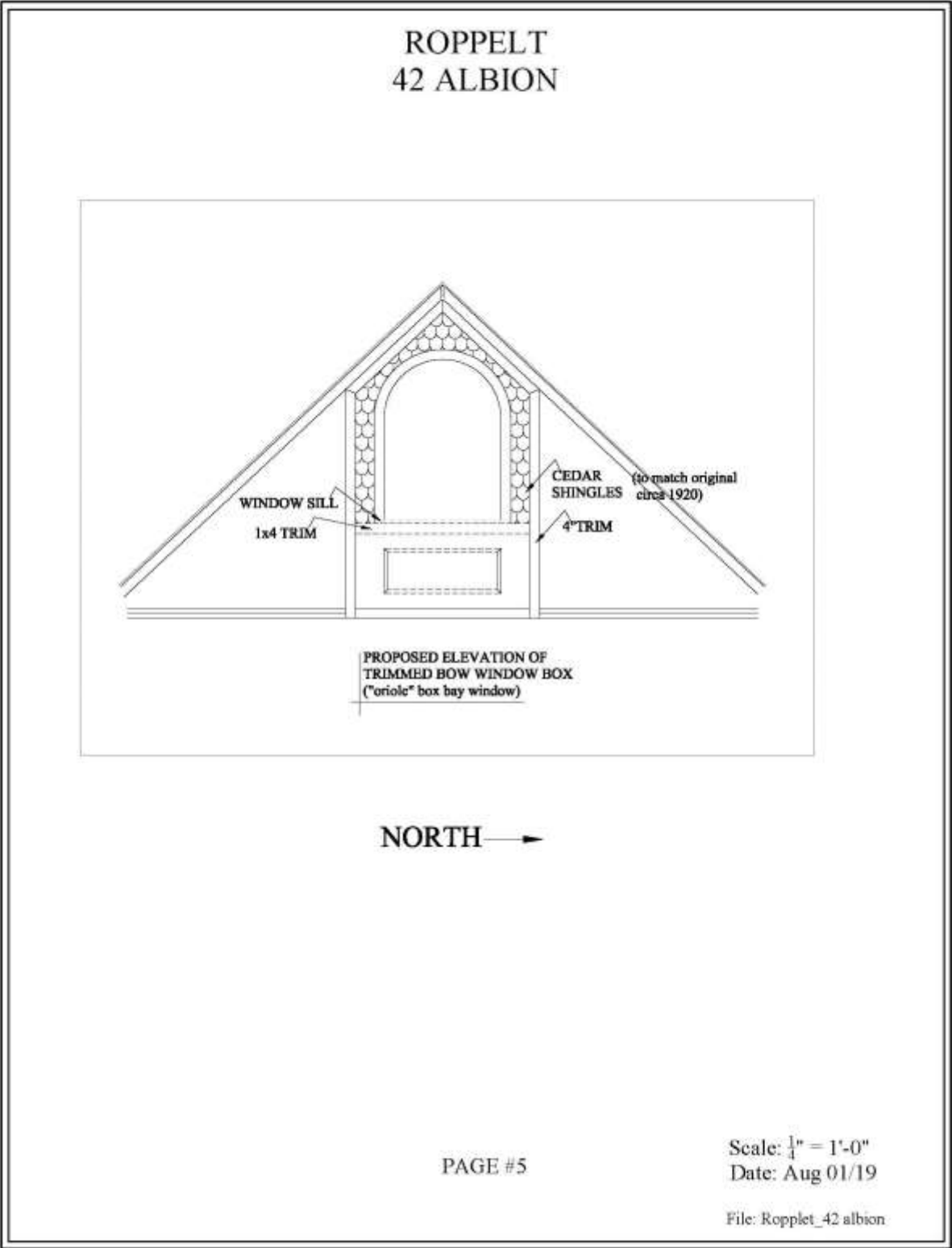


Figure 6: Detail showing exterior finishes of proposed oriel window of the house at 42 Albion Street. Note the existing window is a sash window with separate arched transom (see Image 3, Appendix B).



New cedar shingles

Figure 7: Photograph submitted as part of Heritage Alteration Permit application showing the proposed cedar shingles, to be cut to match the scalloped pattern of the former, but demonstrating the width of the material.

Appendix D – Oriel Windows



Image 5: The dwelling at 100 Stanley Street (heritage designated property, By-law No. L.S.P.-3413-272), built 1893 or 1900, featured an oriel window on the front of the upper storey.



Image 6: Detail of the oriel window of the dwelling at 100 Stanley Street.



Image 7: The Arthur Stringer House/Manias House at 64 Elmwood Avenue East (built 1886; heritage designated property, By-law No. L.S.P.-2821-18 and Wortley Village-Old South HCD) has a double bay window and an oriel window.



Image 8: The commercial-type heritage listed property at 604 Emery Street East has an oriel window projecting over its chamfered corner.



Image 9: The attic of this Eclectic Style heritage designated property at 846 Hellmuth Avenue (c.1906; By-law No. L.S.P.-3203-325), features an oriel window. Courtesy Google.



Image 10: Villa Cornelia (built 1892), a heritage designated property at 142 Kent Street (By-law No. L.S.P.-2984-126) features an oriel window in the gambrel gable of its main façade.



Image 11: View of the former Hayman House at 869-871 Dundas Street (built 1890; By-law No. L.S.P.-2704-469).



Image 12: Detail of the oriel window, seen from Ontario Street, on the heritage designated property at 869-871 Dundas Street.



Image 13: The building at 512 Maitland Street (1895), in the West Woodfield HCD, includes a three-bay oriel window in the gambrel gable. The adjacent property at 514 Maitland Street features a similar detail. Courtesy Google.



Image 14: The heritage designated property at 612 Waterloo Street (built 1893; By-law No. L.S.P.-3390-66 and West Woodfield HCD) features an oriel window in its attic gable. Courtesy Google.



Image 15: The heritage designated property at 570 Wellington Street (c. 1905), in the West Woodfield HCD, features two oriel windows: one three-bay oriel window in the attic gable and one two-bay oriel window on the south façade.



Image 16: Detail of the oriel window on the south façade of the heritage designated property at 570 Wellington Street.