

What started the process of the changes to 59 Albion St.

What began was to be a simple renovation of adding a bathroom into the basement (estimated to take 3 weeks to complete).

After removal of a wall, ceiling and flooring it was discovered that the 2 main support beams were compromised because a support post had been removed causing a cantilever pressure on the foundation causing major crack to the front foundation of the home.

This led to a complete removal of everything in the front including a tree, the front entrance precast concrete steps, which led to replacing the front wall foundation and underpinning the sides of the house with concrete knee walls.

Afterwards it was suggested that sonar tubes be installed to make a new front entrance creating a front porch addition rather than returning to the precast concrete steps.

In looking around the neighborhood and reviewing the structure of our home it seemed that going with a style of Ontario cottage would be most favorable and would be pleasing.

Approval was given for the front porch. As long as we follow the SB-7 guidelines for the railing and understand that would be appropriate to paint the exposed wood.

(This does not seem to be the case of the many other front porches/entrances in the neighborhood (unpainted wood and railings not to code.)

The concern/issue:

The spindles of the porch are not wood.

As noted in the end of this report there are many front entrances/porches that are not using wood spindles.

Also, in reviewing the guidelines for Blackfriars and the historical information found on 59 Albion St, it would seem that there should be no real issue with spindles remaining as the NUVO spindle system (galvanized steel).

On the next page you will find the before photo and after photo plus the inspiration for the front porch.



Before: 59 Albion St
Front Entrance:
Aluminum Awning and
Railing.



Inspiration!!



After: 59 Albion St
Porch Addition

(you will note in the pages following this one and pictures of different porches, spindles and front entrances that are made from various materials





