

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 for heritage designated property at 16 Cummings Avenue, Blackfriars/Petersville Heritage Conservation District by H. Wenman
Date: Wednesday April 14, 2021

Recommendation

That, on the recommendation of the Director, City Planning and 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 the heritage designated property at 16 Cummings Avenue, within the Blackfriars/Petersville Heritage Conservation District, **BE APPROVED** with the following terms and conditions:

- a) The existing faux wood shakes on the gables be painted;
- b) The Heritage Planner be circulated on the Building Permit application to verify consistency with the alterations proposed to the porch; and,
- c) Front yard parking be prohibited and the front yard restored to landscape.

Executive Summary

A Heritage Alteration Permit was approved with terms and conditions to the Contributing Resource at 16 Cummings Avenue in 2018. Alterations that were outside of the scope and specifications of the approved Heritage Alteration Permit were completed. The property owner has submitted a new Heritage Alteration Permit application seeking retroactive approval for alterations and proposing new alterations to the property.

Linkage to the Corporate Strategic Plan

This recommendation supports the following 2019-2023 Strategic Plan areas of focus:

- Strengthening Our Community:
 - Continuing to conserve London's heritage properties and archaeological resources

Analysis

1.0 Background Information

1.1 Property Location

The property at 16 Cummings Avenue is located on the south side of Cummings Avenue between Wilson Avenue and Napier Street (Appendix A).

1.2 Cultural Heritage Status

The property at 16 Cummings Avenue is located within the Blackfriars/Petersville Heritage Conservation District, designated pursuant to Part V of the *Ontario Heritage Act* by By-law No. L.S.P.-3437-179. The Blackfriars/Petersville Heritage Conservation District was designated on May 6, 2014 and came into force and effect on May 15, 2015 following the withdrawal of an appeal to the Ontario Municipal Board.

The Statement of Cultural Heritage Value, found in Section 2.3 of the *Blackfriars/Petersville Heritage Conservation District Plan*, identifies what makes the Blackfriars/Petersville area significant as a Heritage Conservation District and also identifies the heritage attributes of the Blackfriars/Petersville Heritage Conservation District.

The Blackfriars/Petersville Heritage Conservation District Plan identifies Contributing Resources and Non-Contributing Resources. The property at 16 Cummings Avenue is identified as a Contributing Resource. Contributing Resources are defined as “a property, structure, landscape element, or other attribute of a Heritage Conservation District that supports the identified cultural heritage values, character, and/or integrity of the HCD. Contributing Resources are subject to the policies and guidelines for conservation, alteration, and demolition.”

1.3 Property Description

The house at 16 Cummings Avenue was constructed in circa 1946 (Appendix B). It demonstrates characteristic details of a “Kernohan House” and often sold under the “Nuway” Brand, representing an important period of development in the Blackfriars/Petersville Heritage Conservation District following the 1937 flood and World War II. “Kernohan Houses” were a type of Post-War housing that were once common in some areas of London, particularly in the Blackfriars/Petersville Heritage Conservation District area. These homes were available in multiple configurations, but generally characterized by asymmetrical front facades, very short or no eaves at the gable, Johns Mansville siding, and a front gable. The Contributing Resource at 16 Cummings Avenue was built as a cross-gable, with short overhang of the eaves and very short overhang at the front gable. The five houses on the south side of Cummings Avenue all demonstrate similar characteristics, emphasizing the contextual value of this pocket of the Blackfriars/Petersville Heritage Conservation District. The Contributing Resource is representative of a modest, economical home building from the 20th century with common building characteristics including form, massing, type, scale, roof pitches, and setback.

2.0 Discussion and Considerations

2.1 Legislative and Policy Framework

Cultural heritage resources are to be conserved and impacts assessed as per the fundamental policies in the *Provincial Policy Statement (2020)*, the *Ontario Heritage Act*, *The London Plan* and the *Official Plan (1989 as amended)*.

2.1.1 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” (Policy 2.6.1, *Provincial Policy Statement 2020*).

“Significant” is defined in the *Provincial Policy Statement (2020)* as, “resources that have been determined to have cultural heritage value or interest.” Further, “processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.”

Additionally, “conserved” means, “the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained.”

2.1.2 Ontario Heritage Act

The Ontario Heritage Act enables municipalities to protect properties of cultural heritage value or interest. Properties of cultural heritage value can be protected individually, pursuant to Section 29 of the Ontario Heritage Act, or where groups of properties have cultural heritage value together, pursuant to Section 41 of the Ontario Heritage Act as a Heritage Conservation District (HCD). Designations pursuant to the Ontario Heritage Act are based on real property, not just buildings.

2.1.2.1 Heritage Alteration Permit

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 (OHA) 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*).

2.1.2.2 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 for an individual and \$250,000 for a corporation.

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

2.1.3 *The London Plan/Official Plan*

The London Plan is the new official plan for the City of London (Municipal Council adopted, approved by the Ministry of Municipal Affairs and Housing with modifications, and the majority of which is in force and effect). *The London Plan* policies under appeal to the Local Planning Appeal Tribunal (Appeal PL170100) and not in force and effect are indicated with an asterisk throughout this report. *The London Plan* policies under appeal are included in this report for informative purposes indicating the intent of Municipal Council but are not determinative for the purposes of this application.

The policies of *The London Plan* found in the Key Directions and Cultural Heritage chapter support the conservation of London's cultural heritage resources for future generations. To ensure the conservation of significant cultural heritage resources, including properties located within a Heritage Conservation District, the policies of *The London Plan* provide the following direction:

*Policy 594_** Within heritage conservation districts established in conformity with this chapter, the following policies shall apply:

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 596_ A property owner may apply to alter a property within a heritage conservation district. The City may, pursuant to the Ontario Heritage Act, issue a permit to alter the structure. In consultation with the London Advisory Committee on Heritage, the City may delegate approvals for such permits to an authority.

2.1.4 *Blackfriars/Petersville Heritage Conservation District Plan*

The Blackfriars/Petersville Heritage Conservation District is recognized for its significant cultural heritage value, not just for its individual cultural heritage resources (Contributing Resources) but for the value that they have together, collectively. The goals of the designation of Blackfriars/Petersville as a Heritage Conservation District pursuant to

Part V of the *Ontario Heritage Act* support the conservation of its resources.

Specifically, for its cultural heritage resources:

Goal: To encourage the conservation of contributing heritage resources including buildings, landmarks, and other structures that contribute to the cultural heritage value of the district by:

- *Encouraging that alterations, additions, and renovations to heritage resources be consistent with the identified cultural heritage value of the area;*
- *Encouraging the maintenance and retention of significant heritage landmarks identified in the district;*
- *Avoiding unnecessary demolition and inappropriate alterations of identified heritage resources that contribute to the heritage value of the district; and,*
- *Encouraging sympathetic design and appropriate alterations when new development is proposed to ensure that there is no negative impact on the heritage value of the area, with particular attention to form, scale, massing, and setback.*

To implement this goal and these objectives, the policies of Section 7.4 (Contributing Resources) and the design guidelines of Section 10.3.1 (Design Guidelines – Alterations and Additions) and Architectural Conservation Guidelines of Section 11 were considered in the evaluation of a Heritage Alteration Permit application.

The policies of Section 7.4.1 of the *Blackfriars/Petersville Heritage Conservation District Plan* require the conservation of a Contributing Resource and the cultural heritage value of the Blackfriars/Petersville Heritage Conservation District. In particular,

Policy 7.4.1.e *Alterations that have the potential to impact heritage attributes of a protected heritage resource shall not be permitted.*

Policy 7.4.1.i *Major alterations to the exterior façade of a contributing resource shall not be permitted. Such alteration should only be considered where the intent is to conserve the contributing resource.*

Policy 7.4.1.j *Additions or alterations to contributing resources should be sympathetic, subordinate, distinguishable, and contextual in relation to the existing resource and its context, as well as the heritage attributes and cultural heritage value of the Blackfriars/Petersville Heritage Conservation District.*

2.2 Heritage Alteration Permit Application (HAP21-026-L)

A Heritage Alteration Permit (HAP18-022-D) application was received for proposed alterations to the Contributing Resource at 16 Cummings Avenue on April 13, 2018. The Heritage Alteration Permit was for a proposed two-storey addition onto the rear of the existing building. The exterior of the addition was proposed to be clad in fiber cement board in a vertical pattern; the on the original building, horizontal lap style fiber cement board was to be installed to maintain the orientation, style, and proportions of the existing cladding. A full-lite, plain glass front door was proposed. Alterations to the front porch were explicitly excluded from the Heritage Alteration Permit (HAP18-022-D). The Heritage Alteration Permit application was processed pursuant to the Delegated Authority By-law and was approved with terms and conditions by the City Planner.

On July 8, 2020 the Heritage Planner inspected the property at 16 Cummings Avenue and documented the property with photographs. The alterations observed identified several elements/alterations not in compliance with the Heritage Alteration Permit, including the re-cladding of the building (original house, gables, and the addition) in a material and style not approved by the Heritage Alteration Permit as well as the installation of a steel front door, and apparent expansion of the parking area in the front yard.

Complaints from community members regarding the alterations to the subject property were also received by the City.

Communication from the Heritage Planner to the property owner was initiated on July 8, 2020 and July 15, 2020. A new Heritage Alteration Permit (HAP21-026-L) application was submitted on February 16, 2021 and received on March 24, 2021 following discussion and confirmation with the property owner. The Heritage Alteration Permit application seeks retroactive approval for alterations not approved in the previous Heritage Alteration Permit (HAP18-022-D) as well as new alterations.

Alterations Seeking Retroactive Approval

- Remove and replace the horizontal siding (over original wood lap siding) with vinyl board and batten style siding (“Gentek costal blue board and batten”) on the original house;
- Remove the vertical vinyl siding (over original wood lap siding) with vinyl “shakes” (“Foundry vinyl split cedar shake”; the faux wood shakes are proposed to be painted; and,
- Remove the front entry door and replace with a steel door with a two-third decorative light with a painted finish.

New Alterations

- Removal of the existing brick guard and concrete steps with metal railing and installation of new concrete steps and a black metal (aluminum) guard, with the steps relocated to be centered on the doorway;
- Removal of the existing concrete driveway and replacement with a new concrete driveway.

No other alterations are considered by this Heritage Alteration Permit.

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

The alterations completed to the Contributing Resource exceeded what was approved with terms and conditions in the Heritage Alteration Permit (HAP18-022-D).

The intent of the design guidelines within Section 10.3.1 of the *Blackfriars/Petersville Heritage Conservation District Plan* is to support the conservation of existing built heritage resources. With this intent, the focus of the design guidelines is ensuring that “alteration and additions respect the surrounding context, particularly with respect to scale and form, and are complementary to the original building” (Section 10.3.1, *Blackfriars/Petersville Heritage Conservation District Plan*, p.52). The guideline most applicable to this Heritage Alteration Permit application is:

- *Alterations to the façade of buildings visible from the front and side of the building on corner lots have the potential to significantly affect the appearance of not only the building itself, but the entire streetscape.*

This guideline highlights the contextual value of properties within the context of a Heritage Conservation District. To support this guideline, further guidelines are provided in Section 11 of the *Blackfriars/Petersville Heritage Conservation District Plan* related to specific elements found on the façades of buildings which were used in the analysis of the Heritage Alteration Permit application for the property at 16 Cummings Avenue.

In effort to address the non-compliant alterations, the property owner is seeking retroactive approvals and alterations for other alterations. A letter of support from a neighbour was included within the Heritage Alteration Permit application submission.

Exterior Cladding

The Contributing Resource was formerly clad in a wide, horizontal aluminum siding with

contrasting more narrow vertical siding in the gable (see Appendix B). It is now clad in vinyl “board and batten” style siding and vinyl, faux “cedar shakes” in the gables, which is contrary to the exterior cladding materials approved in the Heritage Alteration Permit (HAP18-022-D).

Retaining the orientation and proportions of the former horizontal exterior cladding was required by the original Heritage Alteration Permit and more appropriate to the Contributing Resource at 16 Cummings Avenue. However, the use of board and batten style siding is generally compatible with the overall cultural heritage value of the Blackfriars/Petersville Heritage Conservation District. There are several examples of board and batten-clad buildings, including but not limited to 10 Argyle Street and 69 Wilson Avenue. Board and batten exterior cladding is not appropriate for all resources. Vinyl siding products are not recommended by Section 11.2.7 of the *Blackfriars/Petersville Heritage Conservation District Plan*.

The vinyl, faux “cedar shakes” cladding in the gable is not compatible with the cultural heritage value of the Blackfriars/Petersville Heritage Conservation District. Vinyl, faux “cedar shakes” do a poor job at attempting to replicate an authentic and still-available material. To improve the compatibility of the vinyl, faux “cedar shakes” the material should be painted. The intent of this recommendation is to eliminate the faux “cedar” appearance of the material particularly in its colouring, reducing the non-compliance of this material while avoiding the costs associated with the replacement of this material as a compromise. The choice of paint colour is not regulated by the Heritage Conservation District designation and may be selected by the property owner. A similar resolution was proposed and implemented to resolve the non-compliance issues with the nearby property at 117 Wilson Avenue (HAP19-045-L; see Image 9, Appendix B).

Front Door

A full-lite front door was specified in the original Heritage Alteration Permit. A three-quarters lite front door was installed, which features a more decorative glass lite. While not a substantial change the deviation from the original Heritage Alteration Permit application is noted with the cumulative effect on this Contributing Resource. A simple, plain glass lite for the door would have been more compatible.

Porch

The existing porch of the Contributing Resource is not believed to be original to the home as the concrete and white brick detailing does not reflect the period of house’s construction. Porches, however, are an important contribution to the cultural heritage value of the Blackfriars/Petersville Heritage Conservation District.

The property owner has proposed to remove the brick parapet wall of the porch and replace it with a metal (aluminum) railing with metal spindles (or pickets) (Appendix C). A metal railing would be more reflective of the period of construction for the Contributing Resource.

The compatibility of metal (aluminum) railings has been a topic of consideration in other applications in the Blackfriars/Petersville Heritage Conservation District. Metal railings are found on some porches of resources within the Blackfriars/Petersville Heritage Conservation District, often reflecting the period of construction of the resource or as evidence of previous alterations but are not necessarily appropriate for all resources. Traditional painted wood railings are more appropriate for most resources in the Blackfriars/Petersville Heritage Conservation District. As the subject property dates from 1949, a metal railing could be considered period appropriate.

A Building Permit is required. The Heritage Planner should be circulated on the Building Permit to verify compliance with what is proposed in this Heritage Alteration Permit application.

Driveway

Replacing the existing concrete driveway with a new concrete driveway is not anticipated to result in any adverse impacts to the cultural heritage value of the

Blackfriars/Petersville Heritage Conservation District. The width of the driveway is shown in Image 1, Appendix B. No widening of the driveway is permitted; front yard parking should be prohibited. The front yard should be restored to landscaped area, either grass or gardens.

Conclusion

The retroactive approval sought by the property owner in this Heritage Alteration Permit application seeks to address the non-compliance matter identified for the Contributing Resource at 16 Cummings Avenue. Adherence to the scope and specifications included in the original Heritage Alteration Permit would have better conserved the cultural heritage values of the Contributing Resource. However, alterations outside of that scope and specifications have been completed.

Alteration to the non-original porch is not anticipated to negatively affect the cultural heritage value of the Contributing Resource. Metal railings, in principle, are period appropriate to this Contributing Resource.

Prepared by: Kyle Gonyou, CAHP, Heritage Planner

Submitted and Recommended by: Gregg Barrett, AICP, Director, City Planning and City Planner

Appendix A Property Location
Appendix B Images
Appendix C HAP18-022-D
Appendix D Additional Details

Sources

Corporation of the City of London. *Blackfriars/Petersville Heritage Conservation District Plan*. 2015.

Corporation of the City of London. *Register of Cultural Heritage Resources*. 2019.

Corporation of the City of London. *2019-2023 Strategic Plan*.

Corporation of the City of London. *The London Plan*. 2019 (consolidated).

Ontario Heritage Act. 2019, c.9, Sched. 11. Retrieved from

<https://www.ontario.ca/laws/statute/90o18>.

Appendix A – Location Map



Appendix B – Images



Image 1: Photograph showing the subject property, 16 Cummings Avenue, prior to alterations, on February 26, 2018.



Image 2: Streetscape view showing the southside of Cummings Avenue on February 26, 2018, with the collection of the five "Kernohan houses."



Image 3: View southwest showing the Contributing Resource at 16 Cummings Avenue prior to alterations on February 26, 2018.



Image 4: Photograph of the subject property, on July 8, 2020, when non-compliance with the Heritage Alteration Permit was identified. Note the change in the exterior cladding, including gable, and the front door replacement. The shutters were also removed.



Image 5: Photograph of the subject property at 16 Cummings Avenue on December 15, 2020.



Image 6: Photograph of the subject property at 16 Cummings Avenue on December 15, 2020.



Image 7: Photograph of the subject property at 16 Cummings Avenue on March 31, 2021.



Image 8: Photograph of the subject property at 16 Cummings Avenue on March 31, 2021.



Image 9: Photograph of the property at 117 Wilson Avenue, Blackfriars/Petersville Heritage Conservation District, on July 9, 2020 following resolution of the non-compliance issues including the painting of the faux “cedar” shakes in the gables (HAP19-045-L).



London
CANADA

300 Dufferin Avenue
P.O. Box 5035
London, ON
N6A 4L9

April 19, 2018

Heather Wenman
16 Cummings Avenue
London, ON N6H 1J7

Dear Ms. Wenman,

HAP18-022-D

**Re: Heritage Alteration Permit application: 16 Cummins Avenue,
Blackfriars/Petersville Heritage Conservation District**

Thank you for submitting a Heritage Alteration Permit application for 16 Cummings Avenue, located in the Blackfriars/Petersville Heritage Conservation District (designated under Part V of the *Ontario Heritage Act*). I acknowledge receipt of your Heritage Alteration Permit application received on April 13, 2018.

Your home was built in 1946 and could be a "Kernohan house," which was a popular modular house system in the Post-World War II era in London. "Kernohan houses," which were sold under the "Nuway" brand, were available in multiple configurations but are generally characterized by asymmetrical front façade, no eaves on the gable, Johns Mansville (asbestos) siding, and often with a gable facing the street. The adjacent and nearby properties at 18 Cummings Avenue, 14 Cummings Avenue, 12 Cummings Avenue, and 10 Cummings Avenue are also believed to be "Kernohan houses" or similar.

Proposed Work

I note the following proposed work outlined in your application and attached drawings:

- Construction of a rear addition to the existing building, with the following details:
 - Concrete foundation with a footprint of 8'2" by 22'10" at the rear of the existing building;
 - Two storeys in height with a total height of 22'9" above the foundation;
 - Extension of the gable roofline to match that of the existing building (6:12 pitch), and clad in asphalt shingles;
 - Cladding in vertical fiber cement board ("Hardie Board") siding;
 - Installation of vinyl windows (not visible from the street)

The Corporation of the City of London
Office: 519-661-4980
Fax: 519-661-5397
www.london.ca

Page 1 of 5

- Retention of the existing chimney;
- Removal of the existing shutters
- Alteration of the sill of the front east window to enlarge the length of the existing opening with new vinyl sash style window;
- Alteration to the sill of the front west window to enlarge the length of the existing opening and installation of a new fixed pane vinyl window;
- Relocation of the window adjacent to the chimney on the east façade, and the addition of a window opening on the south side of the chimney;
- Replacement of the existing windows throughout the existing house with new vinyl windows to match the addition;
- Removal of the existing front door and replacement of the existing front door in the existing opening with a new front door with large glass panel;
- Removal of the existing aluminum horizontal siding cladding and replacement with horizontal lap style fiber cement board ("Hardie Board"), while maintaining the orientation, style, and proportions of the existing style (as shown in the drawings).

Alteration to the existing front porch, or other elements not explicitly noted above, will require amendment to this Heritage Alteration Permit or a separate Heritage Alteration Permit application.

Compliance Evaluation

Sections 7.4.1 and 10.3.1 of the *Blackfriars/Petersville Heritage Conservation District Plan* provides policies and guidelines regarding alterations to Contributing Resources. Policy 7.4.1.j of the *Blackfriars/Petersville Heritage Conservation District Plan* directs that additions should be "sympathetic, subordinate, distinguishable, and contextual" in relation to the existing resource and its context. The proposed alteration is sympathetic and contextual in its design, being informed from the existing design elements. However, it is not subordinate, as the addition is large the context of the original buildings and abutting properties. The recladding of the building will render the addition less distinguishable; however, the adjacent "sibling" buildings will visually assist in deciphering the original building from its alterations.

The guidelines of Section 10.3.1 of the *Blackfriars/Petersville Heritage Conservation District Plan* direct that a proposed addition should be located at the rear of an existing building, as this is the most appropriate location for alteration. The form and details of the proposed addition are complementary to the original construction, through the continuation of the roofline and cladding style. The height of the proposed addition is double that of the existing single storey buildings which abut the existing building located at 16 Cummings Avenue; two storey buildings are located adjacent, on the north side of Cummings Avenue.

A single store addition would be more compatible to the cultural heritage value of the Blackfriars/Petersville Heritage Conservation District. Notwithstanding, all reasonable efforts have been made in the proposed two storey addition to

minimize adverse impacts through design measures and the selection of material finishes.

Under the terms of the By-law No. C.P. 1502-129, the City Planner has been delegated authority to grant your Heritage Alteration Permit.

Approved Work

The proposed work is permitted as submitted with the following terms and conditions:

- The material of the front door be painted wood with a glass panel, as shown;
- Display the Heritage Alteration Permit (attached) in a location visible from the street until the work is completed; and,
- Notify Kyle Gonyou, Heritage Planner (519-661-4980, kgonyou@london.ca) upon completion of the work. Please provide digital photographs of the work completed.

This is your Heritage Alteration Permit, issued under Section 42(2.1) of the *Ontario Heritage Act*. Please contact the Building Division to confirm if you require a Building Permit (519-661-4555, building@london.ca).

Yours truly,



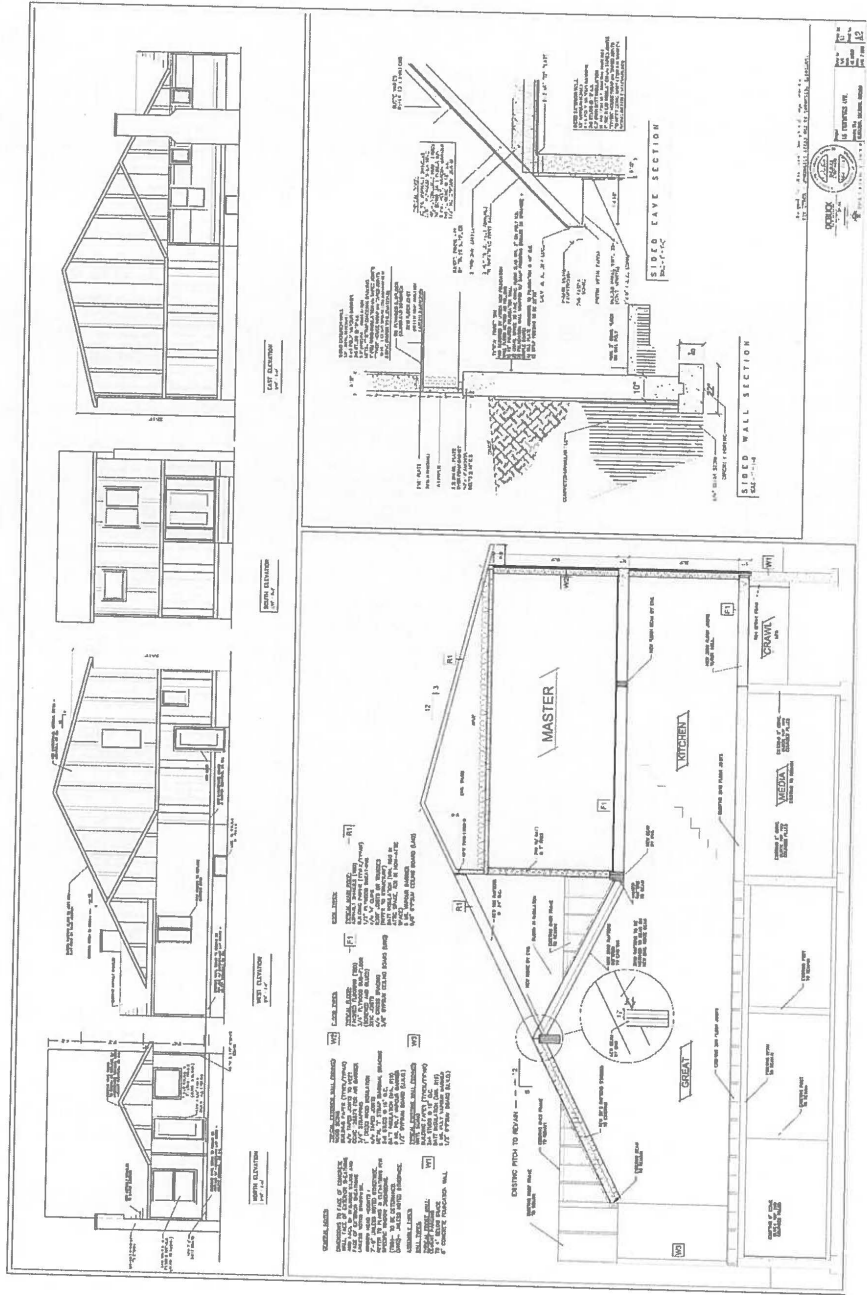
John Fleming, MCIP RPP
Managing Director, Planning & City Planner
Planning Division
City of London

\\FILE2\users-z\pdpl\Shared\policy\HERITAGE\Heritage Alteration Permit Reports\Cummings Avenue, 16\HAP18-022-D_letter.docx

c: Kyle Gonyou, Heritage Planner

Attachment:

Heritage Alteration Permit – 16 Cummings Avenue
Drawings – 16 Cummings Avenue (dated April 7, 2018)



HERITAGE ALTERATION PERMIT

THE CORPORATION OF THE CITY OF LONDON HEREBY ISSUES THIS PERMIT:

Property: **16 Cummings Avenue**
Ontario Heritage Act Status: **Blackfriars/Petersville Heritage Conservation District**

Proposed Action: **Addition, Recladding, Window and Door Replacement**

Application Number: **HAP 18-022-D**

Approval:



John Fleming, MCIP RPP
Managing Director, Planning & City Planner

Approval Date: **April 19, 2018**

For further information call: 519-661-4980



London
CANADA

Appendix D – Additional Details



* Proposed Material to be used *

Figure 2: Proposed railing for the porch of the Contributing Resource at 16 Cummings Avenue, as submitted in the Heritage Alteration Permit application (HAP21-026-L).