

15 - 17 Queen Street Initiative

Adaptive Reuse Proposal



Team Members



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Project Objectives

- Initiative to re-develop the structure
- Give emerging professionals and students an opportunity to gain experience
- Gain understanding of the structure, site, and town.

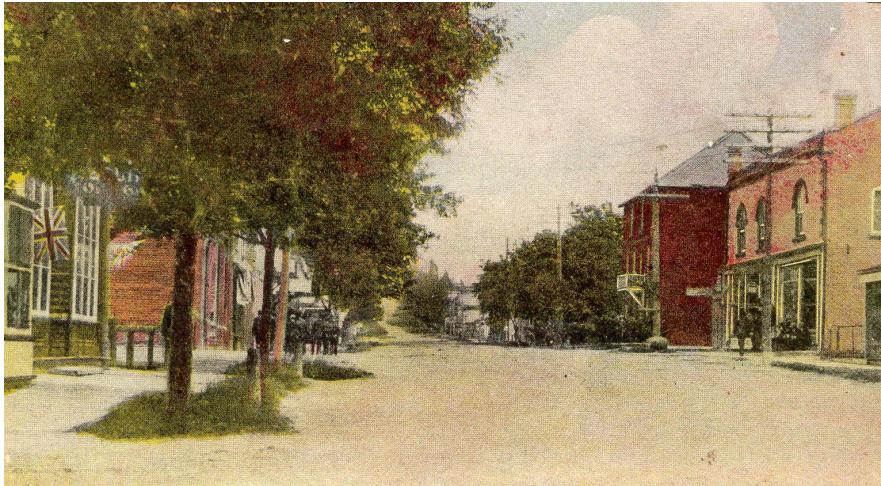


Site Location: Overlaid on the 1928 Topographic Map



Department of Militia and Defence. National Topographic Series. Alison Sheet. 31 D/4. 1928

Historic and Construction Timeline



1866 - Hardware business owned by John S. Willoughby

1909 - Willoughby sells to Geo. McCague and Thomas Gollop , Groceries and Hardware

1945 - Business and property sold to Eldon C. Neilly and Mabel Neilly (daughter of Mary S. Gollop) for \$3200.

1959 - renovated storefront of brick, stone, and plate glass and a Neilly's Food Market and Hardware sign

1970 - Office building next door was purchased and the addresses were amalgamated

2018 - The building was damaged due to weather conditions

1903 - Library housed within Willoughby's hardware

1911 - Gollop buys out McCague and becomes sole owner

1952 - The Neilly's renovated the building dividing it into two departments. The store was divided into a hardware section and a self-serve groceteria."

1960 - Hardware department remodelled. Building becomes a completely modern self-serve store. Ceiling at the time was metal sheeting with raised designs.

2017 - The building was purchased and tenants vacated the property

Value Assessment



Main Street, Cookstown,
Ontario, Canada.

Aspects	Artistic	Historic	Social	Scientific
Form and Design	Symmetric and central plan flanked by chimneys of identical styling with window detailing bringing prominence to the street facing facade of the building. The broad window design recalls a streetscape design no longer common place in Ontario	Resembles Ontario general stores and commercial enterprises of small towns	The shallow set back allows for the design to welcome patrons into the business	Design of structure follows that of an 1850's building being multi-wythe masonry
Material and Substance	Recalls the picturesque style of an Ontario commercial enterprise in the late 1800's	The materials: brick, glass, timber arranged in a way to bring attention to the materialistic design	Displays use of traditional materials, as well as pride in the Ontario enterprise	Masonry design portrays a style that is unreinforced

Aspects	Artistic	Historic	Social	Scientific
Use and Function	Ground level is open to allow for commercial product and pedestrians	A traditional , functional structure, which draws parallels to similar structures in its vicinity.	The site and town as a whole has become a focal point of commercial enterprise through a strategic and goal drive growth	At the ground level, large windows span the street facade to allow appropriate light and visuals into the store, as well as display space for product
Tradition, Techniques, and Workmanship	Follows a traditional Ontario Georgian building style of prominence and significance showing wealth and a high status in the community	Makes use of a historic masonry structural system, along with showing design methods not typically used in modern construction	X	Multi-wythe unreinforced masonry construction

Aspects	Artistic	Historic	Social	Scientific
Location and Setting	Building develops the patterns of architectural urban development seen in Ontario rural communities	Constructed in the formative years of the development of Cookstown forming a critical piece in the establishment of the town and surrounding community	Structure sits within the commercial district of the community forming a critical link between buildings in the heart of the commercial region of Queen Street	Building and design displays the roots of urban design and community development between the mid to late 1800's
Spirit and Feeling	A rural picturesque, yet functional design which balances form with function	The building and its multiple uses serves as a testament to the evolution of a community and downtown, illustrating the community centric nature of the building repeatedly being a function serving the town	Representation of the strides made and transformation of Ontario rural communities	X

Current Condition

In 2017 the building was purchased, since this time the building has remained vacant. Hydro meters for the building were removed and significant damage was reported in 2018 due to weather conditions.



Design Proposal

Community Centre/ Multi-use Space



Design Concept

1. Draw on original design intent
2. Accentuate and highlight character defining elements
3. Develop a space that breathes new life and light into the space and community
4. Maintain the character of the community displayed within the HCD
5. Fulfill the fundamental principles of conservation









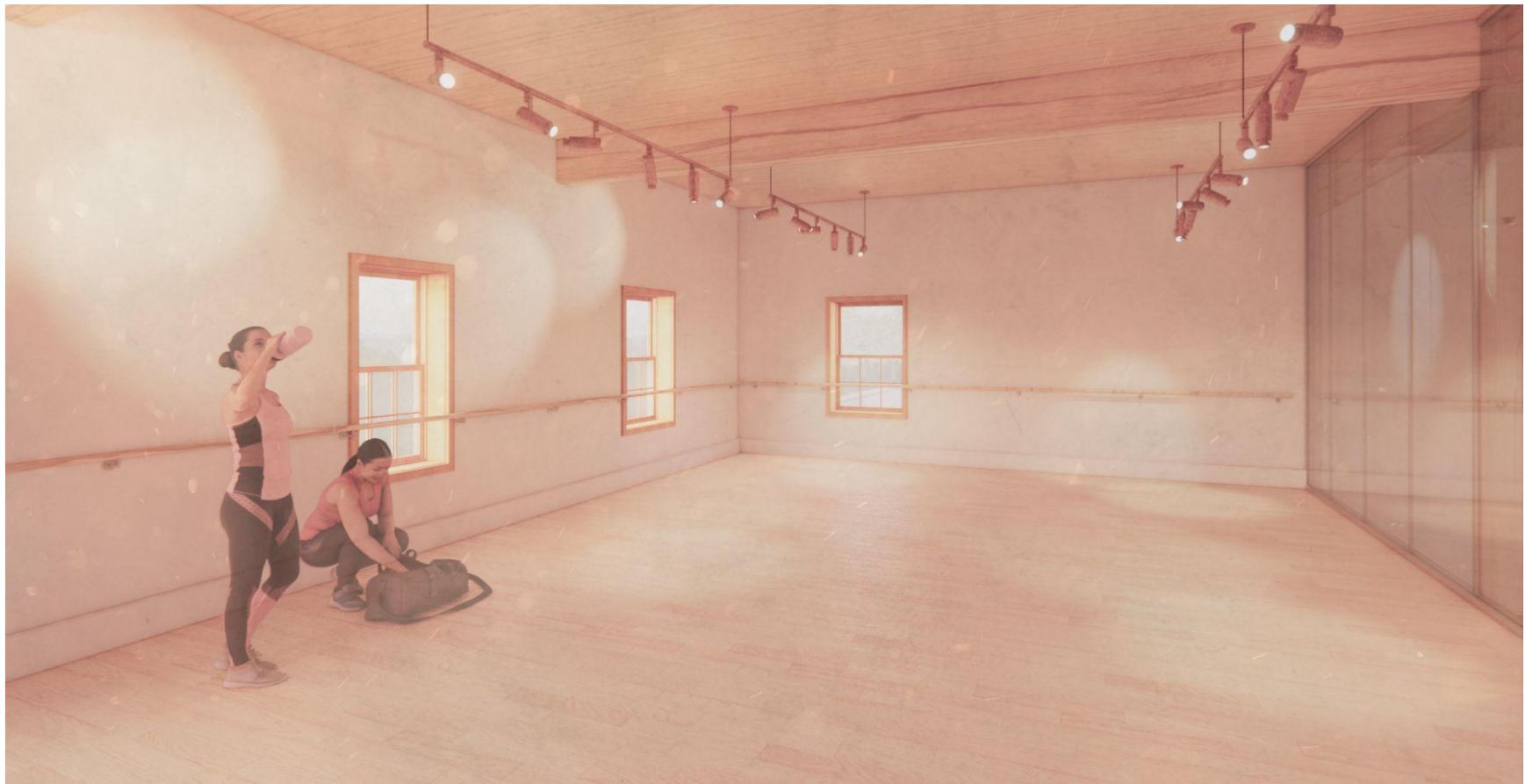
















Conclusion



After

Questions?

Acknowledgments

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- Cookstown Community Development Team
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- Irene Galea, Chair
- Louisa Simmons, Director of Outreach
- Architectural Conservancy of Ontario, NextGen Branch

