



## Heritage Alteration Permit 40 Craig Street, Wortley Village-Old South HCD

London Advisory Committee on Heritage  
Wednesday September 11, 2019

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## 40 Craig Street



- Built 1914
- Wortley Village-Old South HCD (2015)
- C-rated Property
- Multi-unit residential



## Timeline

- June 1, 2015: Property designated under Part V, *Ontario Heritage Act* as part of the Wortley Village-Old South HCD
- April 2019: Property owners consult with Heritage Planner about potential alterations
- August 7, 2019: Complaint received regarding alterations; enforcement action
- August 12, 2019: Property owners submit HAP application seeking retroactive approval and other alterations



## Heritage Alteration Permit application

- Retroactive approval for the cladding of the gables in vinyl siding with a faux scalloped shingle appearance;
- Replace the existing steel and aluminum eaves troughs, soffit, and fascia with brown aluminum; and,
- Replace the porch decking (1¼" wood tongue and groove), 1" square lattice skirt, step hand rails on both sides with new wood to match the verandah railings/guard.



## Policy Framework

- “Significant built heritage resources and significant cultural heritage landscapes shall be conserved” (PPS 2014)
- “Regard shall be had at all times to the guidelines and intent of the heritage conservation district plan” (Policy 594\_\*, *The London Plan*)



## Goals and Objectives

### **Section 3.1.2, Wortley Village-Old South HCD Plan**

- *Avoid the destruction and/or inappropriate alteration of the existing building stock, materials and details*



## Principles

### **Section 3.2, Wortley Village-Old South HCD Plan**


- Conserve the historic context
- Maintain and repair
- Find a viable social or economic use
- Conserve traditional setting
- Conserve original decoration and fitting
- Restore to authentic limits
- Employ traditional repair methods
- Respect historic accumulations
- Make new replacements distinguishable



## Design Guidelines

### **Section 8.3.1, Wortley Village-Old South HCD Plan**

- d) *Avoid “new” materials and methods of construction if the original is still available. In some cases, after careful research, substitute materials may perform better than original materials, but beware of using materials that have not been tested for years in a similar application.*
- e) *Conserve; retain and restore heritage attributes wherever possible rather than replacing them, particularly for features such as windows, doors, porches and decorative trim.*
- h) *Avoid concealing or irreversibly altering heritage attributes of property, such as entrances, windows, doors and decorative details when undertaking alterations.*

 **Material Guidelines**

**Section 9.4.5, Wortley Village-Old South HCD Plan**

- Preserve as much as possible of the original material when undertaking repairs.
- Damaged siding should be removed and replaced with similar material. Avoid covering any original material with layer(s) of new material.
- Avoid any new siding that is simply attached over top of the original as many of the trim details and corner details of the original will be lost underneath or recessed behind the new skin.
- Natural wood siding can be acquired and milled to profiles identical to the original profile and nailed in place and painted or stained to replicate the original appearance. This is the optimum solution where feasible.
- Vinyl and aluminum siding are not recommended to cover or replace original wood siding. Fiber cement board, while less preferable than wood siding, is more preferable than aluminum and vinyl materials.

 **Gables on Craig Street**

- 14 properties with applicable comparisons
  - 3 properties: vinyl scalloped siding
  - 2 properties: composite/unidentified
  - 1 property: siding
  - 8 properties: painted wood shingles



Painted wood shingles in gable



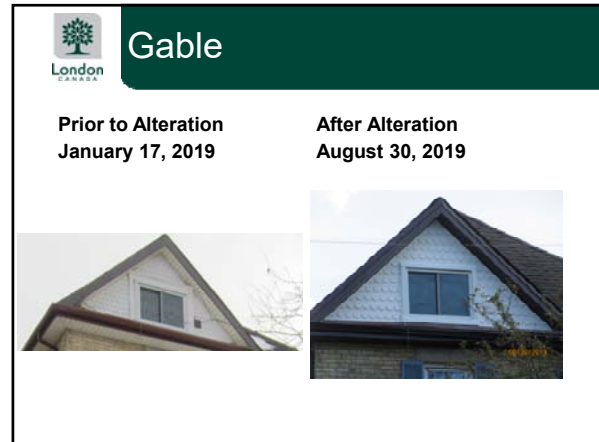
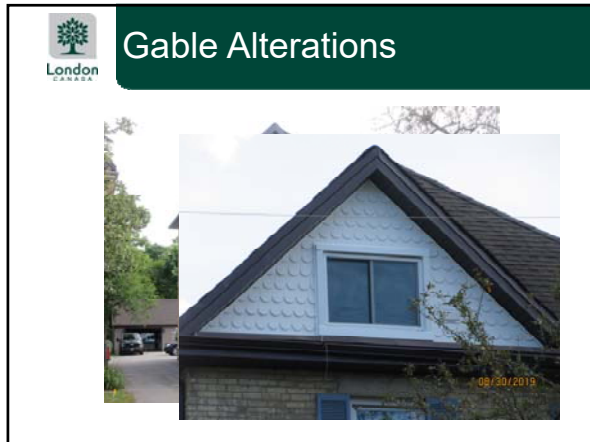
Vinyl scalloped siding (installed prior to 2015)

 **Original Condition Gable**




 **August 7, 2019 Gable Alterations**






- Gable Alterations**
- Inappropriate alteration, does not comply with Section 3.1.2 of Wortley Village-Old South HCD Plan
  - Does not conform to the principles of Section 3.2
    - Conserve Original Decoration and Fittings
      - "Avoid removing or updating the style of these features or replacing them with poor reproductions of the originals" (Section 3.2.2)
    - Maintain and Repair

- Gable Alterations**
- Introduces a "new" material when historically appropriate wood shingles are still available
  - Does not accurately replicate the profile or details
  - Contrary to direction to repair and retain heritage attributes, rather than replace (Section 8.3.1.1.e and 8.3.1.1.h)
  - Covers historic material contrary to guidelines of Section 9.4.5


 **Gable Alterations**


- Majority of properties on Craig Street maintain historic wood shingles
- Other vinyl scalloped siding on Craig Street installed prior to designation of Wortley Village-Old South HCD in 2015
- Supporting vinyl covering of historic wood shingles could set negative precedent
- Intent of Wortley Village-Old South HCD Plan is to conserve heritage attributes, not cover them in vinyl

 **Porch Guidelines**

**Section 9.5, Wortley Village-Old South HCD Plan**

- Removal or substantial alteration to the size, shape and design of existing porches is strongly discouraged;
- Do not remove or cover original porches or porch details, except for the purposes of quality restorations.
- 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.
- For structural elements of the porch, use the best of current technology including secure footings extending below frost and pressure treated wood for wood framing.
- For decorative elements such as gingerbread fretwork and other trim, wood is still the best choice to recreate the original appearance, but using improved technology such as waterproof glue and biscuit joiners and liquid preservatives and best quality paints to protect the finished product.
- Fiberglass and plastic versions of decorative trim should be avoided. Poor interpretations of the scale or design of applied decoration detracts from the visual appearance and architectural coherence of porches and verandahs.
- Install and maintain a porch apron on all exterior sides below the porch floor.

 **Existing Conditions  
Porch Steps**



 **Existing Conditions  
Porch Skirt**





## Porch Alterations

- Painted wood complies with Section 8.3.1.1.d
- Replacement of hand rails of the steps using railing/guard of verandah complies with Section 8.3.1.1.g
- Lattice or cut details of porch skirt equally appropriate in the Wortley Village-Old South HCD, provided it is constructed of painted wood (not vinyl) to comply with Section 8.3.1.1.d



## Ontario Heritage Act

Section 42(4): Within 90 days after 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,

- 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. 2005, c. 6, s. 32(3).



## 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* seeking approval for alterations to property at 40 Craig Street, within the Wortley Village-Old South Heritage Conservation District, **BE PERMITTED** with the terms and conditions:

- a) The vinyl siding cladding the front gables be removed within 1 year and the painted wood shingle imbrication be retained and restored;
- b) Only painted wood be used for the alterations to the porch, including but not limited to the hand railings on the steps, the steps, and the porch skirt;
- c) All exposed wood be painted;
- d) The Heritage Planner be circulated on the Building Permit application drawings to verify compliance with this Heritage Alteration Permit prior to issuance of the Building Permit; and,
- e) The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.