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D. Menard:

TO:	CHAIR AND MEMBERS LONDON ADVISORY COMMITTEE ON HERITAGE MEETING ON WEDNESDAY JULY 10, 2013
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	HERITAGE ALTERATION APPLICATION BY: R. C. LEACH 366 CENTRAL AVENUE

RECOMMENDATION

That, on the recommendation of the Director of Land Use Planning and City Planner, with the advice of the Heritage Planner, the Heritage Alteration Application of R. Leach requesting permission for an alteration to the main floor window **BE APPROVED**; and that an application to add a second dormer to the designated heritage property located at 366 Central Avenue **BE DENIED**; it being noted that the Heritage Planner has reviewed the proposed changes to the window opening and the roofline and has advised that the impact of such alteration on the heritage features of the property identified in the reasons for designation is negligible with respect to the window alteration but more significant with respect to the addition of a dormer. It should be further noted that the London Advisory Committee on Heritage has been consulted on these matters.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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August 2008 Report to the Built and Natural Heritage Committee: **West Woodfield Heritage Conservation District**

PURPOSE AND EFFECT OF RECOMMENDED ACTION

Approval of the recommended action would allow the alteration as described to a designated heritage property in the West Woodfield Heritage Conservation District pursuant to Section 42.2.1 of the *Ontario Heritage Act*.

BACKGROUND

The residential duplex at 366 Central Avenue is a two storey Edwardian brick clad building built in 1914. It is located on the north side of Central Avenue between Waterloo and Colborne Streets. (Appendix 1) It is designated under Section 41 of the *Ontario Heritage Act* by virtue of its location within the West Woodfield Heritage Conservation District established in 2009. Its immediate neighbour to the east appears to have been built at the same time in the same style. Both duplexes have been identified by the architectural consultants for the West Woodfield District as Category "C" buildings which refer to buildings whose form and massing belong to a historical family of buildings and / or which may be "good examples of modest design representing the area or repeated in many locations."

Nature of the Application

The owner seeks approval for two projects, both of which require heritage alteration applications

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and approval according to the Guidelines for the West Woodfield Heritage Conservation District.

1. Approval is sought to remove the existing main floor front window and replace it with a bay window to match the window immediately above on the second storey. The bay would extend 24” from the front wall. This would allow for a slightly larger interior space in the room in which the window is located. The removal of the existing window would also require the removal of the concrete sill above which the current window sits. At present, the sill is cracked. Three vinyl clad wood windows would be placed in the window opening match the window above.
2. The addition of a new dormer on the east roof. This would match the later added dormer on the west side. Its purpose would be to expand the living space in the attic area. This dormer would also require the construction of an interior staircase from the second floor to the attic area, again matching what was put on the west side at an earlier date. This dormer would also contain a roof skylight visible from Central Avenue matching one on the west dormer.

Analysis of the Alterations

The alteration proposed for the main floor front window would change an architectural detail on the building, especially in comparison with its neighbour to the east. However, the impact of the change would not be highly visible from the street as it would be masked to an extent by the front porch rails and spindles and, possibly, even shrubs and bushes. The duplex at 368 has itself been altered somewhat with the creation of a second front door to access a second unit so the symmetry is no longer as strong. It is recommended that this alteration be approved on the condition that the style of window be consistent with the bay window on the second storey.

With respect to the request for approval of a second dormer in the attic area facing toward the east, notwithstanding the existence of a dormer on the west, a second dormer would alter the character of the traditional roofline and would, arguably, have a greater impact on the character of the house and streetscape. It may also impact the chimney. It is recommended that this addition not be approved. Should Council support the recommendation, it is further recommended that any skylight installed in such a dormer be placed on the northern side so as not to appear in the streetscape view.

PREPARED BY:	SUBMITTED BY:
D. MENARD HERITAGE PLANNER PLANNING POLICY & PROGRAMS	GREGG BARRETT, AICP MANAGER PLANNING POLICY 7 PROGRAMS
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

July 2, 2013

dm/

Attach: Appendix 1- Location Map; Appendix 2- Photos and Drawings

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Appendix 1- Location Map -366 Central Avenue



Appendix 2: Photos and Drawings



366 Central



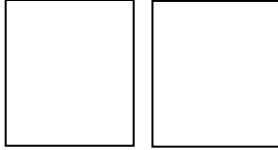
368 Central



368 Central Window Sill Detail



366 Central –west side dormer



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Appendix 2: Photos and Drawings

ROBERT C REACH 519-317-4120 HOUSE FRONT - FACE & REAR VIEWS
 366 CENTRAL AVE, LONDON

LOT SIZE 33' X 132' = 4356 SQ FT
 MAIN FLOOR 36 X 28 = 1008 SQ FT
 BACK ADDITION 22'9" X 13'6" = 307 SQ FT
 GARAGE 18' X 12' = 216 SQ FT
 TOTAL USED FLOOR AREA 1489 sq ft

40% ALLOWED FOR BUILDING OF THE LOT SIZE

WINDOW ADDITION APPROXIMATELY 16 SQ FT

ON THE MAIN FLOOR I PROPOSE TO DOUBLE UP MOST FLOOR AND CEILING JOIST. INSTALL DOOR HEADER IN MAIN BEARING WALL. INSULATE PERMIT TO ALSO INCLUDE THE REPAIR OF MY GARAGE.

CITY OF LONDON BUILDING DIVISION
 APPROVED WITH RESPECT TO ZONING BY-LAW ONLY
 DATE: 11/23/13 BENEFIT: MARK SMITH

RECEIVED JUN 13 2013 BUILDING DIVISION

2ND FLOOR JOIST 12 ON C

13-018286
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 366 CENTRAL AVE