



# Heritage Alteration Permit 1058 Richmond Street HAP20-003-L

London Advisory Committee on Heritage  
Wednesday February 12, 2020

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# 1058 Richmond Street



- Built 1929 by Hayman Construction
- Arts and Crafts inspired, reflects English vernacular architecture
- Designated by By-law No. L.S.P.-3155-243 (1992)



# By-law No. L.S.P.-3155-243

**SCHEDULE "B"**

To By-law No. L.S.P.-3155-243

Architectural Reasons

Built in 1929 by Hayman Construction, this Arts and Crafts inspired house reflects English vernacular architecture. The most notable feature of the house is the steeply pitched, slightly flared roof which gives the house a picturesque quality. The front facade presents an imposing appearance to Richmond Street, its **wood shingle roof** and red and brown brick giving the house its strong textural qualities. An imposing front door with matching storm door and a small canopy are noteworthy. A garage is attached to the back of the house. A wall around the backyard completed in 1984 relates well to the building.

August 26, 2019



August 26, 2019



August 26, 2019







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## Timeline of Events

- 1992: Property designated under Part IV of the *Ontario Heritage Act*, by-law registered on title
- June 21, 2019: Heritage Planner contacted by property management company about roof; Heritage Planner advised that HAP approval required
- August 26, 2019: Complaint
- August 26, 2019: Heritage Planner site visit and attempts to contact property owner
- September 9, 2019: Heritage Planner emails property owner
- September 19, 2019: Heritage Planner meets with property owner
- December 4, 2019: Heritage Alteration Permit application received



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## Heritage Alteration Permit Application

- Retroactive approval for removal of the former wood shingle roof and its replacement with asphalt shingles.
- HAP: *By the summer of 2019, the existing cedar shakes had deteriorated to the point of substantial interior leaking. This leaking was compromising the structural integrity of the property. An emergency roof replacement had to be undertaken to stem the leaking. A cedar material order was quoted at two to three months to secure material and install from numerous suppliers. Time was not on my side, so I tried to match the colour of the roof as closely to the original as possible and address the imminent water problem.*



## Other Roof Replacements

836 Wellington Street



309-311 Wolfe Street



516 Grosvenor Street



## Analysis

- “Wood shingle roof” identified as a heritage attribute
- HAP process to facilitate appropriate decision-making to conserve heritage attributes
- Appropriateness:
  - Physical characteristics (e.g. texture)
  - Visual characteristics (e.g. colour)
- Asphalt shingles fail to suitable replicate the physical and visual characteristic of the wood shingle roof
- Negative impact on the cultural heritage value (architectural value) on the Arts and Crafts inspired, reflects English vernacular architecture



## Ontario Heritage Act

Section 33 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:

- Consent to the application;
- Consent to the application on terms and conditions; or,
- Refuse the application (Section 33(4), *Ontario Heritage Act*).



## Recommendation

That, on the recommendation of the Managing Director, City Planning & City Planner, with the advice of the Heritage Planner, the application under Section 33 of the *Ontario Heritage Act* seeking retroactive approval for alterations to roof of the property 1058 Richmond Street, By-law No. L.S.P.-3155-243, **BE REFUSED**.

