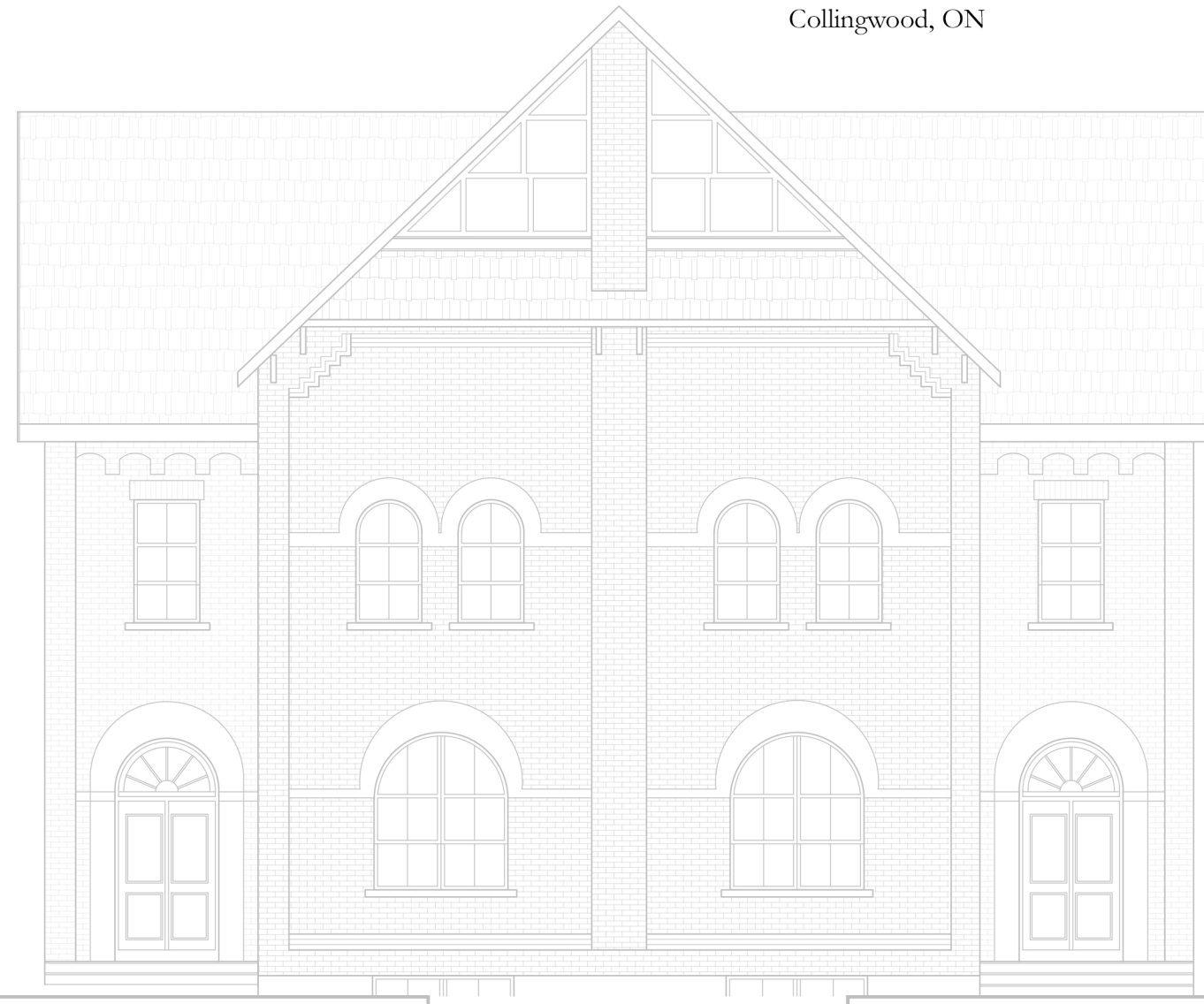


ARCHITECTURAL DESIGN GUIDELINES

Freehold Residential
Fifth, Maple & Sixth Streets

Collingwood, ON



View of Victoria Annex from Maple Street

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Figure 1

PREAMBLE

The redevelopment of the old Victoria Annex school property offers a unique opportunity to save and repurpose the existing heritage building as part of a small condominium residential cluster accessed via a private driveway on the west side of the midpoint of Maple Street and similar in many respects to the Connaught school renovation (Figure 1).

The site plan application drawings separately illustrate the proposed restoration of the Annex building as a pair of semi-detached houses as well as the addition of a freestanding coach house building that accommodates 3 two-storey housing units above their parking. A four-car one-storey Annex garage building acts as the third building that together create the central arrival courtyard. A private green forms the west side of the courtyard and provides the amenity area for residents.

The project also enables the development of 14 new freehold residences around the Annex cluster fronting onto the three surrounding streets that enclose the property. This street front infill will provide new quality housing stock as well as serve to revitalize the existing neighbourhood by completing the streetscapes.

The Architectural Design Guideline section that follows is meant as a framework to illustrate how the proposed new houses will integrate into the existing neighbourhood as well as be sympathetic to the adjacent heritage structure.

It is intended as a working document that does not prescribe a specific solution but rather promotes and encourages the use of best architectural precedents of the surrounding and greater Collingwood housing stock.

The streetscapes following have been created for Fifth, Maple, and Sixth Street to illustrate a variety of massing, elevational treatment, roofscapes, materials, detailing and colouration. The photographs above each streetscape represent the best examples of heritage residences in Collingwood which have been used as inspiration for the designs presented here.

Refinements can be made as the design development phase of the project proceeds, but meanwhile the streetscapes attached form a basis for ongoing review and comment.



Figure 2



Figure 3



Figure 4



Figure 5



Figure 6



Figure 7

LOCAL HERITAGE STYLE

06

In response to the Town’s recommended architectural theme Local Heritage Style, this category encompasses many architectural idioms from the older Victorian to Queen Anne Revival and the more recent Edwardian Classicism or Arts and Crafts movements. Structures that were built in Collingwood over a period spanning from the late 1800’s to the early 1900’s exhibit these stylistic influences (Figures 2-7).

While Victorian houses tend to be more symmetrical in both plan and window arrangement and known for their gingerbread trim, Queen Anne Revival style buildings are generally more enthusiastic with asymmetrical plan forms, higher pitched roofs, wrap around verandahs, turrets, brick and fascia detail, and use more vibrant colours. These houses are also often larger, as seen on Third and Minnesota streets.

Arts and Crafts houses tend to be much simpler and utilitarian often with lower sloped roofs, heavy timber infill and subdued colours

The most notable heritage houses immediately adjacent to the site on the corners of Maple and Sixth streets exhibit restrained Arts and Crafts influences, including a simple square plan, cottage roof, a prominent asymmetrical gable, and a raised front porch with pediment.

To the south (and opposite the site) on Maple Street, the neighbourhood transitions to cottages and small war-time vintage houses less suitable as a design reference.

Viewed together, the Town as well as the immediate surrounding neighbourhood display a wonderful mixed architectural expression of houses built by their owners over time – not as a subdivision of similar style houses constructed over a few years.

This diverse expression of the Town’s historic built form is the intended approach to the site, emulated by designing different individual houses within a common language.

The house designs exhibit common form elements, roof shapes, raised porches, materials, colours and details influenced by all of the heritage architectural movements noted, particularly the latter Arts and Crafts style.

Heritage elements utilized include Victorian brick colours, board and batten siding, Queen Anne asymmetrical plan forms and porches, and the more moderate roof slopes of the Arts and Crafts style. The very distinctive gable ends with eyebrows (pent roof), mock half timbering, and sunburst infills are also reintroduced in the proposed design – all prominent features of the Annex building’s four facades.

In addition to building material and form, exterior lighting fixtures have been integrated into the design to help define the houses’ individual architectural styles. Fixtures ranging from traditional embellished Victorian and Queen Anne inspired sconces and pendants to Arts and Crafts influenced sconces with

angular profiles are located at the front entries and porches, and scones with a gooseneck or linear silhouette are located above or flank the garage doors.

The proposed developed streetscapes, including the detail design of each house, their materials and colour selection as well as photographic references of existing local heritage house precedents, represent the current status of the Architectural Design Guidelines for the houses as they are intended for marketing and construction, for your further review and comment.

07



Figure 8



Figure 9



Figure 10



Figure 11



Figure 12

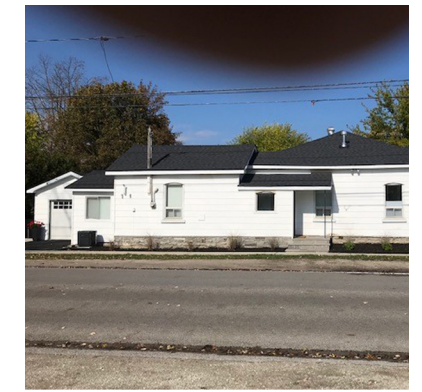


Figure 13

ARCHITECTURAL CONTEXT

08 The surrounding neighbourhood, like much of downtown Collingwood, has been in transition for a while and it is difficult to perceive a dominant pattern of built form on the three streets immediately opposite the subject property (Figure 8).

While there are a few examples of good period architecture at the corner of Maple Street and Sixth Street (Figure 9), it appears that there was infilling of many smaller cottage structures on the three streets nearby. These structures do not share the dominant streetscape architecture to the north of the site closer to the core.

What the architecture of the northerly streets have in common is a “variety” of built form as well as many common elements including gable ends, porches (Figure 10), hip roofs, asymmetrical plan forms, a range of brick colours (Figure 11), and fairly standard roof height and pitch that often enclosed a third floor.

Many of these building elements have been utilized as an architectural palate for the design of the new houses.

The sympathetic relationship of the new houses with the institutional architecture of the Victoria Annex building presents a different challenge. The large massing and window openings are at an entirely different scale to that of conventional residential design. However, the gable ends with a sunburst (Figure 12) and heavy timber motives, the traditional John Price brick, the rubble stone base, and arched windows can be scaled down and worked into the house designs as you will see.

All four corner houses deserve special attention. The new house at the busy Maple Street and Sixth Street corner (Figure 9) is the strongest “gateway” to the site from the south and should share aesthetics with the aforementioned heritage houses adjacent in terms of its massing, roof, porch, gable end and brick colour.

The Maple Street and Fifth Street intersection is quieter and the more contemporary bungalow to the north (Figure 13) means that the new house on Lot 3, although also forming a minor gateway, can be treated more modestly in scale and exterior design.

The roof lines on Lot 1 and Lot 9 have been intentionally reduced to a single-storey to be sympathetic to the adjacent houses to the west on Fifth Street and Sixth Street.

The Annex maintains its dominance over the project from the centre of the site. The 14 metre wide “allee” entranceway, focused on the Annex’s main façade, is a very strong arrival experience and will ensure a permanent view of the building while it’s five-story height rises over the roofs of the surrounding houses so that it’s visible from a distance.

The overall success for integrating the new street front residences with the Victoria Annex architecture as well as with the predominant character of Collingwood

09 residential design will reside in the development of a variety of designs. Carefully selected components constituting this variety reference the best architectural treatment of the existing housing stock which have been interspersed themselves with a few iconic church structures that soar above the streetscape in the same fashion that the Annex building does.



Figure 14



Figure 15



Figure 16



Figure 17

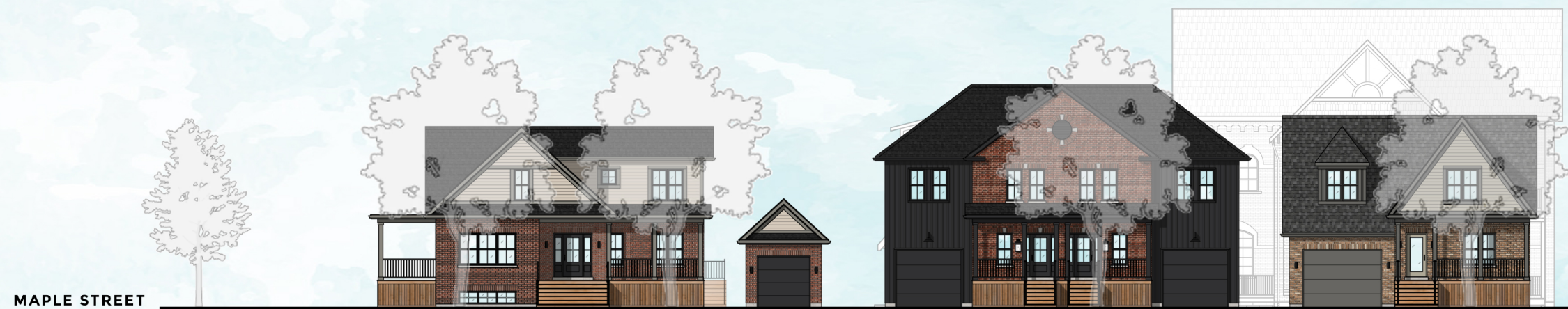


Figure 18



Figure 19

STREETSCAPE | Fifth Street



FIFTH STREET



Figure 20



Figure 21



Figure 22



Figure 23



Figure 24



Figure 25

STREETSCAPE | Maple Street

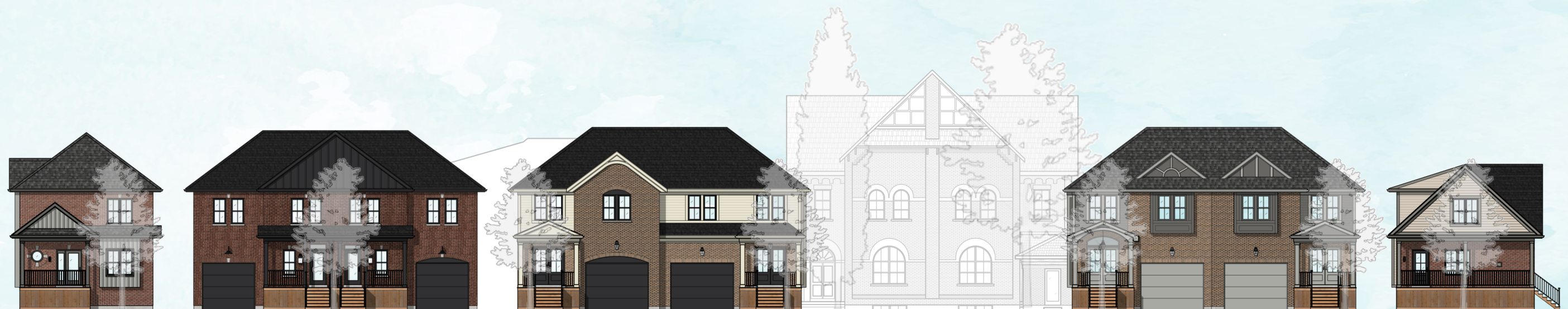




Figure 26



Figure 27



Figure 28



Figure 29



Figure 30



Figure 31

STREETSCAPE | Sixth Street



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