



**Heritage Alteration Permit
213 King Street
Downtown Heritage
Conservation District**

London Advisory Committee on Heritage
Wednesday September 11, 2019

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213 King Street



- Built in c. 1887
- Italianate
- Downtown HCD (2013)
- A-rated
- Formerly Novack's
- Previous HAP: windows



213 King Street



213 King Street





Heritage Alteration Permit application

- Retroactive approval for storefront door replacement

This block contains the London logo, a title for a permit application, and a bullet point describing the application's purpose.

Storefront Door

Original Door	Replacement Door

This block contains the London logo, a title for a door replacement project, and a side-by-side comparison of the original and replacement doors. The original door is a solid door with horizontal slats, while the replacement door is a glass door with horizontal slats.



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*)



Physical Goals and Objectives

Section 3.2.1, Downtown HCD Plan

- *Establish a framework for the retention, conservation, and adaptation of the existing stock of significant heritage buildings and spaces within the Downtown District;*
- *Encourage the rehabilitation and restoration of heritage buildings that is sensitive and respectful to the historical significance of the structure*
- *Influence the renovation or construction of modern era buildings so that it is done with regard to the District and complementary to the character and streetscape.*
- *Successfully implement these objectives while fostering an environment of growth and renewal going forward.*



Storefronts

Section 6.1.3.1, Downtown HCD Plan

- *Preserve the functional and decorative features such as display windows, doors, transoms, cornices, corner posts, awnings and signs – which are important in defining the overall heritage value of the building.*
- *Document the form, materials and condition of the storefront prior to beginning project work. The careful removal of non-character defining cladding and other cover-ups may reveal an earlier storefront beneath.*
- *Protect and maintain wood, masonry and architectural metals that comprise storefronts through appropriate treatment such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems in kind.*
- *Retain storefronts and storefront elements that are in sound condition. Deteriorated storefront elements should be preserved wherever possible. Character-defining signs and awnings should be retained. Stripping the storefront of character-defining materials such as wood, brick, metal, or structural glass or covering the material is to be avoided.*
- *Replace extensively deteriorated or missing parts of storefronts with in kind elements where there are surviving prototypes. The new work should match the old in form and detailing.*



Alterations and Renovations

Section 6.1.5, Downtown HCD Plan

- *Replacement windows, doors and architectural components of buildings that contribute to heritage character must respect the original in type, proportion, vertical orientation, and size of elements. Surrounding details should be maintained. When original windows no longer exist, replacement windows should respect the spirit of the original architecture.*



Analysis

- Efforts made to repair original door
 - Evidence provided in HAP application
- Replacement door: different proportions and size, different material
- Replacement door: matches door of 209-211 King Street
- Recessed storefront retained
- Original door salvaged for reuse



213 King Street & 209-211 King Street



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 retroactive approval for replacement of the front door at 213 King Street, within the Downtown Heritage Conservation District, **BE PERMITTED** with the terms and conditions that the former door be salvaged by the property owner for appropriate reuse elsewhere.