



15 Queen Street

Heritage Impact
Assessment &
Adaptive Re-use

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Site History

-15 Queen Street, has been used mostly as a commercial space since its construction c. 1860.

-Tenancies include drug store, barber shop, food market and hardware stores.

-Significant exterior renovation in 1959 changing much about the buildings appearance and heritage characteristics.





Statement of Significance and Cultural Heritage Value

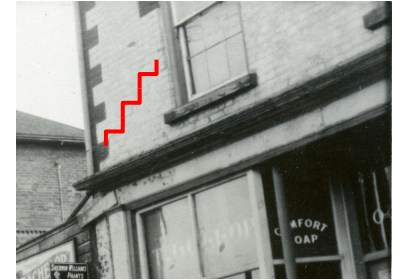
- 15 Queen Street is situated on the south side of Queen Street, west of King Street, in the neighbourhood of Cookstown in the town of Innisfil. The two-storey red-brick building was constructed c. 1860 and the first storey was used primarily as a commercial space.



Assessment of Existing Condition

- Structure was difficult to assess without visiting in person.
- Able to determine that the original brick storefront and side of the building have been covered over with a red brick veneer and metal siding.
- Overall the building envelope remains in relatively good shape with a few areas to make note of.

Potential Problem Areas



Proposed Conservation Strategy

- As part of our redesign we would be removing the metal siding from either side of the building, this would give us a better opportunity to examine and stabilize any envelope issues which have been hidden over the years.
- In addition to this we plan to reuse materials salvaged from the creation of new openings on the east wall of the building. The reclaimed brick will be reused for a new outdoor design element.
- As discussed there appears to be several entry points for water damage to occur, any further conservation work should be focused on the mitigation of moisture collection.



LUCKY
DOLLAR
FOOD STORES

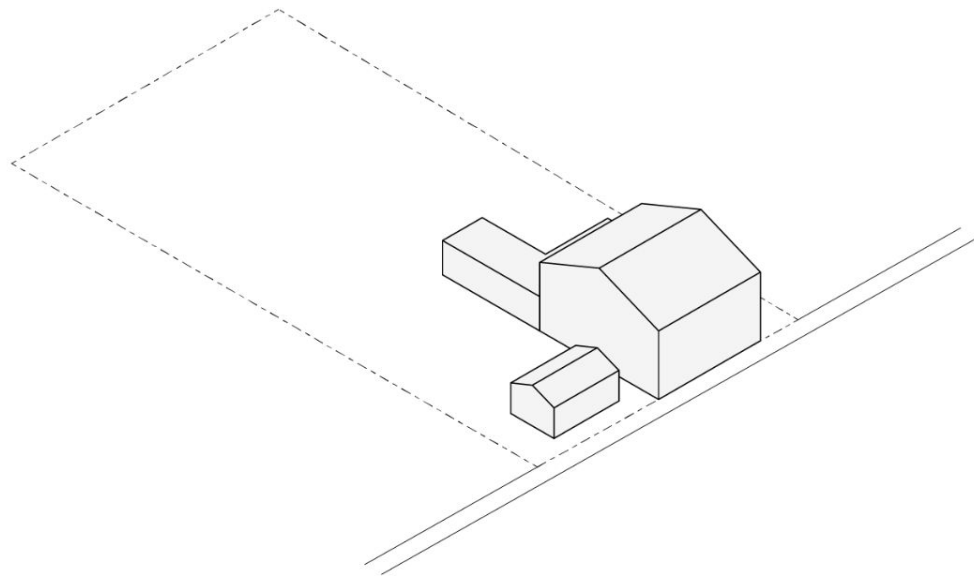
FOOD MARKET

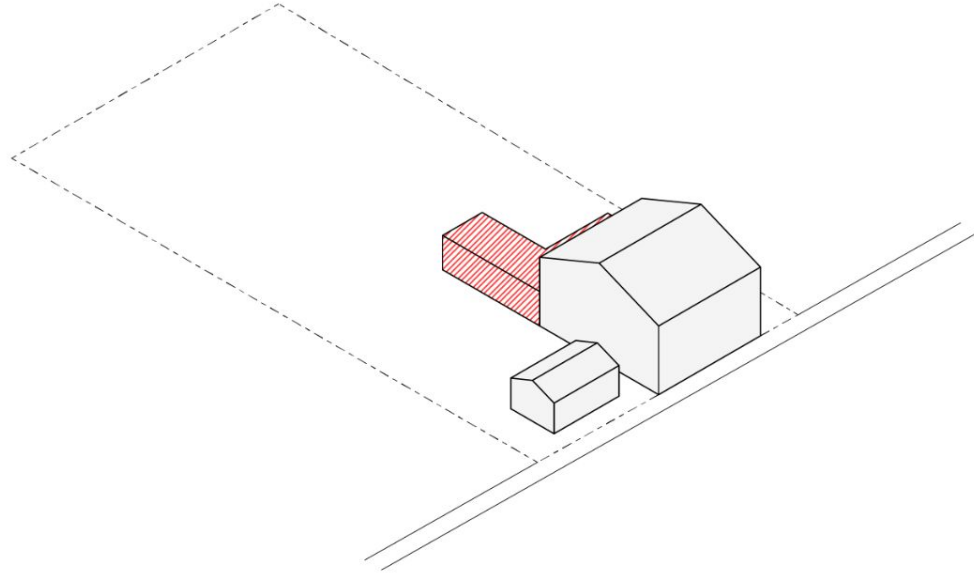
NEILLY'S

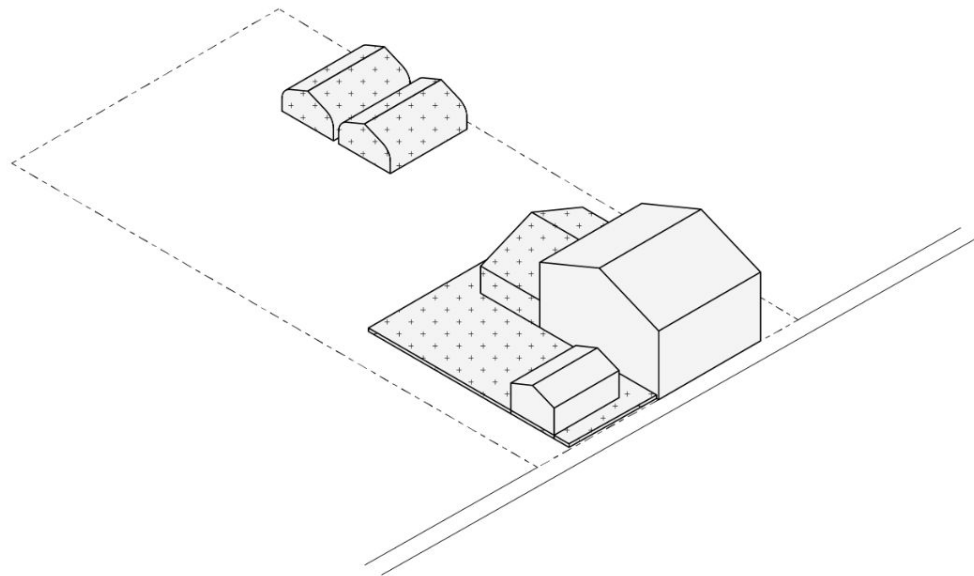
HARDWARE

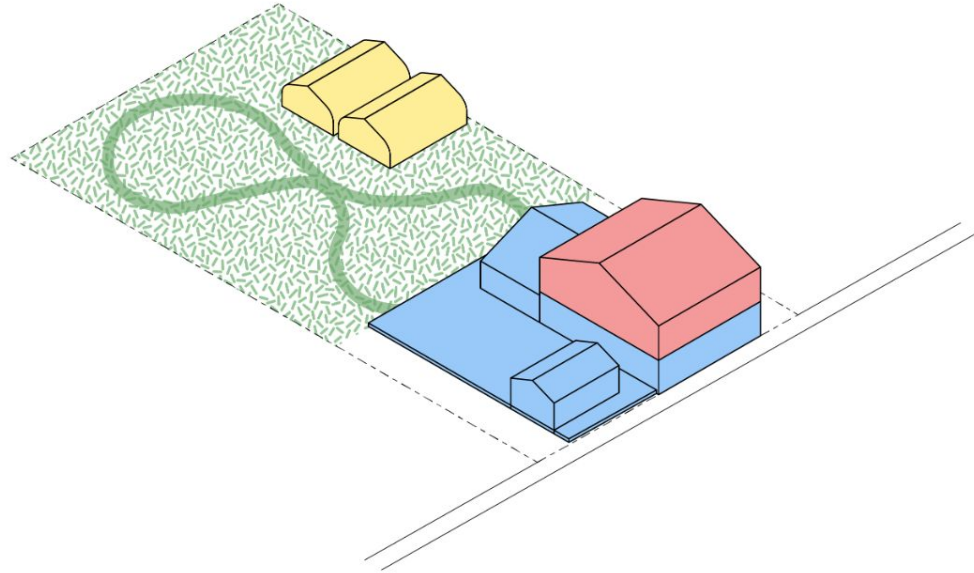
OPEN FRIDAY NIGHT and 9:30 PM
CLOSED Sunday 6 PM

Design Intent









- Studio Space
- Restaurant
- Food Production Greenhouse
- Art and Pollinator Garden





GARDENS AND PATIO →

FOOD HALL

NEILLY'S

STUDIOS

NEILLY'S







Material Reuse

As both a means of conserving and paying tribute to the historic fabric of the building we pitched the idea of using the reclaimed brick to build a fireplace. This element would include some of the italianate features present on the original facade like the differently colored quoins and segmentally arched windows.



