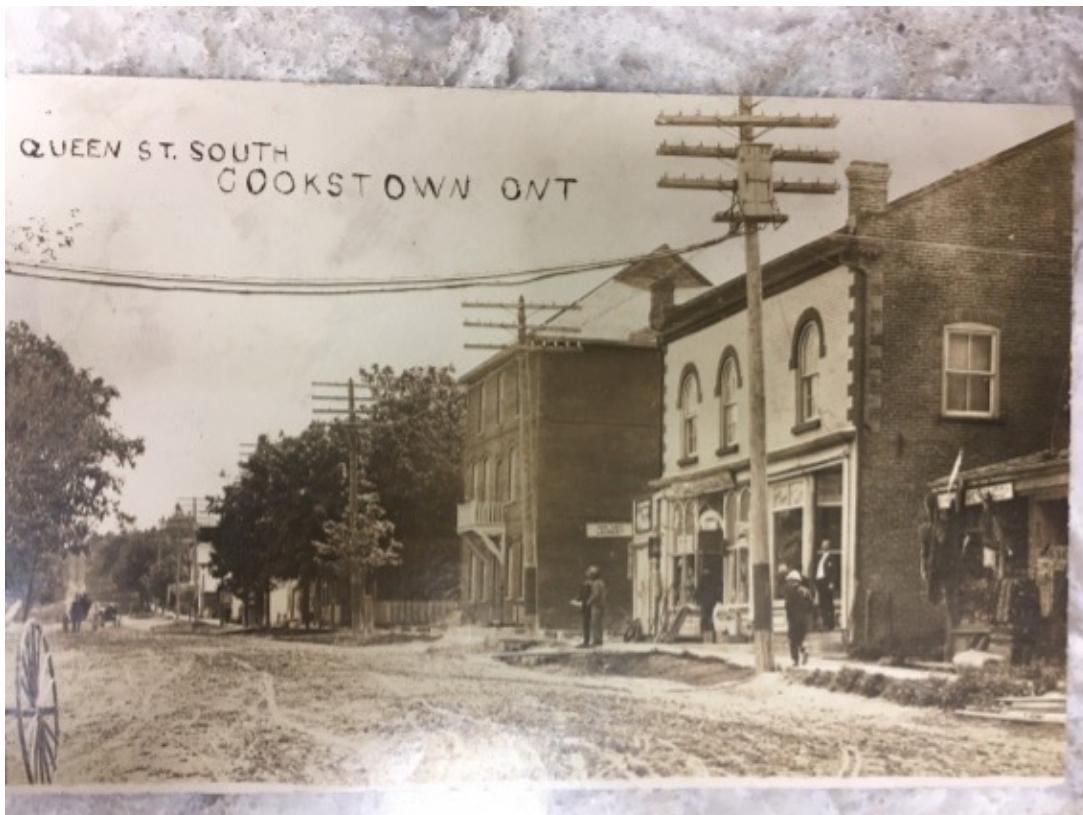


15 QUEEN STREET

Heritage Impact Assessment and Adaptive Re-Use



**Joshua Chan, Jenna Philbrick, Zakary Jacobi, and Rylee Lachance
Linklater**

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BACKGROUND RESEARCH AND ANALYSIS

Site History

Built c. 1860, 15 Queen Street, was a foundational building in the town of Cookstown. It can be seen featured in many of the earliest photographs and depictions of Queen Street, with the first drawing of the building in a view of the street in 1906. The building is located on the south side of Queen street, situated between George street to the west, and King street to the east. The nature of tenancy for 15 Queen Street was reasonably consistent for almost 100 years, from c. 1897-1988. Changing name and ownership over the decades, 15 Queen Street served as a drug store, general store, food market, and hardware store for the community of Cookstown. Businesses which all could be considered staples in any small Ontario town.

The first major alterations to the site happened in the 1950s under the ownership of Eldon C. Neilly and his wife. Most notably in 1959, the exterior of the building was renovated to a more modern design using materials like brick, stone and plateglass. In 1953 a small building was erected on the lot beside the store which functioned as an office, and in 1970 Robert Mayers of Mayers Lucky Dollar Store, Food Market and Hardware (15 Queen Street) bought the lot. Although the two buildings are separate lots, and addresses, 15 and 17 Queen Street, it can be assumed that after Robert Mayer bought the small office building, the two buildings have been one entity since.

Architect

The Architect of record was not found.

Context

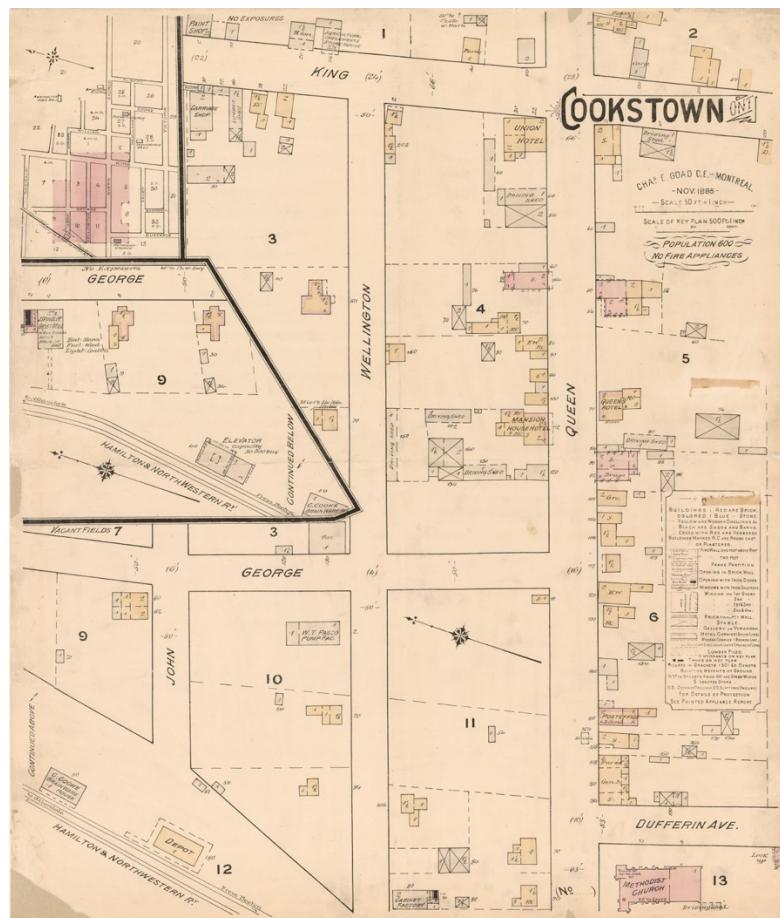
Within Cookstown, 15 Queen is located in the central commercial district. Surrounded by other heritage properties and businesses, 15 Queen has been a prominent part of Cookstown's streetscape for over 150 years. With the majority of buildings along Queen Street situated close to the road and with heritage character of one form or another, 15 Queen street is suited well to the streetscape. The building was one of the first brick structures on Queen.

HERITAGE IMPACT ASSESSMENT

Site Location and Description

15 Queen Street is located on the south side of Queen Street between the intersections of King Street South and Queen Street and George Street and Queen Street. The legal description of the property is Plan 10 PT LOT 10 PLAN 250; PT LOTS 4,5 & A RP 51R-13343; PART 1. According to the Cookstown Heritage Conservation District Study Report produced on April 30, 2013, the property contains a one-storey wood building constructed in 1953. However, the property primarily contains a two-storey brick building constructed c. 1860 and a small portion of land located behind the buildings. Currently, the two-storey brick building is vacant and not in use.

Heritage Context



Cookstown Fire Insurance Plan, November 1885



Historical County Map of Simcoe County, 1871

Heritage Policy Context

15 Queen Street is Located in the Cookstown Heritage Conservation District (HCD). The Cookstown Heritage Conservation District study area comprises an approximately 14 block area surrounding the intersection of Queen Street and King Street. This area includes numerous significant properties and buildings, including many constructed in the late 19th and early 20th centuries. Heritage Conservation Districts are protected under Part V of the Ontario Heritage Act. They are defined as "areas whose cultural heritage value

contributes to a sense of place extending beyond their individual buildings, structures and landscapes. Heritage conservation districts exist in rural and urban areas around the province, and municipalities are regularly designating new ones.”

The Town of Innisfil Council approved a recommendation to create a HCD Steering Committee on May 16, 2012 in order to begin work on the project. The Cookstown HCD Study began in January 2013 and focused on the area around the Queen Street and Church Street intersection and King Street North and South.

STATEMENT OF SIGNIFICANCE

Description

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.

Statement of Cultural Heritage Value

The building has historical and associative value as it is strongly connected to the early development of the neighbourhood of Cookstown in the mid-19th century. Centred around the intersection of Queen Street and King Street, the neighbourhood of Cookstown is located in the town of Innisfil. As a building that was primarily used for commercial purposes since its construction c.1860, it has the potential to yield information that could contribute to our understanding of the early social and commercial aspects of life in the Cookstown community. As the building was used as a hardware store, drug store, a barber shop, a food market, and numerous other community-oriented commercial spaces, it has significantly contributed to the cultural history of the neighbourhood of Cookstown.

Additionally, the building has contextual importance and helps to define the character of Cookstown. Its location is central to the neighbourhood and has been an important fixture in the community since its construction. It is also important in maintaining the historic downtown streetscape of Queen Street as it is one of the earliest remaining buildings near the intersection of Queen Street and King Street. As the majority of historic buildings in Cookstown were

constructed between 1880 and 1919, the c. 1860 two-storey building remains a strong connection to the early Cookstown and Innisfil communities.

Heritage Attributes

- Italianate details. Quoins, window pediments.
- Bay windows

ASSESSMENT OF EXISTING CONDITION

In regard to the original brick work, it has since been covered up with a brick veneer likely installed with a hard mortar. In historical photos we can see that there was damage to the original brick work, as evidenced by the diagonal crack running along the left side of the building. There is also some damage to the vinyl siding of the building exposing the original brickworks on the sides. This could cause damage as it allows moisture to now be trapped within the siding. The modernized shop front with vinyl(?) storefront windows appear to be in good shape as well as the stone(?) veneer. Appears to be moisture collecting on the lintels and they are causing damage to the veneer.

IMPACT OF DEVELOPMENT

Relationship to built form along Queen Street and Cookstown HDC

After an extensive exterior renovation of the building in 1959 during the store's life as Neilly's Food Market and Hardware, the building's appearance was changed quite dramatically. Original characteristics of the building such as the red brick, and bay-window storefront were covered and renovated in favor of 1950s/1960s modern materials (vinyl, plate glass, stone veneer) and storefront design.

After this renovation 15 Queen street was reborn into the 1960s, and this storefront and design has been the face of the building ever since. This storefront represents a significant part of this building's life in Cookstown, and this iteration of 15 Queen street also has heritage value. By representing a different time in Cookstown's history, and highlighting the different forms heritage architecture can take, we propose to maintain the storefront design from the 1959 renovation.

Although contrasting with other buildings along the main streets of Cookstown in regard to heritage characteristics, the conservation of this period in Cookstown's architectural history would be a valuable addition to the HCD.

SUMMARY OF PROPOSED CONSERVATION STRATEGY AND RE-USE

As part of our redesign of the structure we would be removing most of the cladding that has been attached to the buildings over the years. This would provide an opportunity to examine the original brickwork to identify any issues and stabilize it if necessary.

We plan to convert the ground floor space into a restaurant in order to draw guests into the building, while the upper storey of the building would be used for adaptive studio space. The back of the property would be converted into an art garden and patio space with greenhouses that would help support the restaurant.