

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 V. Anastasiadis at
**562 Dufferin Avenue, East Woodfield Heritage Conservation
 District**

Meeting on: Wednesday November 13, 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* seeking retroactive approval and approval for alterations to property at 562 Dufferin Avenue, within the East Woodfield Heritage Conservation District, **BE PERMITTED** with the terms and conditions:

- a) Only natural wood with a painted finish be used for the half timbering;
- b) The new stucco of the half timbering maintain a rough texture, per the existing stucco cladding; and,
- c) The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

Executive Summary

The property at 562 Dufferin Avenue contributes to the heritage character of the East Woodfield Heritage Conservation District. A historic architectural concept was located by the property owner which appears to show alterations to the existing dwelling that were not implemented. The retroactive approvals seeks to recognize the replacement vinyl windows installed, which were inspired by the details identified in the architectural concept. The proposed alterations seek to implement the half timbering detailing shown on the architectural concept for the existing dwelling. Provided that the appropriate materials for the half timbering are utilized, the alterations should be permitted.

Analysis

1.0 Background

1.1 Location

The property at 562 Dufferin Avenue is located on the north side of Dufferin Avenue between William Street and Adelaide Street North (Appendix A).

1.2 Cultural Heritage Status

The property at 562 Dufferin Avenue is located within the East Woodfield Heritage Conservation District, which was designated pursuant to Part V of the *Ontario Heritage Act* in 1993.

1.3 Description

The existing dwelling at 562 Dufferin Avenue was constructed in circa 1915 is described as being of the Prairie Style of architecture in the *East Woodfield Heritage Conservation District Study Assessment Report* (Appendix B). The *East Woodfield Heritage Conservation District Study Assessment Report* describes the property as:

Best described as a two and a half storey red brick and stucco suburban villa, this house has a hipped roof pierced by two dormers, one with a shed roof and one with a hipped gable roof. The upper storey is stuccoed beneath wide overhanging eaves and the windows are mullioned and paired. The lower storey is dominated by a graceful verandah that is supported at the corners by

quadruple pillars and the typical gentle arched fascia of this style. The house has the broad aspect of this style and the brick balustrade of the verandah adds solidity to the structure.

It appears that the mullioned and paired windows noted in the above description were previously replaced without obtaining Heritage Alteration Permit approval.

The property owner came into the possession of an architectural concept for the existing dwelling at 562 Dufferin Avenue (Appendix C). The concepts appear to show finishes for the existing dwelling that were not executed, including different window styles and half timbering for the second storey, and other details. The architectural concept is not dated or attributed to an architect or designer. It has been interpreted to suggest that the building was already constructed and the decorative program of the architectural concept was cancelled due to unknown reasons.

1.4 Prairie Style

As there are no buildings in London that are designed by architects of the Prairie School, the Prairie style must be interpreted as an influence rather than a strict adherence to the style. The Prairie style of architectural is generally characterized by open floor plans, horizontal lines, and an emphasis on local materials with Frank Lloyd Wright as its most famous proponent in his promotion of “organic architecture.” Many of these characteristics can also be found in the Arts & Crafts style, which further emphasizes historical architectural periods with specific attention paid to decorative details. The existing dwelling at 562 Dufferin Avenue does not have a strict adherence to the Prairie style.

1.5 Tudor Revival

The Tudor Revival architectural style was a popular period revival style, particularly following WWI and into the 1930s. Based on the popular architectural style during the reign of the Tudor monarchs in England during the sixteenth century, the Tudor Revival style is most commonly characterized by the half timbering.

Half timbering is a medieval building style that exposes the structural elements (e.g. studs) of the building to the exterior and fills the spaces in between the framework with wattle and daub. Wattle and daub is a construction method in which a lattice of thin wooden strips, wattle, is daubed with a render of mud, soil, or clay and then smoothed – not unlike lath and plaster. In exterior applications, half timbering can be completed with a lime or cement plaster, or stucco.

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 make a decision on the Heritage Alteration Permit application within 90 days or the request is deemed permitted (Section 42(4), *Ontario Heritage Act*).

2.2.1 Contravention of the *Ontario Heritage Act*

Pursuant to Section 69(1) of the *Ontario Heritage Act*, failure to comply with any order, direction, or other requirement made under the *Ontario Heritage Act* or contravention of the *Ontario Heritage Act* or its regulations, can result in the laying of charges and fines up to \$50,000.

When the amendments to the *Ontario Heritage Act* in Bill 108 are proclaimed in force and effect, the maximum fine for the demolition or removing a building, structure, or heritage attribute in contravention of Section 42 of the *Ontario Heritage Act* will be increased to \$1,000,000 for a corporation.

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.*

Policy 13.3.6 of the *Official Plan* (1989, as amended) includes similar language and policy intent.

2.3 East Woodfield Heritage Conservation District

The policies of the *East Woodfield Heritage Conservation District Plan – Part II* are intended to conserve and to protect its unique residential heritage character in the process of future change (Section 2.3). While the policies recognize that Municipal Council cannot compel the restoration of properties, it does provide a framework by which change can be managed with recognition of the heritage character of East Woodfield.

Applicable principles identified in Section 1.3 of the *East Woodfield Heritage Conservation District Plan – Part II*, include:

- Replacement of architectural features must match the material being replaced in composition, design, texture, colour, size, and level of craftwork.
- Historical, physical or pictorial and documentary evidence shall guide the repair or replacement of missing architectural features of an individual heritage building. Guesswork or use of architectural elements borrowed from other buildings should be avoided.

Section 3.4.2 of the *East Woodfield Heritage Conservation District Plan – Part II* provides guidelines on stucco, supporting the conservation of this material as it is found in the East Woodfield Heritage Conservation District. The guidelines note:

Patching and new stucco surfaces should match the historic finish, colour, and texture and any special markings found on original stucco surface.

Section 3.6 of the *East Woodfield Heritage Conservation District Plan – Part II* highlights the high degree of wood detailing found in the area. The guidelines support the conservation and restoration of existing wood detailing, including regular painting. For new details, the guidelines of Section 3.6 state,

The reconstruction of elements based on historic photographs should be drawn first before the replication of the element is commissioned. Working or shop drawings are useful when prepared. Conjectural restorations should be avoided.

Section 3.7 of the *East Woodfield Heritage Conservation District Plan – Part II* provides guidelines for windows and doors. Regarding replacement, the guidelines of Section 3.7 state,

Replacement wood windows or doors should be contemplated in kind. Aluminum, coated metal or vinyl units are not recommended as replacements. A replacement window or door should match the original in style, shape, placement and be based on the use of historic photographs when available to meet the above criteria.

3.0 Heritage Alteration Permit Application

3.1 Previous Heritage Alteration Permit

The property owner previously obtained Heritage Alteration Permit approval with terms and conditions for a rear addition to the existing building on the property at 562 Dufferin Avenue (HAP18-063-D). The addition was approximately 46'6" in length at the rear of the existing dwelling and spanning the width of the existing building. The main floor of the addition is clad in red brick to match the existing and the upper exterior of the addition is clad in Tudor Revival-inspired half timbering. Half of the detached garage was removed, leaving one bay. The addition complied with the guidelines of Section 4.3.1 and 4.3.2 of the *East Woodfield Heritage Conservation District Plan*.

The proposed alterations did not meet the 'Conditions for Referral' in the Delegated Authority By-law, and were approved with terms and conditions by the City Planner. Alterations to the existing building were specifically excluded from the approvals in HAP18-063-D.

3.2 Heritage Alteration Permit

A complaint from the community brought unapproved alterations underway to the property at 562 Dufferin Avenue to the attention of the City on in August 2019. Compliance action ensued.

The Heritage Alteration Permit application was submitted by the property owners and received on September 30, 2019. The property owners have applied for a Heritage Alteration Permit seeking:

- Retroactive approval for the replacement of the former windows with new vinyl windows with faux grilles;
- Alter the existing stucco cladding on the second storey to re-face the existing stucco with new stucco and add half-timbering detail in a Tudor Revival style; and,
- Remove the existing vinyl siding on the west oriel (bay) window and east oriel window/window box and apply half timbering to match the second storey exterior cladding.

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*, Municipal Council must make a decision on this Heritage Alteration Permit application by December 29, 2019 or the request is deemed permitted.

4.0 Analysis

4.1 Window Replacement

The windows of the existing dwelling were specifically excluded from the previous Heritage Alteration Permit for the rear addition (HAP18-063-D).

The former windows were non-original vinyl sash windows with faux grilles in the upper sash. No Heritage Alteration Permit approval was located for the previous replacement of the original windows with vinyl windows, however it appears that attempts were made to replicate the (faux) grille pattern in the former windows.

The property owner has applied for retroactive Heritage Alteration Permit approval to recognize the replacement vinyl windows. The same style, hung or sash, was maintained in the replacement and no window openings were altered in size or placement. The faux grilles, however, were changed from the vertical bars to a four-over-one pattern. The change in grille pattern is supported by the historic documentation of the architectural concept (see Appendix C).

4.2 Exterior Cladding

The architectural concept for the dwelling at 562 Dufferin Avenue has provided inspiration for aesthetic and decorative changes to the existing dwelling (see Appendix C, Figures 2-3). The architectural concept, as historic documentation, has some authority what should be considered as (historically) appropriate alterations or interventions to this dwelling.

To implement this architectural concept, alteration to the existing stucco on the second storey is required. The second storey is clad in a rough stucco. While the guidelines of the *East Woodfield Heritage Conservation District Plan – Part II* note that new stucco should never be applied over an existing surface, however the technology for the application of exterior surface treatments has developed since 1993 and reduced the potential negative impacts of covering existing historic stucco. The risk in methodology rests with the property owner.

To achieve the half timbering look and to ensure appropriate proportions are achieved, wood timber framing is required to be applied to the existing exterior face of the building with a new layer of stucco added (see Appendix C, Figure 4). The half timbering is proposed to be achieved in the application of a vertical and horizontal border pattern using cut-to-fit 1x5 painted wood to provide the look, dimensionality, and shadows. The inside returns of the window openings would be wrapped in wood trim. In addition to the second storey, this half timbering would be applied to the oriel (bay) window on the west elevation and the oriel (box) on the east elevation that accommodates the interior staircase (both presently clad in vinyl siding).

The proposed half timbering must be composed of painted natural wood and the proposed new stucco should maintain the rough textural qualities of the existing stucco in compliance with Section 3.4.2 of the *East Woodfield Heritage Conservation District Plan – Part II*.

5.0 Conclusion

The proposed alteration to the existing dwelling at 562 Dufferin Avenue have the potential to impact its identified Prairie architectural style by implementing a decorative program derived from Tudor Revival detailing in half timbering. Architecturally, there are many similarities and overlap in details between the two styles. The architectural concept provides authority for the proposed alterations. The materials must be regulated to help ensure that the proposed alterations are compatible with the heritage character of this property and the East Woodfield Heritage Conservation District.

Prepared by:	Kyle Gonyou, CAHP Heritage Planner
Submitted by:	Gregg Barrett, AICP Manager, Long Range Planning and Sustainability
Recommended by:	John M. Fleming, MCIP, RPP Managing Director, City Planning and City Planner
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from City Planning.	

November 5, 2019

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Appendix A Property Location

Appendix B Images

Appendix C Architectural Drawings

Appendix A – Location

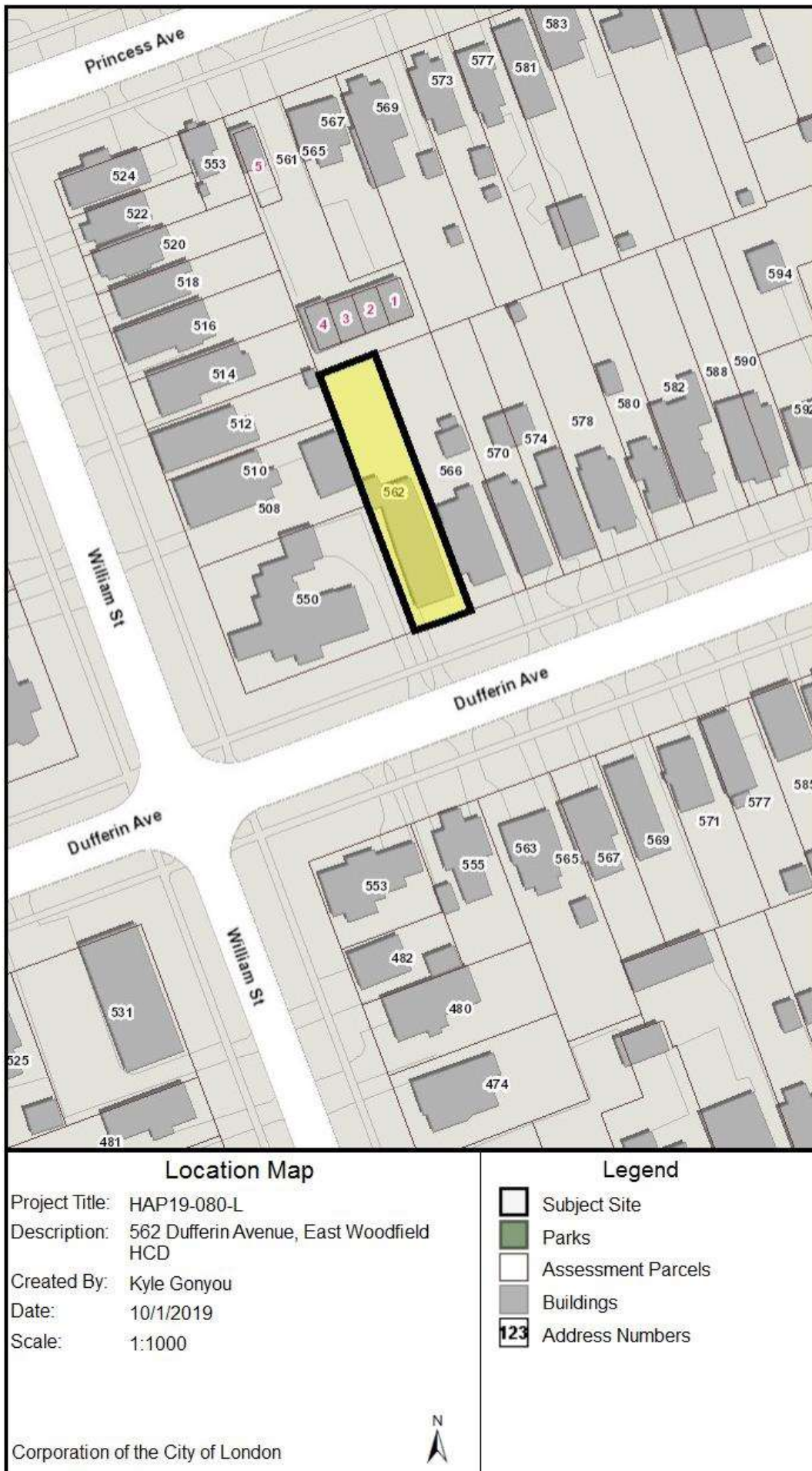


Figure 1: Location of the subject property at 562 Dufferin Avenue in the East Woodfield Heritage Conservation District.

Appendix B – Images



Image 1: Photograph of the property at 562 Dufferin Avenue in 1991, as pictured in the East Woodfield Heritage Conservation District Study Assessment Report.



Image 2: Photograph of the property at 562 Dufferin Avenue prior to the construction of the rear addition, as approved with terms and conditions in HAP18-063-D.



Image 3: Detail of the former window on the building at 562 Dufferin Avenue, pictured on September 25, 2018.



Image 4: Photograph showing the construction of the rear addition, and also the replacement of the windows on the second storey of the existing building on August 14, 2019. The rear addition was approved by HAP18-063-D, which excluded alterations to the existing building.



Image 5: Detail photograph of the replacement windows. Pictured is the west windows on the second storey of the existing building on August 14, 2019.

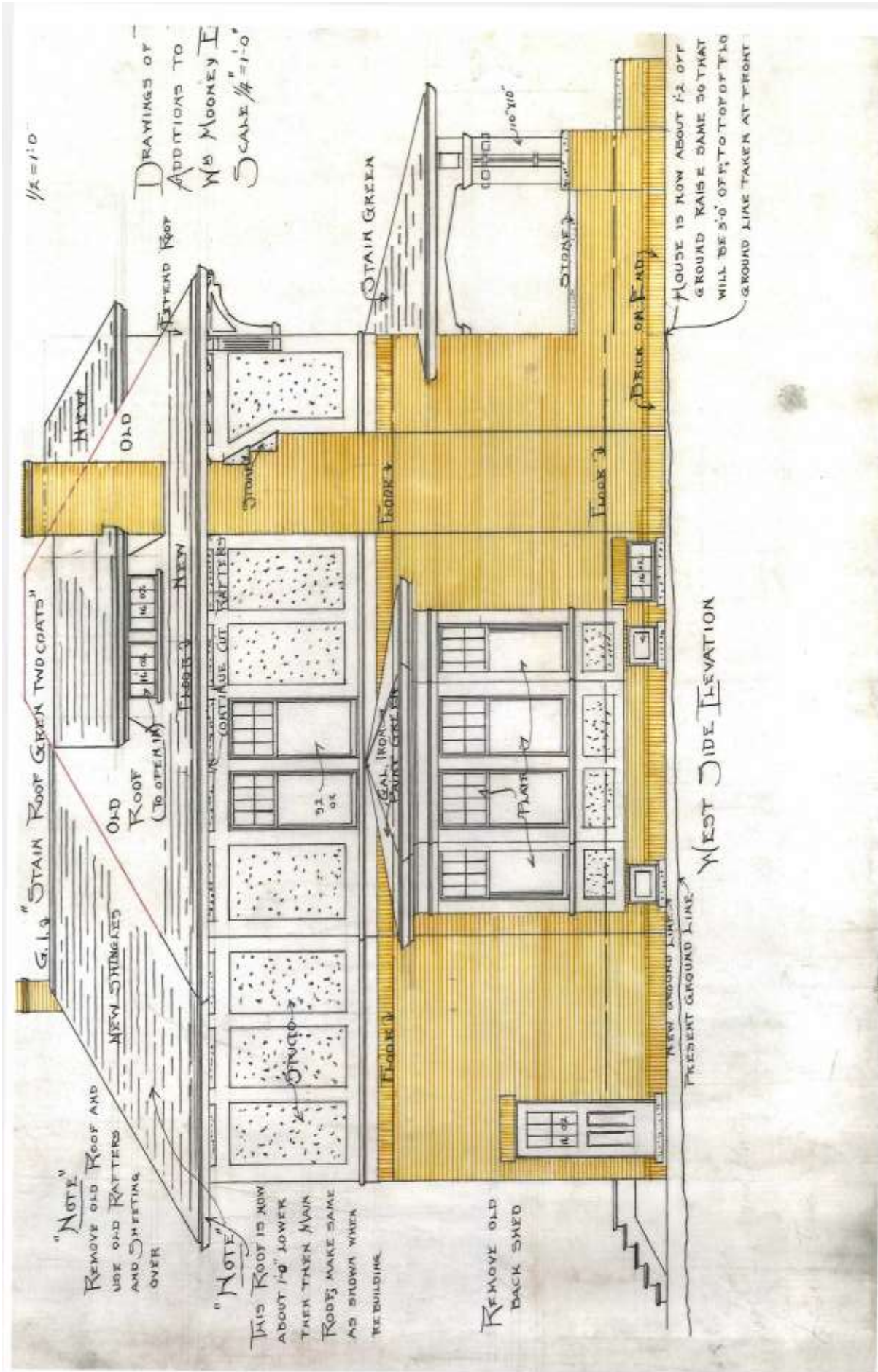


Figure 3: Detail of the undated (circa 1920s) architectural drawings for the property at 562 Dufferin Avenue, showing the west elevation of the building (note: no details of the front/south elevation have been located). Note the half timbering details shown, as well as the window fenestration style. Submitted as part of the Heritage Alteration Permit application.

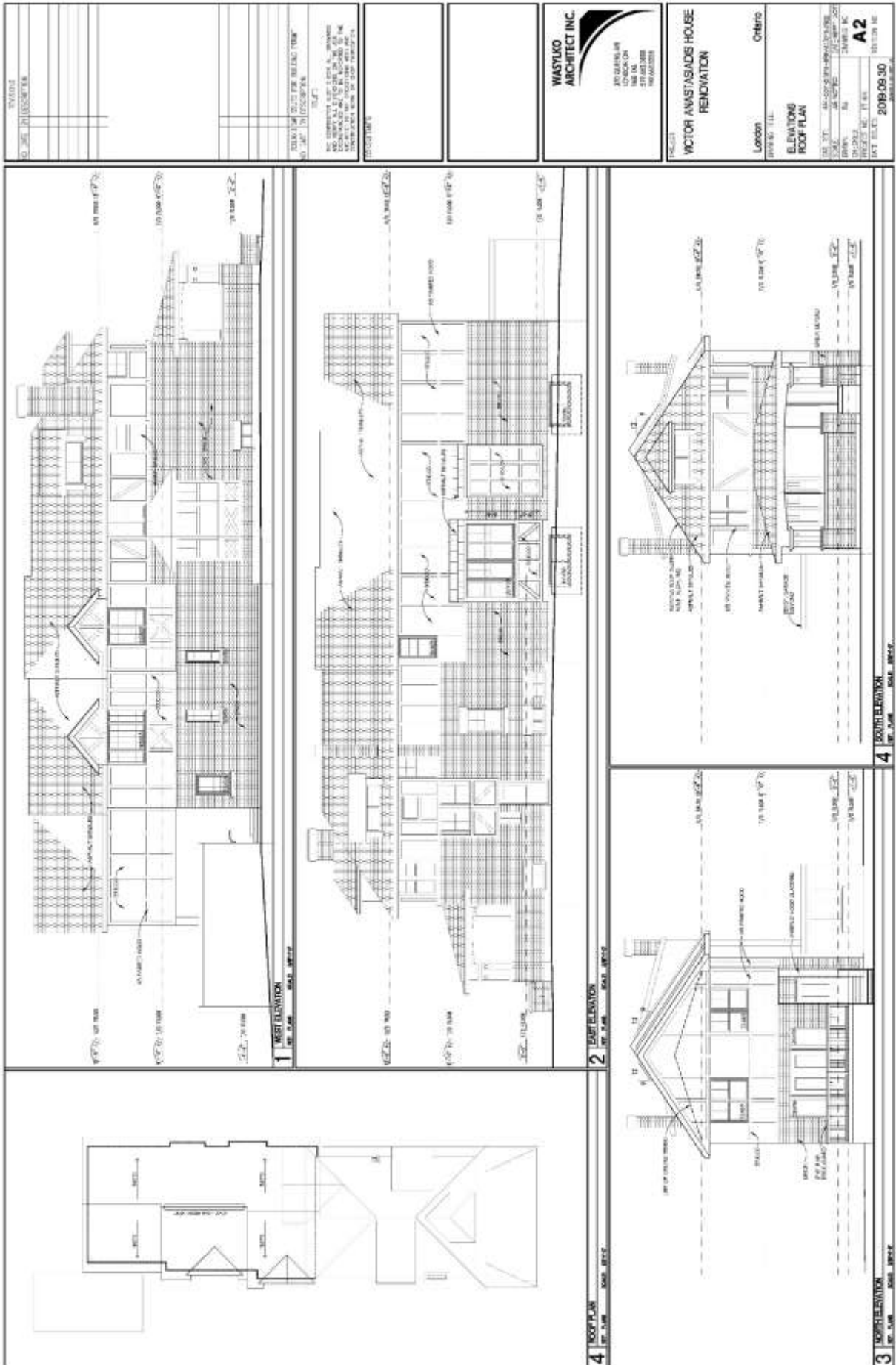


Figure 4: Architectural plans, submitted as part of the Heritage Alteration Permit application, showing the proposed half timbering detail for the existing building at 562 Dufferin Avenue.