



Heritage Alteration Permit 938 Lorne Avenue Old East Heritage Conservation District

London Advisory Committee on Heritage
Wednesday February 12, 2020

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938 Lorne Avenue



- c.1908
- 2 ½ storey
- Queen Anne Revival
- Old East Heritage Conservation District
- Designated on September 10, 2006
- HAP application received on January 21, 2020
- Decision required by April 20, 2020



Application



- Retroactive approval for porch alterations (soffits, fascia, verandah ceiling, brackets, porch lights)
- Approval for porch alterations (spandrels, railing/spindles, steps, verandah gable)
- Retroactive approval for change in roofing material



During Alterations - Porch



Proposed Alterations - Porch



During Alterations - Roof



2015



October 2019



Old East HCD Conservation Plan and Design Guidelines

- Porches
 - “The porches in Old East are as significant to the appearance of this heritage district as its gables and dormers” (Section Conservation and Design Guidelines 3.2)
 - “alterations to porches should improve the structural conditions but not cause the loss of original character.” (Section Conservation and Design Guidelines 4.1)
 - Appropriate materials, scale and colour
- Roofs
 - “Most of the houses in Old East would originally have had wood shingles, probably cedar.” (Section Conservation and Design Guidelines 3.3)
 - Includes conservation guidelines for the use of slate and shingle roofs within the HCD



Analysis

- Porch
 - Undertaken research to inform decisions
 - “Forensic evidence”
 - *The Victorian Design Book*
 - Similar porches
- Roof
 - Shingle and slate as predominant roofing material in Old East
 - Nine dwellings on Lorne Avenue with unapproved metal roofs
 - Not a roofing material that is consistent with the Old East Heritage Conservation District



Analysis – Porch



Analysis - Roof



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 Director, City Planning & City Planner, with the advice of the Heritage Planner, with regards to the application under Section 42 of the *Ontario Heritage Act* seeking retroactive approval and approval for alterations to the property at 938 Lorne Avenue, within the Old East Heritage Conservation District, the following actions **BE TAKEN**:

- a) The retroactive approval for the porch alterations and the approval for the proposed porch alterations at 938 Lorne Avenue, within the Old East Heritage Conservation District, **BE PERMITTED** with terms and conditions:
 1. All exposed wood be painted;
 2. The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;
- b) The retroactive approval for the roofing material change at 938 Lorne Avenue, within the Old East Heritage Conservation District, **BE REFUSED**.

