




**Heritage Alteration Permit
562 Dufferin Avenue, East
Woodfield HCD
HAP19-080-L**


London Advisory Committee on Heritage
Wednesday November 13, 2019
london.ca



562 Dufferin Avenue





- Built c. 1915
- "Prairie Style"
- East Woodfield HCD (1993)
- HAP18-063-D for rear addition




HAP18-063-D

Architectural Drawings Under Construction



Windows


2018 2019





Heritage Alteration Permit application


- 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.



East Woodfield HCD Plan

Section 1.3 (Part II) – Principles:


- 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.



East Woodfield HCD Plan

Section 3.6 (Part II) – Decorative Wood Detailing:

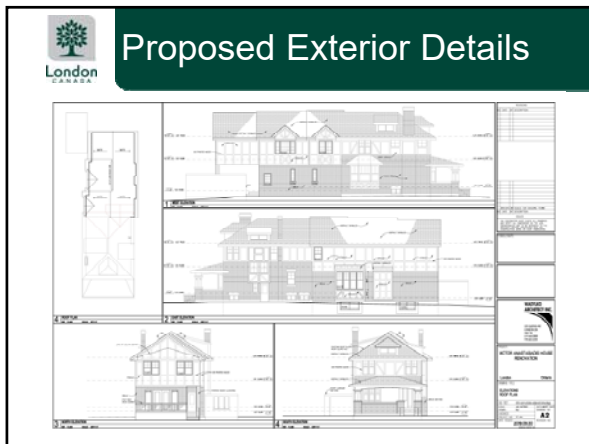
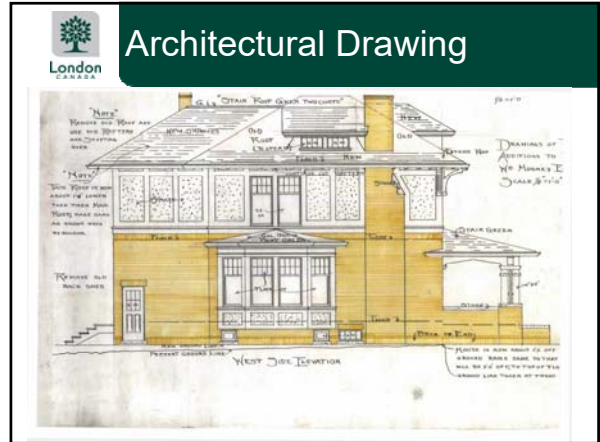
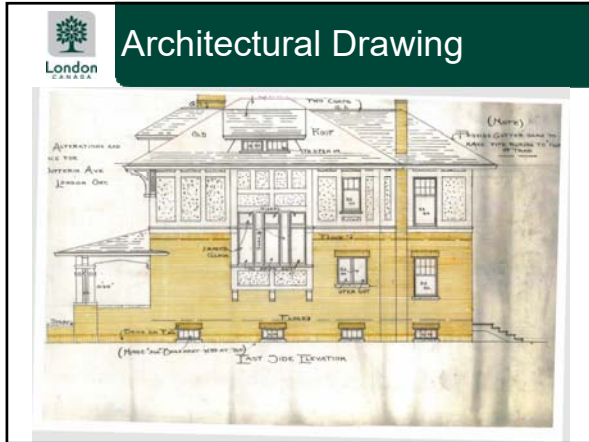
- *The reconstruction of elements based on historic photographs should be drawn first before the replication of the element is commissioned. Working or shop drawings are useful when prepared. Conjectural restorations should be avoided.*



East Woodfield HCD Plan

Section 3.7 (Part II) – Windows and Doors:

- *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.*



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:

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

