



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.

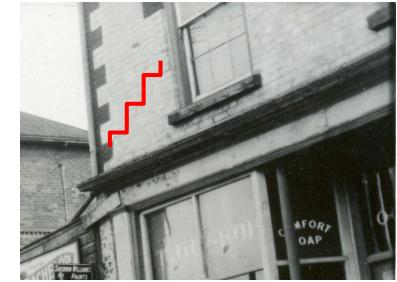




Assessment of Existing Condition

- 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

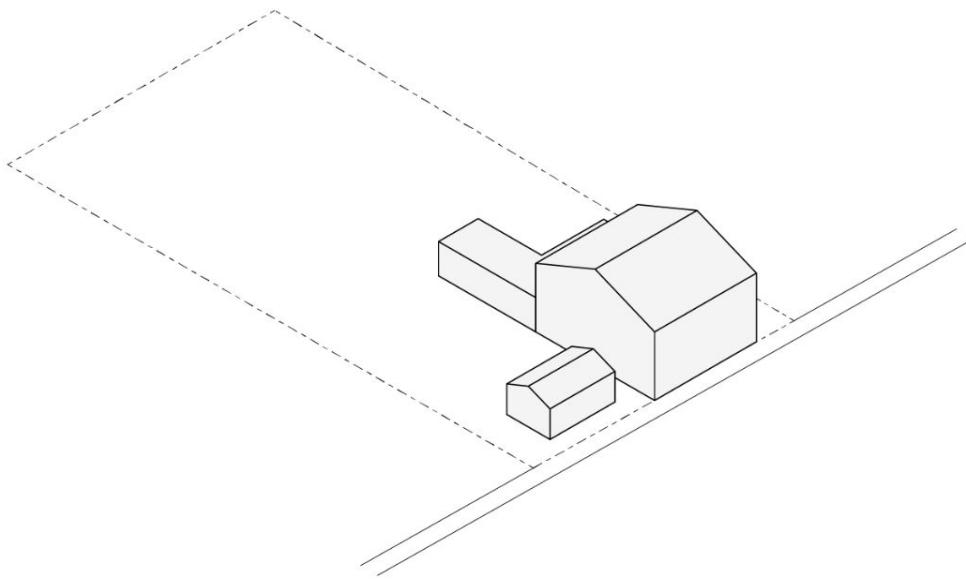


Proposed Conservation Strategy

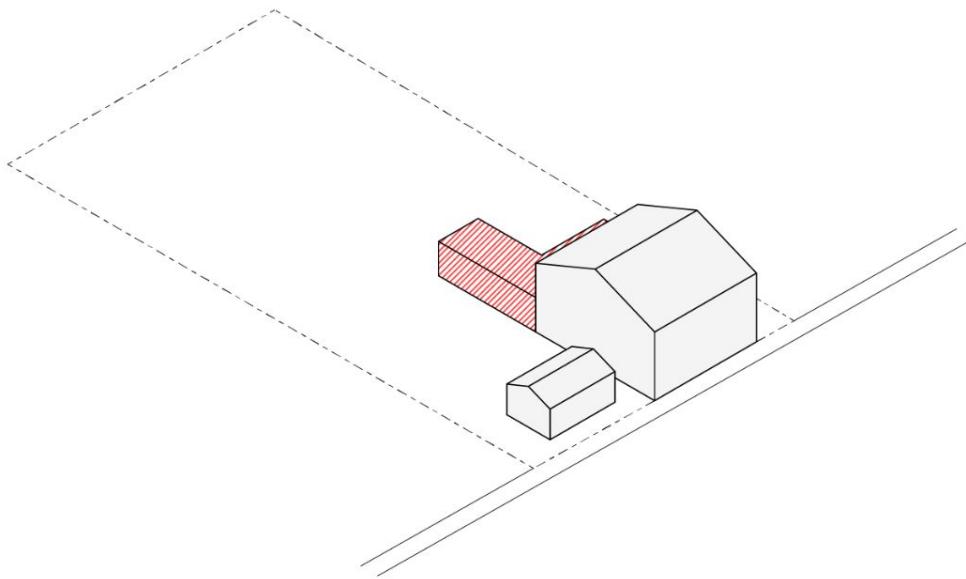
- As part of our redesign we would be removing the metal siding from either side of the building, this would give us a better opportunity to examine and stabilize any envelope issues which have been hidden over the years.
- In addition to this we plan to reuse materials salvaged from the creation of 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.



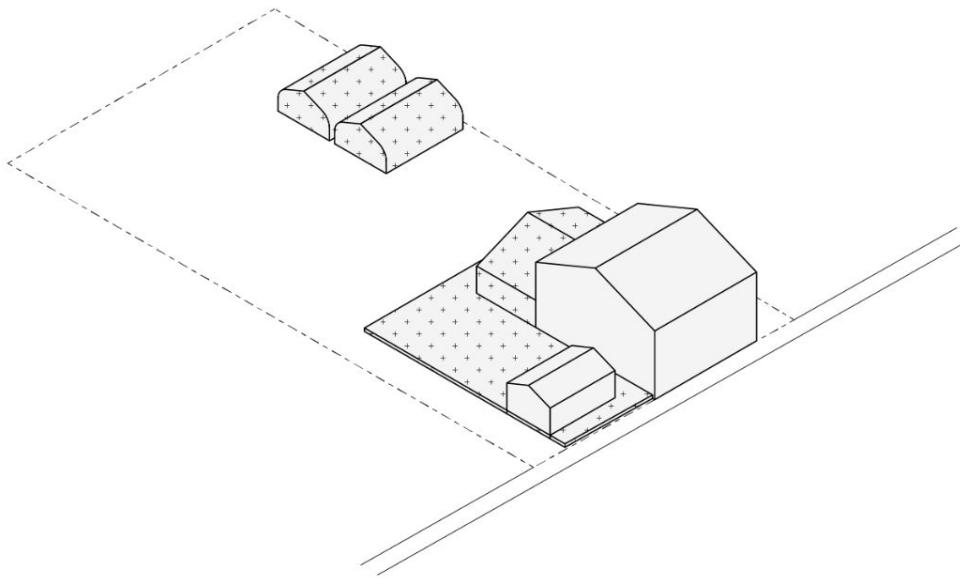
Design Intent



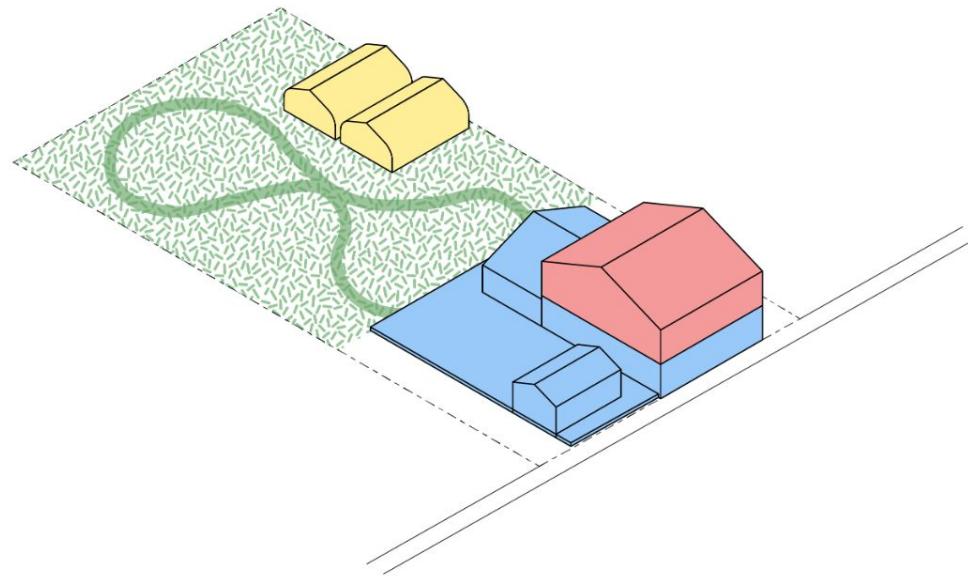
Existing Structure



- Existing Structure
- To Be Demolished



- Existing Structure
- +■ New Construction



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





GARDENS AND PATIO

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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.



