

HERITAGE RATIONALE

Project:	1717 105-107 Henderson Avenue	Sent by:	E-mail
Date:	11 May 2018	Pages:	2

The proposed development at 105 – 109 Henderson Avenue involves the modification and relocation of two Category 2 dwellings, and the construction of a new 3-storey low-rise apartment building behind these dwellings. Both the design of the new building and the renovation to the existing buildings are in keeping with the Sandy Hill Cultural Heritage Character Area Guidelines as described below.

Outline of Proposed Project

The development proposes to restore the footprint of the existing Category 2 houses back to their original dimensions, removing rear additions to both that have been added over the years. The existing houses will then be relocated closer to the street and placed atop new foundations. The existing houses will each be converted into individual dwelling units, and an additional lower level dwelling unit will be created below each house.

A new low-rise apartment building will be built behind the repositioned existing houses, and access to this building will be provided by a pathway running between the houses. The new building will be clad with reddish masonry, making reference to the use of this tone of brick that is found throughout Sandy Hill. The height of the new building has been restricted to ensure that it plays a background role, and that the Category 2 houses become the focal point of the development.

Conformance with Heritage Guidelines

The proposed development respects the Sandy Hill Cultural Heritage Character Area Guidelines as follows:

5.2 Guidelines for Category 1, 2 and 3 Buildings

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| 5.2.1 General Guidelines | This project proposes the repair and restoration of the original cladding materials and colour of the Category 2 buildings. |
| 5.2.2 Roofs & Chimneys | This project proposes to retain the unique roofline and profile of the Category 2 buildings. |
| 5.2.3 Cladding | This project entails the refurbishment of the cladding material to more closely resemble the original cladding material and finish. |
| 5.2.4 Windows | The proportion and size of the glazing units of the Category 2 buildings will be maintained as part of the renovation. |
| 5.2.5 Doors | The pattern and arrangement of the entrances of the Category 2 buildings will be retained and will be visually dominant over all other entrances for the building. |
| 5.2.6 Porches and Verandas | The existing front porches will be maintained, repaired and enhanced. |
| 5.2.7 Decorative Features | The distinctive roof line and roof profile of the existing buildings will be maintained and repaired. |
| 5.2.9 Paint Colour | The historical colour palette of these buildings will be reinstated. |

5.2.11 Additions

The proposed new construction will appear from the street to be similar to an addition and will be subordinate to the Category 2 buildings. The new construction is located in the rear and does not attempt to falsify a past architectural style.

5.4 Guidelines for Infill

5.4.1

The proposed new construction does not replicate a historic style and is sympathetic to the character of the neighborhood through its scale and use of masonry cladding.

5.4.2

The proposed new construction is in keeping with the scale of the traditional buildings in the neighborhood and the abutting buildings in particular.

5.4.3

The proposed development does not impact the lot pattern and enhances the low-rise character of development by moving the category 2 buildings closer to the street.

To conclude, we understand this proposed development to be sensitive to its surrounding context, to the heritage value of the site and to be in keeping with the Sandy Hill Cultural Heritage Character Area Guidelines.

Sincerely,



Ryan Koolwine | Principal
M. Arch, OAA