

Report to Planning and Environment Committee

To: Chair and Members
Planning and Environment Committee

From: George Kotsifas, Deputy City Manager, Planning and Economic Development

Subject: Heritage Alteration Permit application by K. and C. Siemens at 59 Albion Street, Blackfriars/Petersville Heritage Conservation District

Date: Monday December 13, 2021

Recommendation

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking retroactive approval for the use of the NUVO Iron railing system on the front porch of the heritage designated property at 59 Albion Street within the Blackfriars/Petersville Heritage Conservation District, **BE APPROVED** with the following terms and conditions:

- a) Any future repair, alterations, or replacement to the railing system require the implementation of the squared wooden spindles approved through HAP21-018-D.

Executive Summary

The property at 59 Albion Street is a Contributing Resource, located within the Blackfriars/Petersville Heritage Conservation District. In March 2021, a Heritage Alteration Permit was approved with terms and conditions for alterations to the front façade of the dwelling including the reconstruction of a new front porch. The proposed front porch included a railing system to be constructed of squared wooden spindles, set in between a top and bottom rail according to a connection style compatible with the historic dwelling. Following receipt of the approved Heritage Alteration Permit, the applicants considered a material change for the spindles and were advised that the “NUVO” iron railing system was not of a material or design that would be supported by staff. Subsequently, the applicants installed the unapproved spindles. An existing Building Permit was revised and issued to include the NUVO iron railing system without circulation to Heritage staff for review for compliance with the existing Heritage Alteration Permit.

The applicants have now made a new Heritage Alteration Permit application seeking retroactive approval for the installation of the “NUVO” iron spindles to address the non-compliance with the existing Heritage Alteration Permit (HAP21-018-D). This Heritage Alteration Permit application is not consistent with the policies and guidelines of the *Blackfriars/Petersville Heritage Conservation District Plan* and is not compatible with the Contributing Resource at 59 Albion Street. However, acknowledging the work has already been completed in accordance with the revised Building Permit staff are recommending the Heritage Alteration Permit be approved with the condition that any future replacement, alteration or repair to the porch railing system implement the originally approved squared wooden spindles.

Linkage to the Corporate Strategic Plan

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

- Strengthening Our Community:
 - Continue to conserve London’s heritage properties and archaeological resources.

Analysis

1.0 Background Information

1.1 Property Location

The property at 59 Albion Street is located on the east side of Albion Street between Blackfriars Street and Chandler Avenue (Appendix A).

1.2 Cultural Heritage Status

The property at 59 Albion Street 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 59 Albion Street 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 Description

The dwelling on the property consists of a single storey cottage structure with a hipped roof. The exterior of the dwelling has been previously altered including the installation of side-sliding windows on the front façade, vertically oriented siding and angel-stone on the front façade, and horizontal vinyl siding on the north and south sides of the dwelling (Appendix B).

Following some foundation repairs in 2020, the property owners applied for, and received a Heritage Alteration Permit for the covered front porch which includes the raised front porch, wood structural posts, and a gable peak faced with painted wood shingle.

The construction history of the dwelling on the property is unclear. The form, scale, and mass of the dwelling suggests that the dwelling was constructed in the late-19th century or early-20th century. Information included within the Register of Cultural Heritage Resources suggests a construction date of 1900. The current property owners have expressed concern that the construction date may be in error, as a neighbour has suggested the dwelling was moved to the property in the 1960s. No information to support this claim has been found.

To better understand the history of the dwelling, a review of historic Fire Insurance Plans, geodetic mapping, and aerial photography, supplemented with City Directory information was undertaken (Appendix C). A dwelling is not depicted on the 1912 Revised 1922 Fire Insurance Plan nor is it shown on the 1922 Aerial Photograph. A dwelling is depicted on the property by the 1926 Geodetic Survey of London, suggesting the dwelling was constructed between 1922 and 1926 (Image 9, Appendix C). The dwelling is again shown on the 1957 Geodetic Survey, showing the same building footprint. To further narrow a date of construction, a review of City Directories includes an entry for 59 Albion Street by 1925.

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*.

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.

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*).

2.1.2.2 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.

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.

As a goal for the Heritage Conservation District:

Goal: To acknowledge, protect, and enhance Blackfriars/Petersville's cultural heritage value and interest including contributing heritage resources such as structure, streetscapes, landmarks and landscape features and understand the valuable contribution they make to the area collectively by:

- Encouraging the conservation of the area's cultural heritage value and interest through the appropriate practice of restoration, preservation, and rehabilitation processes that will maintain and enhance the value of the area;*
- Providing guidance on best practice procedures related to the stewardship of heritage conservation;*
- Understanding that the cultural heritage value of the district is expressed most effectively as a collection of resources that together possess unique qualities and characteristics; and,*
- Providing a clear set of guidelines for alterations requiring and not requiring a Heritage Alteration Permit, and providing property owners with the necessary information (terminology, checklists, and graphics) to guide them through the application process by which individual property owners will obtain these permits if necessary.*

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 are 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.a *The cultural heritage value of the Blackfriars/Petersville Heritage Conservation District shall be conserved;*
- Policy 7.4.1.b *Contributing resources shall be conserved;*
- Policy 7.4.1.c *Classes of alterations for contributing resources requiring or not requiring a Heritage Alteration Permit shall be identified.*
- 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.*

The Conservation Guidelines (Section 11.2) of the Blackfriars/Petersville Heritage Conservation District Plan provide guidelines for maintaining and restoring resources to be considered by owners and approval authorities when work is being considered. Section 11.2.9 (Porches and Verandahs) provide relevant guidelines including:

- *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;*
- *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 decide whether to restore the original;*
- *For decorative elements such as gingerbread fretwork and other trim, wood is still the best choice to recreate the original appearance, but using improved technology such as waterproof glues and biscuit joiners and liquid preservatives and best quality paints to protect the finished product;*
- *Fibreglass and plastic versions of decorative trims should be avoided. Poor interpretation of the scale or design of applied decoration detracts from the visual appearance of architectural coherence of porches and verandahs.*

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

4.1 Heritage Alteration Permit Applications (HAP21-018-D & HAP21-079-L)

4.1.1 HAP21-018-D

In February 2021, the property owner contacted the City of London with inquiries related to the Heritage Alteration Permit approval process. Through consultation with the Heritage Planner, the owners were provided with information to assist them in applying for a Heritage Alteration Permit.

A Heritage Alteration Permit application (HAP21-018-D) was received for proposed alterations to the front façade of the Contributing Resource at 59 Albion Street on March 1, 2021. The Heritage Alteration Permit was processed through the Delegated Authority By-law, and was issued on March 10, 2021. The approved work included the installation of a new covered front porch with the following details:

- 20" Sonotube footings;
- Wooden steps with handrail;
- 2" x 8" pressure treated deck joists;
- Pressure treated deck boards;
- Framed porch skirting;
- Railing/guard system to consist of wooden squared spindles set in between a top and bottom rail, connected by EC-1 or EC-2 connections of the SB-7 Supplementary;
- 6" x 6" pressure treated posts, enclosed/capped with wood painted wood to finish to support gable porch roof;
- Porch roof with a pitch of 12 over 5, consistent with the pitch of the house, finished with asphalt shingles;
- Face of the gable to be clad with painted wood shingle; and,
- All exposed wood to be painted.

The porch, as proposed in HAP21-018-D was evaluated as compliant with the *Blackfriars/Petersville Heritage Conservation District Plan* and was approved under the terms of the By-law No. C.P. 1502-129, and issued under Section 42(2.1) of the *Ontario Heritage Act* (Appendix D).

Following approval of the Heritage Alteration Permit, the applicant contacted the City to inquire about a change in the railing system that was approved, noting the request to change the approved wood rails and spindles to the "NUVO Iron" railing system. Through correspondence with the applicant, staff confirmed that the NUVO Iron railing system would not be a material or design that would be supported for use on front porches in the Blackfriars/Petersville Heritage Conservation District.

4.1.2 Issuance of Revised Building Permit

Despite the correspondence between the applicant and Heritage staff, a revised Building Permit application was submitted. Unfortunately, the Building Permit was reviewed and approved without confirmation of an updated Heritage Alteration Permit. This is a rare occurrence, as Building and Heritage staff work closely in reviewing applications for proposed projects to heritage designated properties to ensure compliance with the respective heritage requirements. The applicant proceeded to undertake the work without Heritage Alteration Permit approval.

While conducting a nearby site visit in the Blackfriars/Petersville Heritage Conservation District in July 2021, staff observed that the NUVO Iron railing system had in fact been installed contrary to the direction provided by the applicant, and not in compliance with the approved Heritage Alteration Permit. Staff have since corresponded with the applicant to identify the non-compliance with the Heritage Alteration Permit as a violation of the *Ontario Heritage Act*. Despite obtaining an approved Heritage Alteration Permit and acknowledging the approved materials, an unapproved alteration was completed.

4.1.2 HAP21-079-L

A new Heritage Alteration Permit application (HAP21-079-L) was received on November 17, 2021 seeking retroactive approval for the installation of the NUVO Iron railing system.

Porches, are an important contribution to the cultural heritage value of the Blackfriars/Petersville Heritage Conservation District. Alterations to porches of Contributing Resources in the Blackfriars/Petersville Heritage Conservation District requires Heritage Alteration Permit approval.

The compatibility of metal railing systems have been a topic of consideration in other Heritage Alteration Permit 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 appropriate for most resources in the Blackfriars/Petersville Heritage Conservation District. The architectural form of the dwelling and available historical records suggest that the dwelling on the property was constructed in the early-20th century, before the Second World War. A painted wood railing system as initially approved is the most sympathetic and contextual to the existing resource and its context, consistent with the policies of the Blackfriars/Petersville Heritage Conservation District.

The proposed “NUVO Iron railing system” consists primarily of a set of thin metal balusters (spindles) set in between a top and bottom rail consisting of pressure treated lumber. As a modern construction material in design and appearance, the railing systems are not compatible with front porches on Contributing Resources historic within a Heritage Conservation District.

The preferred approach to alleviate the non-compliance with the Heritage Alteration Permit approval already obtained, would be for the property owner to remove the non-compliant railing system and install painted wood railings and spindles. However, acknowledging the error in issuing the Building Permit prior to circulation to heritage staff for compliance review, staff are recommending the new Heritage Alteration Permit (HAP21-079-L) be approved with the condition that any future alteration, repair or replacement of the railing implement the previously approved squared wooden spindles.

Conclusion

The property at 59 Albion Street is a Contributing Resource, located within the Blackfriars/Petersville Heritage Conservation District. In March 2021, a Heritage Alteration Permit was approved with terms and conditions for alterations to the front façade of the dwelling including the reconstruction of a new front porch. A revised Building Permit was issued without heritage staff review, in error and the porch was not constructed according to the approved Heritage Alteration Permit.

A new Heritage Alteration Permit application was submitted seeking retroactive approval for the installation of the “NUVO” iron railing system to address the non-compliance with the existing Heritage Alteration Permit (HAP21-018-D). Acknowledging the work is compliant with the issued Building Permit, staff is recommending approval of the Heritage Alteration Permit with the condition that future alteration, repair or replacement of the railing comply with the alterations approved in the original Heritage Alteration Permit, including the installation of squared wooden spindles.

Prepared by: Michael Greguol, CAHP
Heritage Planner

Reviewed by: Britt O’Hagan, MCIP, RPP
Manager, Community Planning, Urban Design, and
Heritage

Recommended by: **Gregg Barrett, AICP**
Director, Planning and Development

Submitted by: **George Kotsifas, P. Eng**
Deputy City Manager, Planning and Economic
Development

Appendices

- Appendix A Property Location
- Appendix B Images
- Appendix C Historic Documentation
- Appendix D HAP21-018-D

Appendix A – Property Location



Figure 1: Location Map showing the subject property at 59 Albion Street

Appendix B – Images



Image 1: Photograph of the dwelling located at 59 Albion Street in August 2020, showing foundation repair work being undertaken, necessitating a restored front porch.



Image 2: Photograph of the dwelling located at 59 Albion Street showing the porch under construction in spring of 2021.



Image 3: Photograph of the dwelling located at 59 Albion Street, as observed in July 2021 showing unapproved railing system.



Image 4: Photograph of the dwelling located at 59 Albion Street, as observed in July 2021 showing unapproved railing system.



Image 5: Detail of the railing system on the property at 59 Albion Street showing the unapproved NUVO Iron railing system, July 2021.



Image 6: Detail of the railing system on the property at 59 Albion Street showing the unapproved NUVO Iron railing system, July 2021.

Appendix C – Historic Documentation

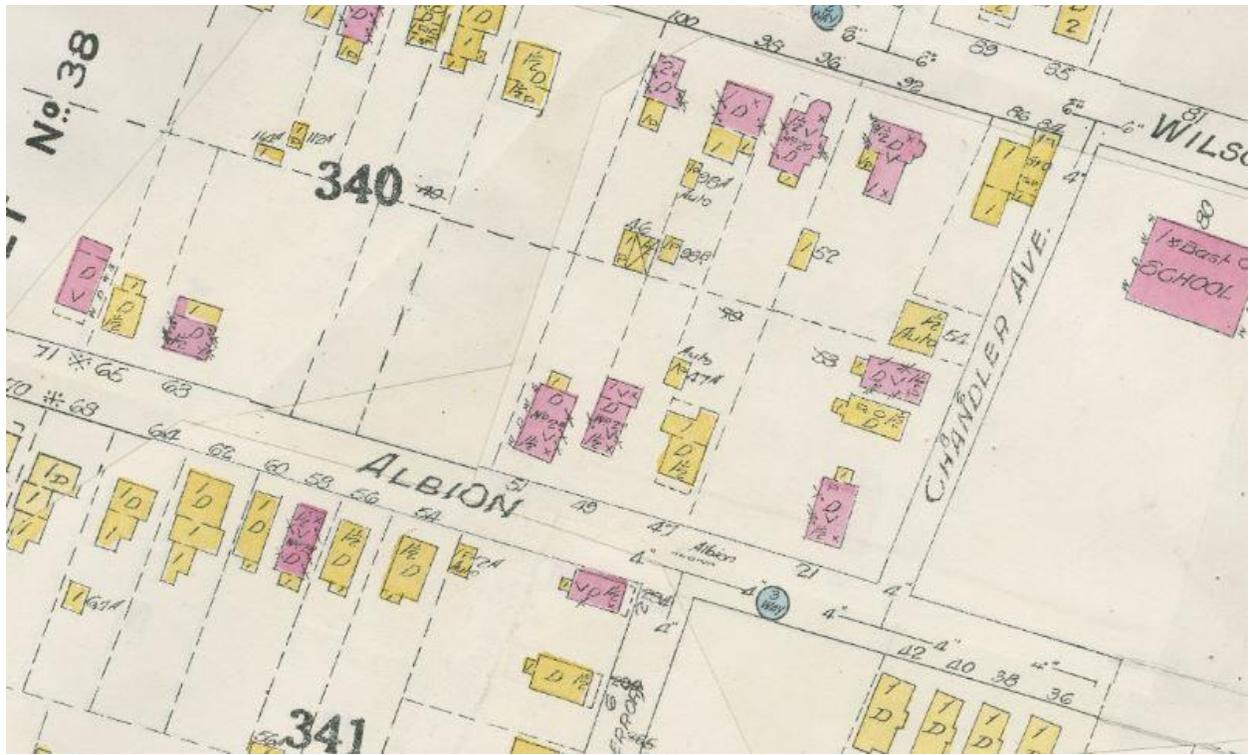


Image 7: Excerpt from the 1912 Revised 1922 Fire Insurance Plan showing the dwellings on the east side of Albion Street constructed by 1922. Note, the subject property at 59 Albion Street had not yet been constructed (Western Archives).



Image 8: Excerpt from a 1922 aerial photograph confirming the information depicted on the 1912 Revised 1922 Fire Insurance Plan (Map and Data Centre, Western University).

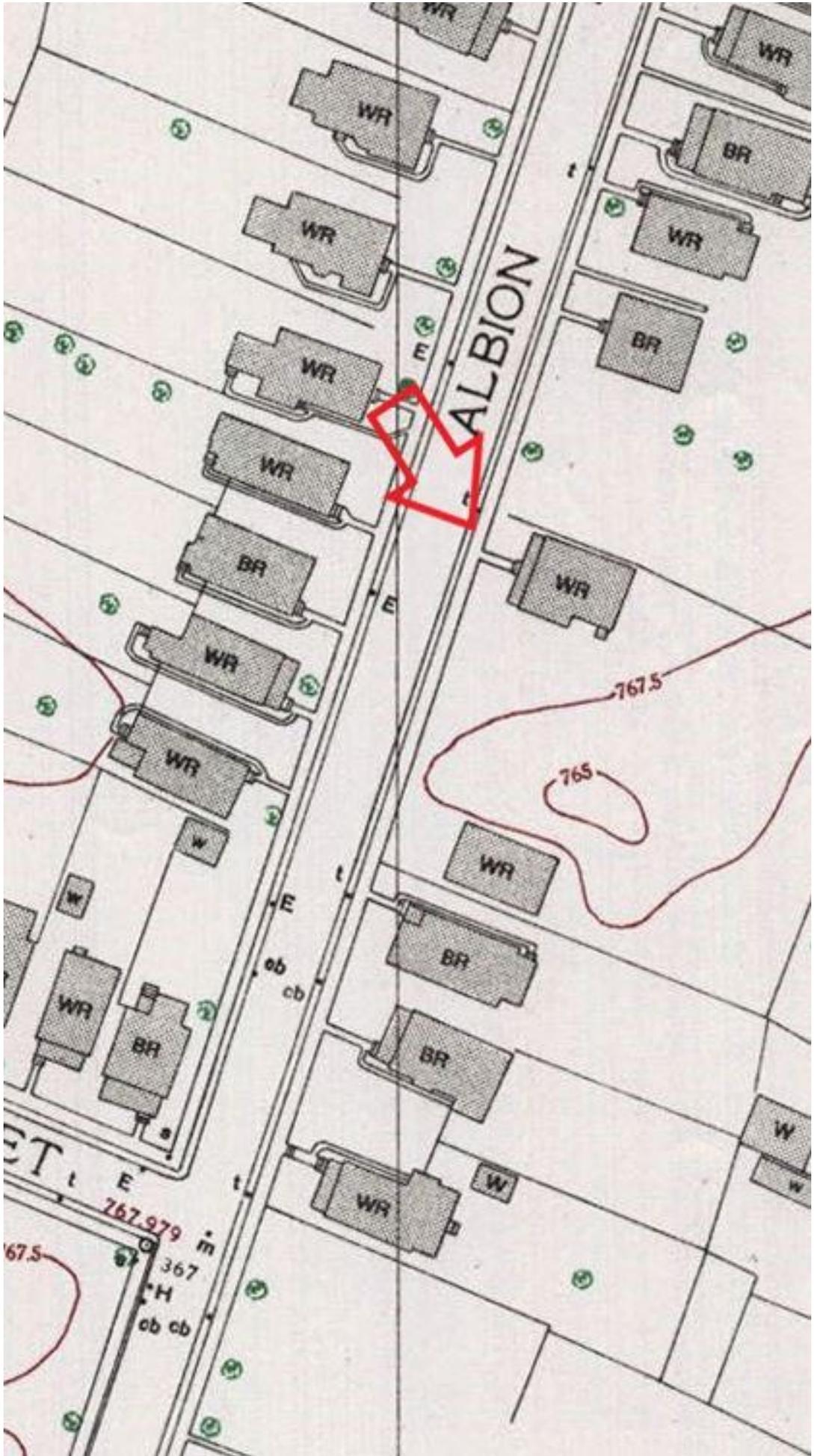


Image 9: Excerpt from the 1926 Geodetic Survey of London, showing a dwelling constructed at 59 Albion Street (Archives and Special Collections, Western University).

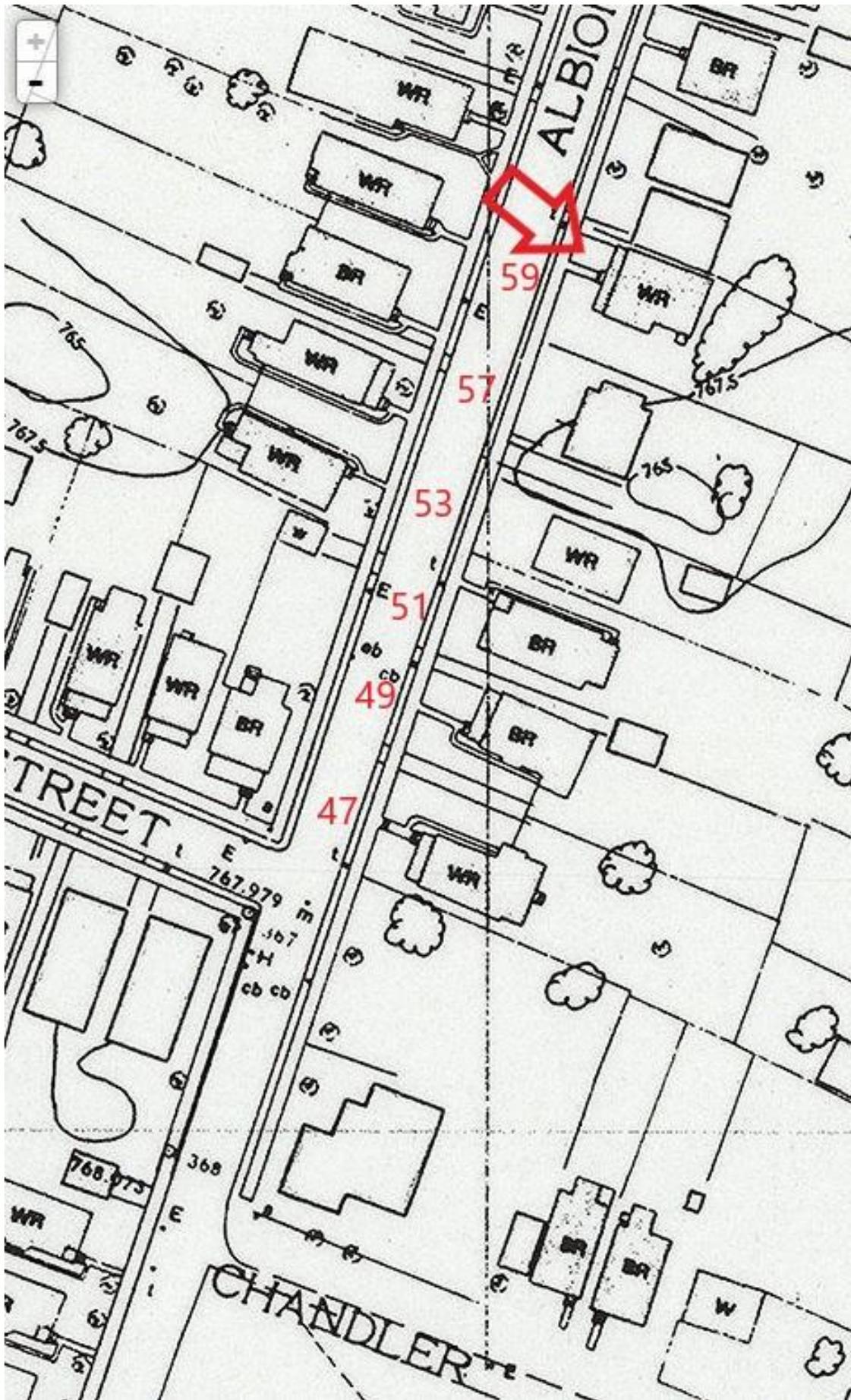


Image 10: Excerpt from the 1957 Geodetic Survey of London showing the dwelling at 59 Albion Street. The image has been annotated with the municipal addresses (Archives and Special Collections, Western University).

New Accessories at Bargain Prices
 749 SIMCOE ST. E. Phone 6881
 London's Bargain Accessory House
WHITE AUTO WRECKERS
 Used Parts for All Cars

MARLEY-HEXTER TAXI

483 RICHMOND ST. PHONE 2859

36 Adelaide VERNON'S DIRECTORY Albion

869 Thompson, J H
 869 Bapty, C W
 871 Burke, F D
 875 Boyd, Hugh
 881 Wallace, Pztk
 883 Alexander, Frank
 885 Farr, G A, gro
 Sub P O No 1
 †Grosvenor st crosses
 889 Cree, Rev A S H
 891 Lukings, Arthur
 †Cheapside st crosses
 Phinn Bros, brick mfrs
 Hill Michl
 †Victoria st crosses
 †Huron st crosses
 1083 Winnett, J W G
 Campbell, Duncan
 Walters, F A

ADELAIDE ST, Chelsea
 Green, east side

2 Smith, Melville
 4 Salisbury, Thos
 6 Reader, Hy G
 8 Ferguson, R M
 10 Cole, Harold
 12 Jackson, C E
 14 Ferguson, P L
 18 Dickson, Robt
 20 Crossley, F, gro
 22 Hathaway, Norris, gro
 †Terrace st crosses
 34 Mana, Mrs H H
 34 Brazel, Mrs E A
 36 Jewkes, John H
 42 Haynes, S W
 46 Reeves, E F
 48 Smith, Levi
 †Edna st crosses
 Presbyterian church
 58 Webb, Geo H
 New house
 66 Downes, G F
 66 Donaghey, J E
 68 Mills, Thos
 74 Cooper, Rev W H
 †Mand st crosses

ADELAIDE ST, Chelsea
 Green, west side

1 Grant, John
 3 Masterson, Edwd
 5 Clayton, G J
 7 Cummings, John
 9 Smith, Jas
 11 Richmond, Jas
 21 Pierson, J C
 †Terrace st crosses
 27 Chambers, Mrs C
 29 Stone, Thos F
 31 Wilkinson, R W
 33 Buckland, Albt
 35 Holmes, G E
 37 Kingsbury, A E, patr
 39 Clark, H W
 41 Marchant, J A
 43 Lindsey, Jas S
 45 Snow, Geo
 47 Trinity, Church
 †Edna st crosses
 55 Tye, C W
 57 Watson, Wm L
 69 La Motte, G B
 †Maud st crosses
 95 Marsh, Hiram

ALAUNIA, from River, east of Egerton, s of Hamilton rd

72 Mudge, Hy
 82 Martin, S H
 82 Martin, S, jr
 es 90 Fitzpatrick, Wm
 104 Elkington, Wm
 es 112 Froud, Sydney
 es 114 Baker, Richd
 †Dakin st crosses

ALBANY ST, e from Nightingale av to C P R tracks
 Not built on

ALBERT ST, n side, from 862 Ridout to Richmond

76 Andrus, W J
 90 Fisher, R G
 †Talbot st crosses
 124 Green, Rev Bowley, D
 D

128 Benenati, Ralph
 130 Vacant
 136 Young, Robt J
 152 Kingsmill, T F
 164 Gillespie, G H
 176 Wrighton, W T E
 178 Williams, J T
 180 Gleason, A A
 186 Bayly, Mrs Eliza
 188 Broderick, E J
 190 Seutler, Edwd
 192 Neville, Mrs Laura
 194 Grant, Mrs M
 200 Rider, Miss F
 Vincent, Hy
 202 Miller, W J, Urbe

ALBERT ST, s side
 †Talbot st crosses

119 Shawcross, Mrs J
 121 Dixon, Robt
 125 Fremlin, E N
 127 Hungerford, S G
 129 Vacant
 133 Whitten, Robt
 137 McCartney, Jos
 153 Munro, A L
 155 Tierney, Maria
 155½ Hebebrand, Mrs Laura
 159 Adams, Chas J
 165 Solomons, M H, violin mkr
 167 Gleson, P C
 173 Beck Mfg Co, box mfrs
 175 Carter, Hy J
 177 Read, Edwin T
 179 Pope, Harry
 179½ Daniel, Chas
 181 Wrighton, R R

ALBERT ST (Ealing), from Hamilton rd, now Price st

ALBION ST, e side from Rogers av to Blackfriars

21 Trudell, Wm T
 47 Wilkins, A J
 49 Dwyer, Vincent
 51 Benson, Jos
 63 Diamond, Mrs Elzbt
 69 Fortier, Mrs Margt

C. T. & S. F. GLASS **Insurance Brokers**
 302 Dominion Savings Bldg. PHONE 220

Figure 2: Excerpt from the 1924 Vernon's City Directory showing entries for the east side of Albion Street at bottom right. Note, at this time there is no entry for 59 Albion Street.

W. A. MACKENZIE & CO., Limited Investment Bankers

Toronto, London, Ont.
Local Offices: ROOM 207 ROYAL BANK BLDG., R. COTTRELL, Mgr. Phone 6145J
All Bond Prices Quoted Upon Application.

Albert

OF CITY OF LONDON

Ann 37

179 Pope, Harry
179½ Daniel, Chas
181 Wrighton, R R

**ALBERT ST (Ealing), from
Hamilton rd, now Price st**

**ALBION ST, e side from
Rogers av to Blackfriars**

21 Trudell, Wm T
47 Wilkins, A J
49 Dwyer, Vincent
51 Benson, Joe
53 Unfinished house
59 Altenau, Chas
63 Kattenbach, Altd
65 Robinson, Mark
69 Fortier, Mrs Margt
71 Sellery, Mrs A
73 Smithson, Wm
75 Dunlevy, Wm
77 McNiven, C H
79 Deacon, Hy
81 Robinson, Jas
85 Edwards, Fanny
93 Johnson, Wm
99 Downey, Annie

ALBION ST, w side

36 Walsh, Herbt
38 Wood, Wm
40 Foxcroft, Saml
42 Johnson, W J
‡Moir st begins
54 Hyde, Arthur
56 McNeil, Mrs J
58 Jenner, Bert
60 Sanham, Wm
62 Johnson, Mrs S E
64 Clark, W B
68 Kaltenbach, Mrs E
70 Raison, Mrs C
74 Telfer, Mrs E
76 Pilgrim, Geo
78 Osborn, A E
82 Grigg, Albt H
84 Page, Stephen
88 Jeffries, H T
94 Jeffries, Thos
96 Cameron, D
102 Judge, W H

ALEXANDER ST, n side

from 48 Wilson av
7 Spyer, Jas
9 Nairn, J W
11 Vantassel, Mrs
17 Fairweather, Geo
21 Turner, Wm
23 Lambourn, John
25 Jones, Regina
27 Goodyear, Wallace
29 Knaggs, Hy
31 Gray, Robt H

ALEXANDER ST, s side

12 Andrews, David
14 Rapsom, Thos
18 Ellis, Jas
20 Ellis, Walter
24 Bolaa, N
26 Ballantine, Wm
28 Eagan, J W
30 Winegarden, Wm

ALEXANDER AV (Manor

Park), from Tecumseh av
wa Bugler, Alex
es Dutton, Arthur
‡Emery, Langarth, Briscoe
and Forbes sts cross

ALFRED ST, e side, from

572 Pall Mall
8 Gillis, Jas
10 Shannon, Russell
12 Stevenson, Wm
14 Ellman, J H
16 Lewis, Benj
18 Lloyd, P L
20 Wakeing, Arthur
22 Dorey, A E
24 Jack, T W

ALFRED ST, w side

7 Simons, H S
9 Waud, Mrs Ellen
11 Seburn, Mrs Jennie
13 Brenner, John

ALMA ST, e side, from 250

St James
16 Wheatley, Albt H

26 Blackburn, H S
32 Allsop, G W
36 Manning, B B
40 Harding, R T
50 Elliott, J C, real estate
50 Fear, Rev E A
52 Burgess, Jas

ALMA ST, w side

23 Barron, W C
47 Coleman, Louis
51 Woodward, Harold
53 Burwell, Emma A

ANDERSON AV, e side

from Trafalgar st to Ham-
ilton rd, 1 e Rectory
68 Carty Brass Co
72 Barnes, A F
74 Dickey, Robt
76 Crosier, R W
78 Marsh, Wm
80 Head, John
82 Saunders, Altd
86 Warren, M

ANDERSON AV, w side

75 Fitchett, Jas H
77 Braund, W H
81 Bailey, J W
85 Smith, E L
87 Graham, Geo M
89 Koch, J S

ANN ST, n side, from the

River to Richmond st, 2ne
south of Oxford
‡Talbot st crosses
146 McInnis, David
148 Scott, Geo W
150 Allford, Jno
152 Walker, Peder D
154 Burgess, Chas
156 Henson, Elias
164 Forbes, Jas E
164 Forbes, Mrs Clara, gro
‡St George st crosses
Store house
Daly Coal Co, scales


ELECTRIC RANGES
 Protected Elements & Seamless Enamelled Oven.

F. H. THOMPSON BICYCLES Locks Repaired
355 TALBOT PHONE 2380W Keys made of all
Descriptions

Figure 3: Excerpt from the 1925 Vernon's City Directory for London showing the first entry for 59 Albion Street in 1925.



London
CANADA

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

March 10, 2021

Christine and Kurtis Siemens
59 Albion Street
London, ON N6H 1Z1

HAP21-018-D

Dear Mr. and Mrs. Siemens,

**Re: Heritage Alteration Permit application: 59 Albion Street,
Blackfriars/Petersville Heritage Conservation District**

Thank you for submitting a Heritage Alteration Permit application for the property at 59 Albion Street 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 March 1, 2021.

Proposed Work

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

- Installation of new covered front porch on the west façade approximately 14' in width with the following details:
 - 20" Sonotube footings;
 - Wooden steps with handrail;
 - 2" x 8" pressure treated deck joists;
 - Pressure treated deck boards;
 - Framed porch skirting;
 - Railing/guard system to consist of wooden squared spindles set in between a top and bottom rail, connected by EC-1 or EC-2 connections of the SB-7 Supplementary (see attached connection detail);
 - 6" x 6" pressure treated posts, enclosed/capped with wood painted wood finish to support gabled porch roof;
 - Porch roof with a pitch of 12 over 5, consistent with the pitch of the house, finished with asphalt shingles;
 - Face of the gable to be clad with painted wood shingle; and,
 - All exposed wood to be painted.

Compliance Evaluation

The previously installed porch on the Contributing Resource at 59 Albion Street was removed as a part of tree removal and foundation repairs. The proposed replacement porch consists of a covered porch, including painted wood steps, flooring, spindles and rails, and posts to support the gable porch roof. The gable of the porch will be clad with painted wood shingles or shakes. The proposed design and materials sufficiently complies with the policies outlined in Section 7.4.1 (Contributing Resources) and the guidelines included in Section 11.2.0 (Conservation Guidelines), and Section 11.2.9 (Porches and Verandahs) of the *Blackfriars/Petersville Heritage Conservation District Plan*.

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

Page 1 of 6

The proposed work is permitted as submitted and shown in the attached drawings with the following terms and conditions:

- All exposed wood to be painted;
- Display the Heritage Alteration Permit (attached) in a location visible from the street until the work is completed; and,
- Notify Michael Greguol, Heritage Planner (519-661-4980, mgreguol@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*. This Heritage Alteration Permit has been issued to permit the alterations as submitted and described above and authorized by this Heritage Alteration Permit only. **Any changes or deviations from the proposed work as submitted in your Heritage Alteration Permit application and approved with terms and conditions shall require amendment to your Heritage Alteration Permit.** Applicants are advised to contact the Heritage Planner if any changes are proposed or contemplated to the alterations authorized by this Heritage Alteration Permit in advance of undertaking any changes.

A Building Permit is required. Please contact the Building Division (519-661-4555, building@london.ca).

Yours truly,



Gregg Barrett, ACIP
Director, City Planning & City Planner

Z:\policy\HERITAGE\Heritage Alteration Permit Reports\Albion Street, 59\HAP21-018-L\HAP21-018-D_letter.docx

c: Michael Greguol, Heritage Planner

Attachment:
Heritage Alteration Permit – 59 Albion Street
Photographs
Drawings – Designed For Life (2/9/2021)



Image 1: Photograph of the Contributing Resource located at 59 Albion Street in the Blackfriars/Petersville Heritage Conservation District. The previous porch was removed to address foundation issues.



Image 2: Photograph showing the existing conditions of the property located at 59 Albion Street, in the Blackfriars/Petersville Heritage Conservation District.

i. Dimensions shown are in mm unless otherwise specified.

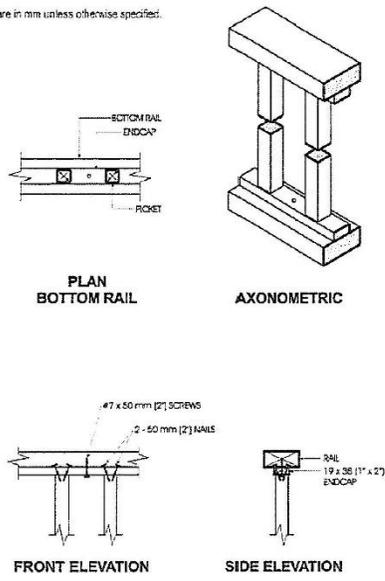


Figure 1: Drawing showing EC-1 connection type, one of the proposed connections for the railings/guards for the proposed porch at 59 Albion Street

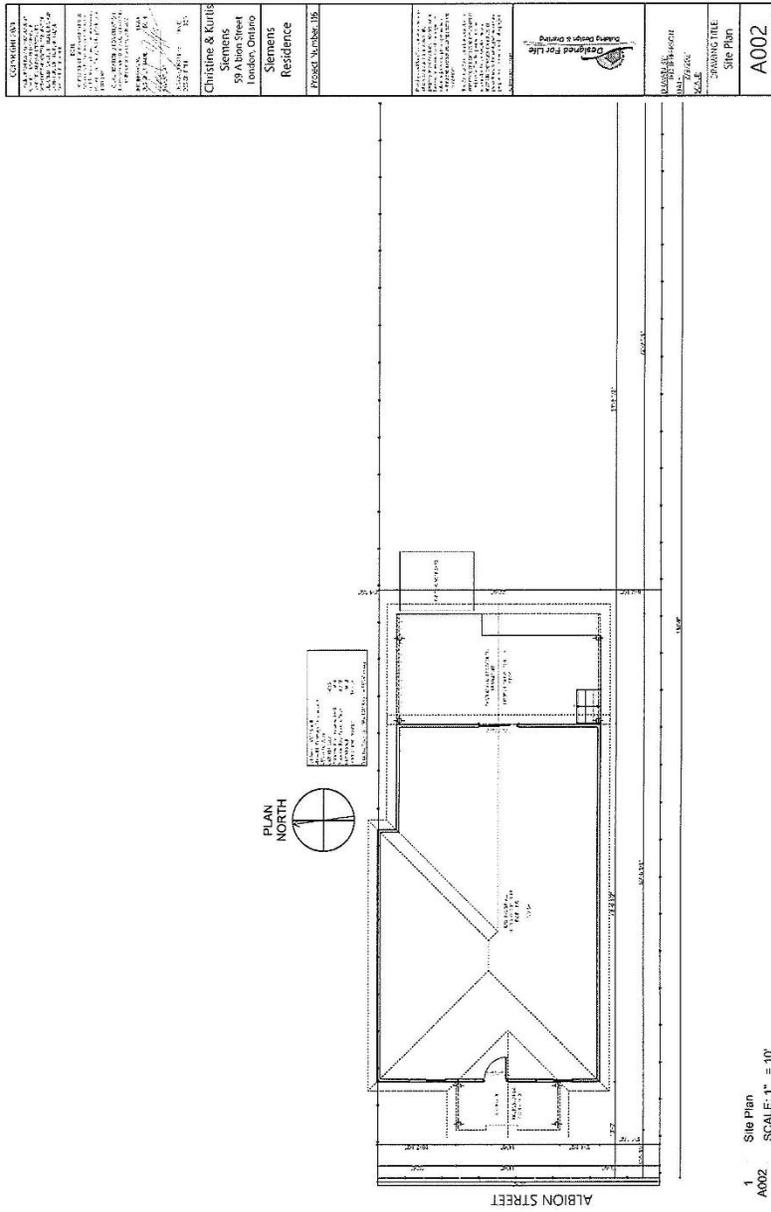


Figure 2: Drawing submitted as a part of the Heritage Alteration Permit application for the property at 59 Albion Street showing the proposed porch design. Note, the rear porch is no longer being pursued.

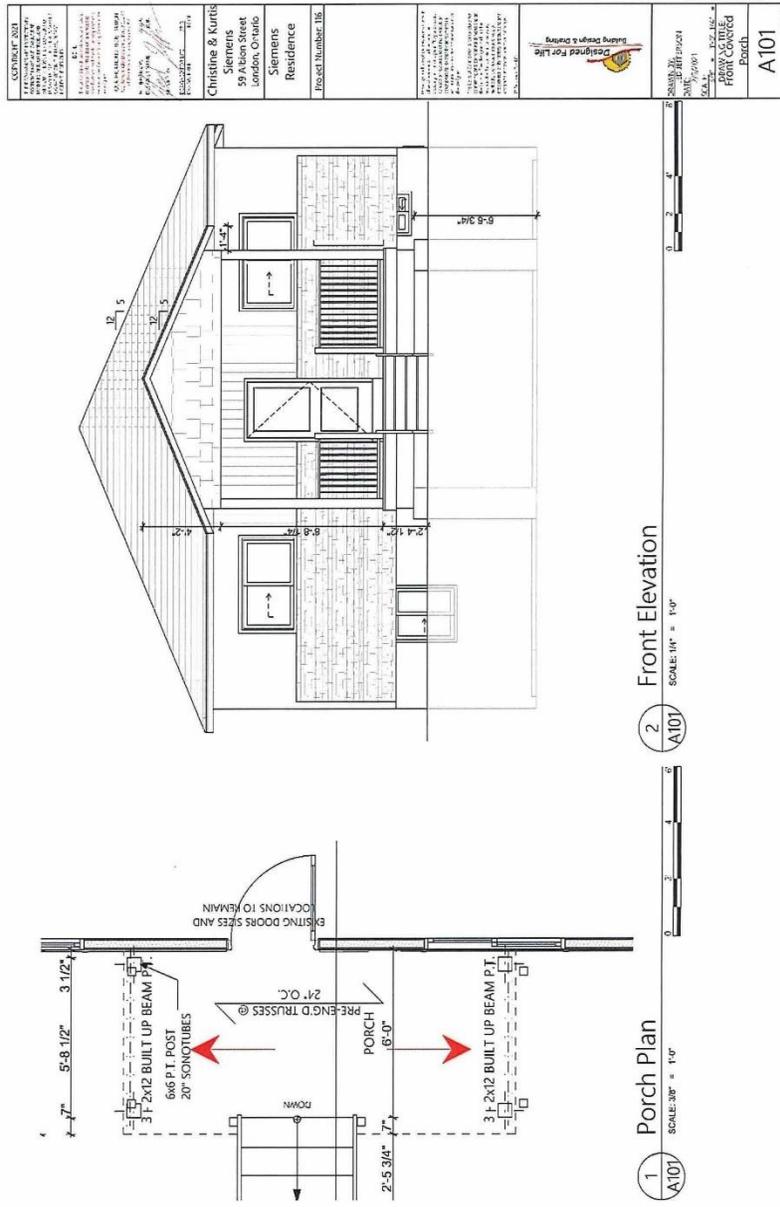


Figure 3: Drawings submitted as a part of the Heritage Alteration Permit application for the property at 59 Albion Street, showing proposed front porch.

HERITAGE ALTERATION PERMIT

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

Property: **59 Albion Street**
Ontario Heritage Act **Blackfriars/Petersville Heritage Conservation**
Status: **District**

Proposed Change: **Porch replacement**

Application Number: **HAP21-018-D**

Approval:



Gregg Barrett, AICP
Director, City Planning & City Planner

Approval Date: **March 11, 2021**

For further information call: 519-661-4980



London
C A N A D A