




Heritage Alteration Permit 504-506 Maitland Street, West Woodfield HCD HAP19-081-L

London Advisory Committee on Heritage
Wednesday November 13, 2019

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504-506 Maitland Street




- Built c. 1884
- Semi-detached
- West Woodfield HCD (2008)
- C-Rated Property



Heritage Alteration Permit

- Retroactive approval for removal of the former exterior cladding and the application of wood board and batten;
- Retroactive approval for the replacement of the former wood windows with vinyl windows in the existing openings;
- Cladding of the front elevation with wood board and batten;
- Removal and reconstruction of the porch across the front of the existing dwellings, with the following details (see drawings in Appendix C):
 - Constructed of wood;
 - Four posts across the front façade (opposed to the existing three post design);
 - New steps;
 - 36" high railing/guard with a top and bottom rail and square spindles set between;
 - A wood board skirt;
 - Tongue and groove porch decking;
 - Aluminum soffit, fascia, and eaves;
 - Alteration of the roof line to extend the hipped roof over the reconstructed porch to accommodate a new dormer;
- Construction of a new dormer, with the following details (see drawings in Appendix C):
 - Approximately 12' in width and approximately 4'6" to the eaves, centred on the front (west) elevation of the existing semi-detached building;
 - A gable roof, matching the pitch and slope of the existing hipped roof;
 - A triplet (three windows) window;
 - Tongue and groove siding;
 - Asphalt shingles to match the existing roof.



West Woodfield HCD Plan

- Section 3.1 (Goals): "avoid the destruction and/or inappropriate alteration of the existing building stock, materials and details..."
- Section 8.2.1 (Principles)
- Section 10.3.4 (Dormers)
- Section 10.4.5 (Wood Details)
- Section 10.5 (Porches)
- Section 10.6 (Windows and Doors)

Drawings

FRONT ELEVATION

**PORCH REPLACEMENT
804 HATLAND BL, LONDON
FRONT ELEVATION**

A-1

Drawings

FLOOR PLAN

FOUNDATION PLAN

P L A N S

**PORCH REPLACEMENT
804 HATLAND BL, LONDON
FLOOR PLAN**

A-2

Drawings

ROOF PLAN

SECTION 'A-A'

**PORCH REPLACEMENT
804 HATLAND BL, LONDON
ROOF PLAN & SECTION**

A-4

Drawings


LEFT ELEVATION


RIGHT ELEVATION

SIDE ELEVATIONS


**PORCH REPLACEMENT
804 HATLAND BL, LONDON
SIDE ELEVATIONS**


A-3

 **Windows**




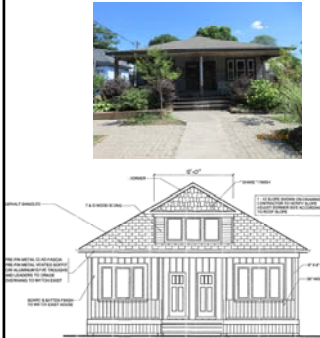
- Section 10.6 (Windows and Doors), *West Woodfield HCD Plan*
- Discourages replacement in vinyl or aluminum
- Replacement should mimic style, size, and proportion

 **Exterior Cladding**




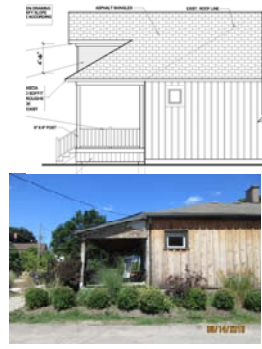
- Section 10.4.5 (Exterior), *West Woodfield HCD Plan*
- Section 10.9.1 (Paint and Wood), *West Woodfield HCD Plan*
- Few examples of board and batten

 **Porch**

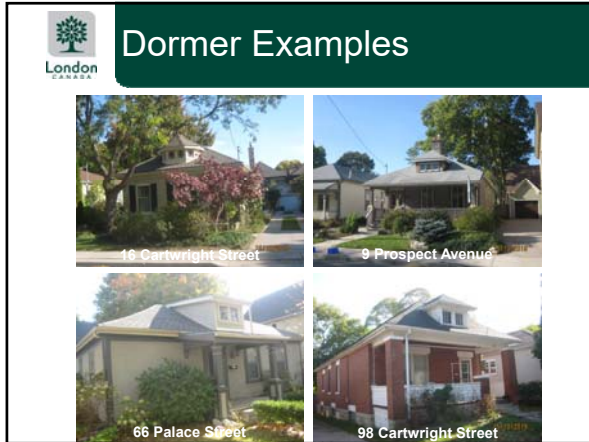


- Section 10.5 (Porch), *West Woodfield HCD Plan*
- Discourage removal or alteration of size, shape, and design
- Research appropriateness, restore to original
- Wood

 **Dormer**



- Section 10.3.4 (Dormers), *West Woodfield HCD Plan*
- Notes dormers in *West Woodfield HCD*, but no specific guidelines for new dormers



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 504-506 Maitland Street, within the West Woodfield Heritage Conservation District, **BE PERMITTED** with the terms and conditions:

- a) Sash (hung) windows be used for the gable windows;
- b) The cedar shakes proposed for the gable cladding be rectangular and regular in shape and installation;
- c) All exposed wood, including porch posts and railings/guards, cedar shakes, board and batten, and tongue and groove siding, 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.

