

## Report to London Advisory Committee on Heritage

**To:** Chair and Members  
**London Advisory Committee on Heritage**  
**From:** Gregg Barrett, Director, City Planning and City Planner  
**Subject:** Heritage Alteration Permit Application by C. and J. Younger at 91 Bruce Street, Wortley Village-Old South Heritage Conservation District  
**Meeting on:** Thursday September 10, 2020

## Recommendation

That, on the recommendation of the 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 the proposed alterations to the property at 91 Bruce Street, within the Wortley Village-Old South Heritage Conservation District, **BE PERMITTED** with terms and conditions:

- a) The rear addition results in a new building height to reflect no more than a 3' increase;
- b) New exterior cladding to consist of tongue-and-groove wood siding;
- c) New windows on the rear addition to consist of double-hung, aluminium clad wood windows consistent with the style and proportions of the existing windows on the dwelling;
- d) Roof materials on the addition to consist of asphalt shingles;
- e) All exposed wood to be painted;
- f) The existing conditions of the property and dwelling be photographed for documentation purposes prior to the construction of the addition;
- g) The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

## Executive Summary

The property at 91 Bruce Street contributes to the heritage character of the Wortley Village-Old South Heritage Conservation District. The owners of the property have applied for a Heritage Alteration Permit application seeking approval for the construction of a 1 ½ storey addition at the rear of the existing dwelling, with an attached garage to be set back and in from the side property line. The attached garage is proposed to be constructed on the addition to the dwelling to minimize its view from the street. The property owners are also seeking approval for the restoration of several components of the front porch, including the removal of a span of railings and spindles in front of the London Doorway. The intent of the porch restoration is to re-instate the front entrance to the dwelling as it appears in historic documentation and to increase visibility of the London Doorway. As a complex application and a major project, the Heritage Alteration Permit application has met the conditions for referral requiring consultation with the London Advisory Committee on Heritage (LACH). The recommendation action is to permit the proposed alterations to the property with terms and conditions.

## Analysis

### 1.0 Background

#### 1.1 Location

The property at 91 Bruce Street is located on the south side of Bruce Street, between Edward Street and Cathcart Street. The property is also visible looking south from Teresa Street towards Bruce Street (Appendix A).

## 1.2 Cultural Heritage Status

The property at 91 Bruce Street is located within the Wortley Village-Old South Heritage Conservation District, which was designated pursuant to Part V of the *Ontario Heritage Act* by By-law No. L.S.P.-3439-321 in 2015.

## 1.3 Description

The existing dwelling at 91 Bruce Street was constructed c.1891 and is a 1 storey side hall plan cottage with a hipped roof and a covered front porch. The exterior of the dwelling has been clad with various sizes of vinyl siding. The dwelling also includes a distinctive tripled arched doorway known locally as a London Doorway (Appendix B).

## 2.0 Legislative/Policy Framework

### 2.1 Provincial Policy Statement

Heritage conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement* (2020) promotes the wise use and management of cultural heritage resources and directs that “significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

### 2.2 Ontario Heritage Act

Section 42 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:

- 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 (Section 42(4), *Ontario Heritage Act*)

Municipal Council must make a decision on the Heritage Alteration Permit application within 90 days or the request is deemed permitted (Section 42(4), *Ontario Heritage Act*).

#### 2.2.1 Contravention of the Ontario Heritage Act

Pursuant to Section 69(1) of the *Ontario Heritage Act*, failure to comply with any order, direction, or other requirement made under the *Ontario Heritage Act* or contravention of the *Ontario Heritage Act* or its regulations, can result in the laying of charges and fines up to \$50,000.

When the amendments to the *Ontario Heritage Act* in Bill 108 are proclaimed in force and effect, the maximum fine for the demolition or removing a building, structure, or heritage attribute in contravention of Section 42 of the *Ontario Heritage Act* will be increased to \$1,000,000 for a corporation.

### 2.3 The London Plan

The policies of *The London Plan* found in the Cultural Heritage chapter support the conservation of London’s cultural heritage resources. Policy 554\_ of *The London Plan* articulates one of the primary initiatives as a municipality to “ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources.” To help ensure that new development is compatible, Policy 594\_ (under appeal) of *The London Plan* provides the following direction:

1. *The character of the district shall be maintained by encouraging the retention of existing structures and landscapes that contribute to the character of the district.*
2. *The design of new development, either as infilling, redevelopment, or as additions to existing buildings, should complement the prevailing character of the area.*

3. *Regard shall be had at all times to the guidelines and intent of the heritage conservation district plan.*

Policy 13.3.6 of the *Official Plan* (1989, as amended) includes similar language and policy intent.

### **2.3 Wortley Village-Old South Heritage Conservation District**

The intent of the Wortley Village-Old South Heritage Conservation District is to conserve important features and attributes, while providing guidance on future changes concerning alterations/additions, redevelopment, landscape features and public infrastructure. The policies of the *Wortley Village-Old South Heritage Conservation District Plan and Guidelines* are considered when reviewing proposals and applications regarding changes in the Wortley Village-Old South Heritage Conservation District, and the guidelines further illustrate the intent of the policies.

#### **2.3.1 Additions**

The relevant policies included within Section 4.2.1 (Alterations and Additions) of the *Wortley Village-Old South Heritage Conservation District Plan and Guidelines* note:

*4.2.1.b Minor exterior alterations and additions to single detached dwellings may be permitted, consistent with the scale and character of the buildings on adjacent properties and the streetscape; such alterations within front or side yards are discouraged. Significant alterations and/or additions should be to the rear or in areas not visible from the street.*

*4.2.1.f Additions shall be subordinate to the original structure to allow the original heritage features and built form to take visual precedence on the street.*

*4.2.1.g Design guidelines provided in Section 8 and 9 of this Plan will be used to review and evaluate applications for additions and alterations to ensure that the proposed changes are compatible and do not result in the irreversible loss of heritage attributes or adversely impact the cultural heritage value or interest of the HCD.*

Guidelines are included in Section 8.3.2 (Additions) to illustrate these policies. Specifically, Section 8.3.2.1 (Recommended Practices and Design Guidelines) state:

*Additions that are necessary should be sympathetic and complementary in design and clearly distinguishable from the original construction by form or detail. The use of traditional materials, finishes and colours rather than exact duplication of form, can provide appropriate transition between additions and original structures.*

Further, Section 8.3.2.2 (Case Studies) includes a list of guidelines to follow when designing additions to dwellings:

- a) *Additions should be located away from principal façade(s) of heritage properties, preferably at the rear, to reduce the visual impact on the street(s).*
- b) *Form and details of the addition should be complimentary to the original construction, with respect to style, scale, and materials but still distinguishable to reflect the historical construction periods of the property.*
- c) *The height of any addition should be similar to the existing building and/or adjacent buildings to ensure that the addition does not dominate or*

*adversely impact the original building, adjacent properties, the streetscape, and the HCD.*

- d) Additions should not obscure or remove important heritage attributes, including architectural features, of the existing building.*
- e) Additions should not negatively impact the symmetry and proportions of the building or create a visually unbalanced façade*
- f) New doors and window should be of similar style, orientation and proportion as on the existing building. The use of appropriate reclaimed materials should be considered.*
- g) New construction should avoid irreversible changes to original construction.*

### **2.3.2 Garages**

The Wortley Village-Old South Heritage Conservation District Plan and Guidelines does not contain policies specific to the construction of new garages on existing heritage properties. However, guidance is provided in Section 4.1.1 (Development Pattern) of the Heritage Conservation District Policies identifies that the area is primarily residential with consistent front yard setbacks and no front (attached) garages). The guidance includes the following policies related to construction of garages as a part of new builds or infill buildings:

*g) Parking for new or replacement dwellings is to be located in the driveways at the side of the dwelling or in garages at the rear of the main building, wherever possible. New attached garages at the front of the building are discouraged. Garages shall not extend beyond the main building façade.*

### **2.3.3 Porches**

Porches in the Wortley Village-Old South Heritage Conservation District are important heritage attributes that are to be conserved. Consistent with the Section 8 (Architectural Design Guidelines), porches “deserve to be carefully conserved using adequate research to determine the original character and identify appropriate conservation and restoration techniques.”

Further, relevant guidelines are included within the Section 9.5 (Porches and Verandahs) of the Conservation Guidelines within the *Wortley Village-Old South Heritage Conservation District Plan and Guidelines*. The relevant guidelines state:

- Removal or substantial alteration to the size, shape and design of existing porches is strongly discouraged.*
- Do not remove or cover original porches or porch details, except for the purpose of quality restoration. Prior to executing any repairs or restoration, photograph the existing conditions and research to determine whether the existing is original or an appropriate model for restoration. Use annotated photographs or drawings or sketches to represent the intended repairs.*
- When restoring a porch that is either intact or completely demolished, some research should be undertaken to determine the original design which may have been much different from its current condition and decided whether to restore the original.*

## **3.0 Heritage Alteration Permit Application**

### **3.1 Heritage Alteration Permit**

The property owners of 91 Bruce Street initiated consultation with the Heritage Planner beginning in February 2020. The owners expressed a desire to add a 2 storey addition to the rear of the existing dwelling in order to accommodate increased living space on the interior of the dwelling. Over the course of several months, various design options were considered by the property owners in consultation with the Heritage Planner in order to achieve the owner’s desired

interior living space, but also to seek compatibility with the policies and guidelines of the Heritage Conservation District (Appendix C and Appendix D).

In addition, the property owners expressed an interest to restore elements of the front porch, in an effort to highlight the dwelling's London Doorway. Research was undertaken in order to determine whether the existing covered porch on the dwelling was historically original to the house. Through the research process, it was determined that the front porch may not have originally existed on the dwelling, however was added shortly after its construction, spanning the entire front façade of the dwelling with a walkway leading to the front door. Building on the historic research, the property owners expressed an interest to restore the front porch to its early 20<sup>th</sup> century orientation, as well as to replace the existing vinyl materials of the porch roof and ceiling with wood cladding in an effort to restore the and highlight the London Doorway on the dwelling.

A complete Heritage Alteration Permit application was submitted to the City on August 19, 2020. The applicant has applied for a Heritage Alteration Permit seeking approval for:

- Construction of a 1 ½ storey addition located at the rear of the existing dwelling, increasing the overall building depth to 128' 3", and the overall building height to 24', including the following design elements;
  - Construction of a 1 ½ storey cross gable at the rear of the existing dwelling at a height of 24' to create a visual barrier and transition to the massing of the rear addition;
  - Gable roof form to be used behind the 1 ½ storey gross gable;
  - Exterior wood siding to be used on the new portions of the dwelling, and to replace the vinyl siding on the existing dwelling;
  - New windows on rear addition to consist of double-hung, aluminum clad wood windows with trim;
- Construction of a detached garage setback at the rear addition constructed at a height of 12' 1¼" with a hipped roof including the following design details;
  - Garage set in behind the cross gable of the addition to minimize its view from the street;
  - Cladding to consist of horizontal wood siding, consistent with the existing dwelling and proposed addition;
  - Use of a "carriage" style garage door, approximately 7' in height, and 9' in width; and,
- Restoration of the front porch including;
  - Removal of the western-most span of railings;
  - Installation of steps to the porch, in front of the London Doorway; and
  - Removal of the vinyl porch ceiling and roof ends and replacement with wood cladding.

Due to the complexity and potential sensitivity to adding a 1 ½ storey rear addition and attached garage to the existing dwelling the Heritage Alteration Permit application was referred to the London Advisory Committee on Heritage for consultation.

Timelines legislated pursuant to the *Ontario Heritage Act* are currently suspended by Ontario Regulation 73/20 for the duration of the COVID-19 pandemic.

## **4.0 Analysis**

### **4.1 Addition**

Large additions at the rear of a one storey dwelling present various challenges for heritage designated properties, as reflected in the policies and guidelines of the *Wortley Village-Old South Heritage Conservation District Plan and Guidelines*. The review of the proposed addition at 91 Bruce Street included

within this Heritage Alteration Permit application considers the relevant policies and guidelines outlined in Section 4.2.1 (Alterations and Additions) and Section 8.3.2 (Additions). In consulting with the Heritage Planner, the property owner has proposed a rear addition that seeks to respond to the relevant policies and guidelines. Further analysis of the proposed addition, and its adherence to the relevant policies and guidelines is included below in Table 1.

Table 1: Analysis of the relevant policies and guidelines of the Wortley Village-Old South Heritage Conservation District Plan and Guidelines for the addition proposed as a part of HAP20-051-L

Section	Policy or Guideline	Analysis
4.2.1	<p><i>b) Minor exterior alterations and additions to single detached dwelling may be permitted, consistent with the scale and character of the buildings on adjacent properties and the streetscape; such alterations within front or side yards are discouraged. Significant alterations and/or additions should be to the rear or in areas not visible from the street.</i></p> <p><i>f) Additions shall be subordinate to the original structure to allow the original heritage features and built form to take visual precedence on the street.</i></p> <p><i>g) Design guidelines provided in Section 8 and 9 of this Plan will be used to review and evaluate applications for additions and alterations to ensure that the proposed changes are compatible and do not result in the irreversible loss of heritage attributes or adversely impact the cultural heritage value or interest of the HCD.</i></p>	<p>The proposed exterior addition to the single storey detached dwelling includes a substantial addition to the rear of the existing dwelling. Although the addition reflects an increase in building height from the existing dwelling, the proposed design includes a slightly projecting cross gable located towards the rear of the existing dwelling in an effort to create a transition from the existing structure to the addition. The cross gable has been proposed in order to assist in achieving a design that eases the transition from the one storey existing dwelling to the one-and-a-half storey rear addition. The cross gable is also intended to make the addition less visible from the street. When constructed, the additional one half storey will increase the overall building height by 3'.</p> <p>The adjacent properties located at 87 Bruce Street and 93 Bruce Street both include two storey single detached dwellings that will assist in the creating a visual barrier to the rear addition from the various viewing angles of the property.</p>
8.3.2.1	<p><i>Additions that are necessary should be sympathetic and complementary in design and clearly distinguishes from the original construction by form or detail. The use of traditional materials, finishes and colours rather than exact duplication of form, can provide appropriate transition between additions and original structures.</i></p>	<p>The proposed use of a cross gable is proposed to provide a transition in the form of the existing dwelling to the rear addition. The form of the building will visually be distinguishable from the existing dwelling.</p> <p>The use of traditional wood siding is proposed for the rear addition, as well as for replacement of the vinyl siding on the front and side facades of the existing dwelling. Double-hung, aluminum clad wood windows are proposed for the rear addition.</p>
8.3.2.2	<p><i>a) Additions should be located away from</i></p>	<p>a) The rear addition is proposed to be located at the rear of the existing</p>

	<p><i>principal façade(s) of heritage properties, preferably at the rear, to reduce the visual impact on the street(s).</i></p> <p><i>b) Form and details of the addition should be complimentary to the original construction, with respect to style, scale, and materials but still distinguishable to reflect the historical construction periods of the property.</i></p> <p><i>c) The height of any addition should be similar to the existing building and/or adjacent buildings to ensure that the addition does not dominate or adversely impact the original building, adjacent properties, the streetscape, and the HCD.</i></p> <p><i>d) Additions should not obscure or remove important heritage attributes, including architectural features, of the existing building.</i></p> <p><i>e) Additions should not negatively impact the symmetry and proportions of the building or create a visually unbalanced façade</i></p> <p><i>f) New doors and window should be of similar style, orientation and proportion as on the existing building. The use of appropriate reclaimed materials should be considered.</i></p> <p><i>g) New construction should avoid irreversible changes to original construction.</i></p>	<p>building, away from the main façade with the intent of minimizing visibility from the street.</p> <p>b) The form and details of the addition have been designed in an effort to compliment the original construction of the existing dwelling. The cross gable roof form has been proposed in order to provide a transition from the existing building to the rear addition that will not overwhelm the style or scale of the existing building. The gable is also intended to visually distinguish the existing dwelling from the rear addition.</p> <p>c) The height of the rear addition will reflect an overall increase in 3' between the existing dwelling and the addition. The proposed cross gable is intended to mitigate the increase in height by minimizing visibility to the addition.</p> <p>d) The proposed addition will not obscure or remove important heritage attributes. The proposed addition at the rear of the dwelling will retain important heritage attributes of the property including the side hall plan appearance of the existing dwelling, the front porch, the windows, and the London Doorway.</p> <p>e) The rear addition is not anticipated to negatively impact the proportions or symmetry of the building. The introduction of the cross gable will constitute a change in the building's form, however, the design is proposed to assist in minimizing the change in building massing from one storey to one-and-a-half stories.</p> <p>f) The new windows proposed on the side facades of the rear addition are proposed to consist of double-hung, aluminum clad wood windows in order to be consistent with the existing window style of the existing dwelling.</p> <p>g) The new construction of the rear addition will constitute a substantial alteration to the rear of the dwelling. Conceptually, the removal of the addition appears to be reversible in that the rear portions of the existing building and roof form could be rehabilitated in order to restore the</p>
--	--	--

		building to its original as-built appearance.
--	--	---

**4.2 Attached Garage**

As a part of the design process, the property owners considered various design options for the construction of a garage on the property, including the use of a “breezeway”, a carport, or an additional structure located at the rear property line, and an attached garage. The proposed design included an attached garage located at the rear of the addition. The garage is intended to be at the rear of the addition in order to minimize its visibility from the street. In addition, the proposed design allows the garage to be set in behind the slight projection of the cross gable in order to further minimize its visibility. In style, the garage is proposed to be clad with horizontal wood siding consistent with the dwelling, and include a “carriage” style garage door.

The attached garage has been designed to achieve compatibility with the policies and guidelines of the *Wortley Village-Old South Heritage Conservation District Plan and Guidelines*.

**4.3 Porch Alterations**

The proposed porch alterations at 91 Bruce Street are proposed to be minimal alterations with the intent of restoring the former orientation of approaches to the front door as well as to highlight the London Doorway on the dwelling. The proposed alteration includes the removal of one span of railings directly in front of the London Doorway to allow for a new landscape plan configured to the front door. The proposed alteration is based on historic research.

The porch alterations also include the removal of existing vinyl cladding on the porch roof and roof ends in order to allow for the installation of wood siding and to restore the trim of the London Doorway. The proposed porch alterations are consistent with the policies and guidelines of the *Wortley Village-Old South Heritage Conservation District Plan and Guidelines*.

**5.0 Conclusion**

The proposed alterations to the property at 91 Bruce Street seek to be consistent with policies and guidelines of the Wortley Village-Old South Heritage Conservation District Plan and Guidelines. The proposed addition and garage have been designed in order to minimize visibility from the street, as well as to be compatibility with the dwelling, and the Heritage Conservation District. The proposed porch alterations are minimal and have been designed based on historic research as well as to highlight the London Doorway. The proposed alterations should be permitted with terms and conditions.

<b>Prepared by:</b>	<b>Michael Greguol, CAHP Heritage Planner</b>
<b>Submitted and Recommended by:</b>	<b>Gregg Barrett, AICP Director, City Planning and City Planner</b>



Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from City Planning.

August 28, 2020  
mg/

Z:\Heritage Alteration Permit Reports\Bruce Street, 91\HAP20-051-L\HAP20-051-L 91 Bruce Street LACH  
2020-09-10.docx

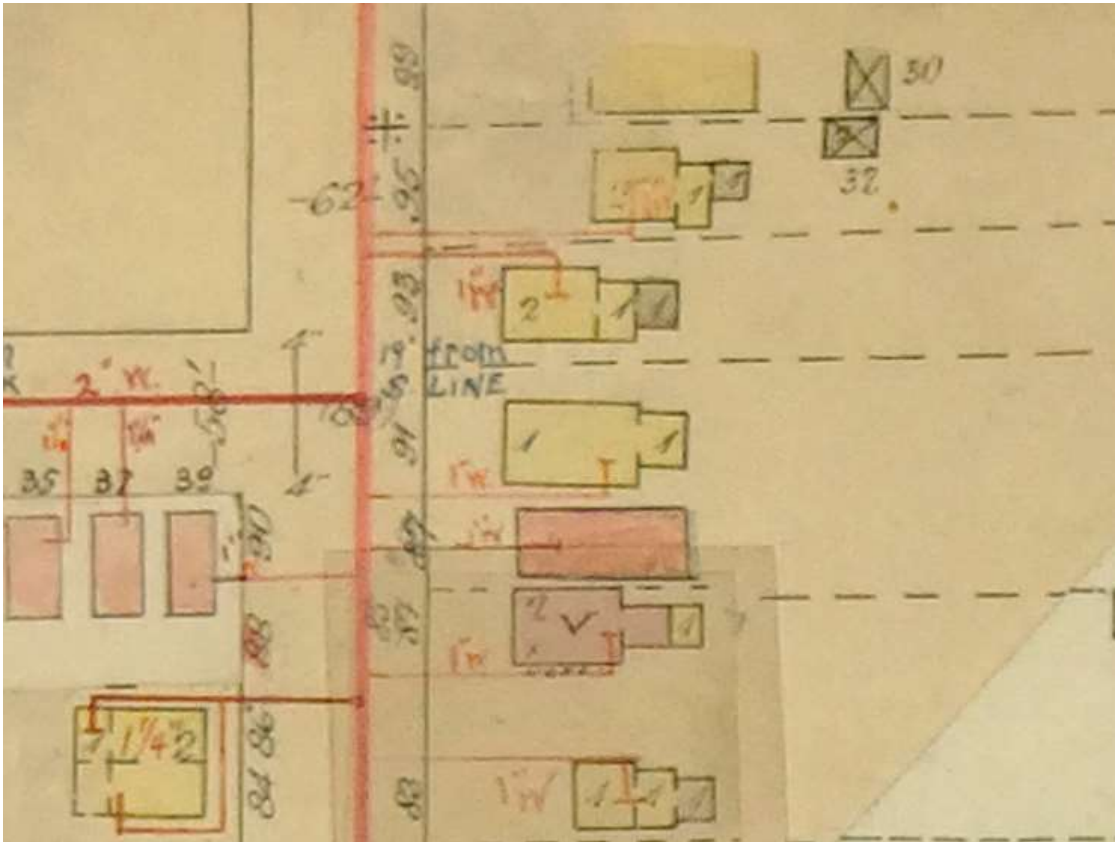
Appendix A Property Location  
Appendix B Images  
Appendix C Renderings of Proposed Alterations  
Appendix D Drawings of Proposed Alterations

**Appendix A – Location**



Figure 1: Location of the subject property at 91 Bruce Street in the Wortley Village-Old South Heritage Conservation District.

Appendix B – Images



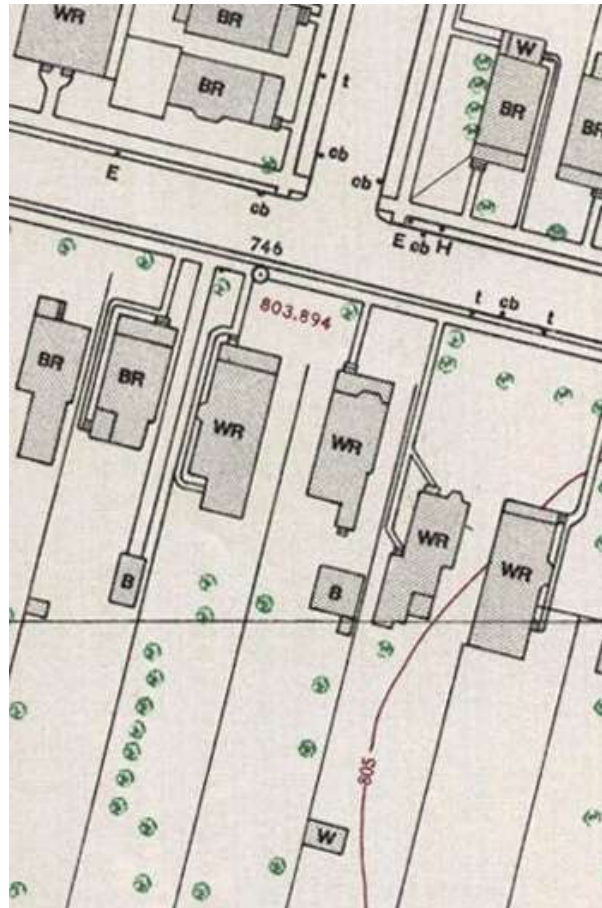


Image 3: Detail of the 1926 Geodetic Mapping for London showing the property at 91 Bruce Street with a covered front porch and walkway extending from the sidewalk to the front porch, aligning with the front door of the dwelling.



Image 4: Photograph showing the existing conditions of the dwelling at 91 Bruce Street in the Wortley Village-Old South Heritage Conservation District. Note, the railing on the right side of the photograph is proposed to be removed as a part of the proposed porch restoration.



*Image 5: Photograph showing the front (north) and side (west) facades of the dwelling, showing its existing conditions and various vinyl siding.*



*Image 6: Photograph showing the front (north) and side (east) facades of the dwelling, showing its existing conditions as view from the north side of Bruce Street.*



*Image 7: Photograph showing the front (north) and side (west) facades as visible from the north side of Bruce Street.*



*Image 8: Photograph showing the front (north) and side (east) facades of the dwelling as visible from the sidewalk on the south side of Bruce Street.*



*Image 9: Detail showing the existing conditions of the London Doorway. Note, the trim of the doorway has been previously altered with the installation of the porch ends. The Heritage Alteration Permit application seeks to restore the porch ends and porch ceiling in a manner that exposes the trim of the doorway and allows for the future restoration of the London Doorway.*



*Image 10: Photograph of the property located at 43 Bruce Street, in the Wortley Village-Old South Heritage Conservation District showing a side hall plan cottage, similar in scale to the subject property. A cross gable has been previously add onto the dwelling to allow for an increased building height and addition half storey. The property was cited in the Heritage Alteration Permit application as a design importation for the cross gable proposed at 91 Bruce Street.*



*Image 11: Photograph of the dwelling located at 41 Bruce Street in the Wortley Village-Old South Heritage Conservation District, showing an example of a rear addition on single storey cottage.*



*Image 12: Photograph of the property located at 53 Askin Street in the Wortley Village-Old South Heritage Conservation District showing an example of a rear addition on a single storey cottage.*





*Image 13: Photograph of the property located at 2 Carrothers Street in the Blackfriars/Petersville Heritage Conservation District. Although a different scale, the property demonstrates an example of a new rear addition constructed onto an existing dwelling.*



*Image 14: Photograph of the property located at 2 Leslie Street in the Blackfriars/Petersville Heritage Conservation District. Although a different scale, the property demonstrates an example of a new rear addition constructed onto an existing dwelling.*



*Image 15: Photograph of the property located at 2 Leslie Street in the Blackfriars/Petersville Heritage Conservation District. Although a different scale, the property demonstrates an example of a new rear addition constructed onto an existing dwelling.*

**Appendix C – Renderings of Proposed Alterations**










Iteration	Major design element changes	Pros	Cons
1.0 	Baseline: 2 story addition, attached single car garage starting slightly inside the existing house backwall		
1.1 	Offset addition roof, 1 ½ story	Lower overall height	Too much front facing sidewall
1.2 	Mixed gables roof, 1 ½ story	Lower overall height	Too much roofline over side addition
1.3 	Remove attached garage, 2 ½ car detached garage at rear of property	Larger garage, not attached	Significantly larger lot coverage of house and paved driveway, not supported by neighbours nor homeowners
1.4 	1 ½ story addition	Decreases height by 2 feet	
1.5 	1 ½ story addition with cross-ridge to existing major ridge similar to 43 Bruce. Ridge across the full width of the addition	Decreases height by ~2-2.5 feet Less visible than hip roof	
1.6 	Considered carport design		Not in keeping with house style Creates larger front façade than attached garage
1.7 	Moved attached garage back 3'		
2.0 	Moved garage 3' further back and moved the cross gable forward (similar to 43 Bruce) to make the garage appear more detached.	Reduces scale of attached garage No significant impact to ridge appearance, less front façade change than 43 Bruce additions	

Figure 2: Table submitted as a part of the Heritage Alteration Permit application for the property at 91 Bruce Street showing the evolution of the design options considered for the property, and the “pros” and “cons” contemplated by the property owners.



*Figure 3: Edited photograph/rendering submitted as a part of the Heritage Alteration Permit application for the property at 91 Bruce Street, showing the location of the previously existing garage in yellow (demolished prior to property purchase), and the proposed future design incorporating the rear addition, attached garage, and porch restoration.*

## **Appendix D – Drawings of Proposed Alterations**

Architecto.ca, Charlie Young – Home Elevations, 91 Bruce Street N6C 1G7,  
London, Ontario (August 4, 2020) [attached separately].