



Heritage Alteration Permit 906 Lorne Avenue Old East Heritage Conservation District

London Advisory Committee on Heritage
Wednesday December 11, 2019

london.ca



906 Lorne Avenue



- c. 1890
- 2 ½ storey
- Queen Anne Revival
- Old East Heritage Conservation District
- Designated on September 10, 2006
- HAP application received on October 30, 2019
- Decision required by January 28, 2020



During Alterations



During Alterations



During Alterations



During Alterations





During Alterations



Old East HCD Conservation & Design Guidelines

For porches:

- “The porches in Old East are as significant to the appearance of this heritage district as its gables and dormers.” (Section 3.2)
- “Given their contribution to the overall visual character of Old East, preservation and restoration of the design and detail of porches and verandahs on the fronts of houses should be considered a very high priority for the heritage district.” (Section 3.2)
- Appropriate materials, scale and colour (Section 4.1)



Analysis

- Deterioration of existing wood railing and spindles
- Restoration is not feasible
- Height increase from 26” to 30” to meet requirements
- Proposed railings and spindles are similar in design, scale and materials to porches found elsewhere in Old East HCD



Analysis



Ontario Heritage Act

Section 42(4): Within 90 days after the 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 Manager 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 the property at 906 Lorne Avenue, within the Old East Heritage Conservation District, **BE PERMITTED** with terms and conditions that the exposed wood be painted, a wood lattice porch skirt set in a frame be added where missing, the railings and guards on the steps be replaced to be consistent with the railings and guards on the entirety of the porch, and a new base around the northwest column be installed.

