

HERITAGE PERMIT APPLICATION 279 QUEEN ST. SOUTH

This application intends to propose exterior alterations to reimagine the façade of the heritage-designated house located at 279 Queen St. South while preserving its historical essence and introducing a fresh, updated appearance.

The proposed alterations encompass the following elements:

1. Windows & Doors Treatment

- *Windows (Typ.):*
 - *Replacement with proposed clear glass sealed units with aluminum-clad wood windows.*
- *Front (West) Elevation, Main Window, Second Floor:*
 - *Replacement of existing clear glazing units with insulated clear glass sealed units.*
 - *Replacement of existing clear glazing units with insulated frosted glass sealed units for the bottom row.*
 - *Existing window frames to be painted black.*
- *South Elevation, Ground Floor West Window:*
 - *Replacement of existing window with a replica of original.*
 - *Painted wood frame window c/w new insulated clear glass sealed units.*
- *West Door Entrance:*
 - *Existing entrance door to be painted black.*
 - *Existing mullions to be painted black.*
- *East Door Entrance:*
 - *Existing rear door to be painted black.*

2. Paintwork

- *Existing painted brick to be painted white.*
- *Existing planter wall with wood boards at the main west entrance to be painted black with integrated signage.*
- *Existing roof overhangs soffit and fascia to be painted black.*
- *Existing entry canopy fascia to be painted black.*
- *Existing entry canopy soffit to be painted yellowish green.*
- *Existing round steel columns at entry canopy to be painted black.*

The existing feature stone wall on the west facade is intended to be retained as is and unpainted.

Rationale for the Proposed Work

The purpose of these exterior modifications is to enhance the property's architectural character and ensure its continued integration with the surrounding urban fabric. The selected design elements and color schemes are intended to provide a modern interpretation of the building's heritage while respecting its historical context. The updates aim to improve energy efficiency, enhance curb appeal, and extend the longevity of the building materials.

Methodology

The following steps will be taken to ensure that all work aligns with heritage preservation standards:

Condition Assessment:

As previously discussed, the brickwork will be carefully examined for its current condition, any required repairs will be performed prior to re-painting of the brickwork.

All wood and metal elements will be inspected and appropriately treated prior to painting to ensure longevity and durability.

Paint Application:

A high-quality, breathable masonry paint will be used for the brick to ensure no damage to the underlying substrate.

Window and Door Replacement:

The new windows and doors will be fabricated to meet current energy standards while preserving the original window design with respect to mullions divisions.

Installation will be performed by certified professionals to maintain alignment with heritage conservation principles.

Material List

Insulated clear glass-sealed units. Frosted sealed units for the lower section of the second floor, west elevation

High-performance aluminum-clad wood windows.

High-quality paint for wood and stucco substrates (Colours: Black, Off-white, and yellowish green)

Supporting Documentation

Photographs of the property, including elevations and renderings of the proposed work, are included as part of this application. These visuals illustrate the current condition of the house and highlight the specific components that will be addressed during the alteration process.

Existing Conditions:



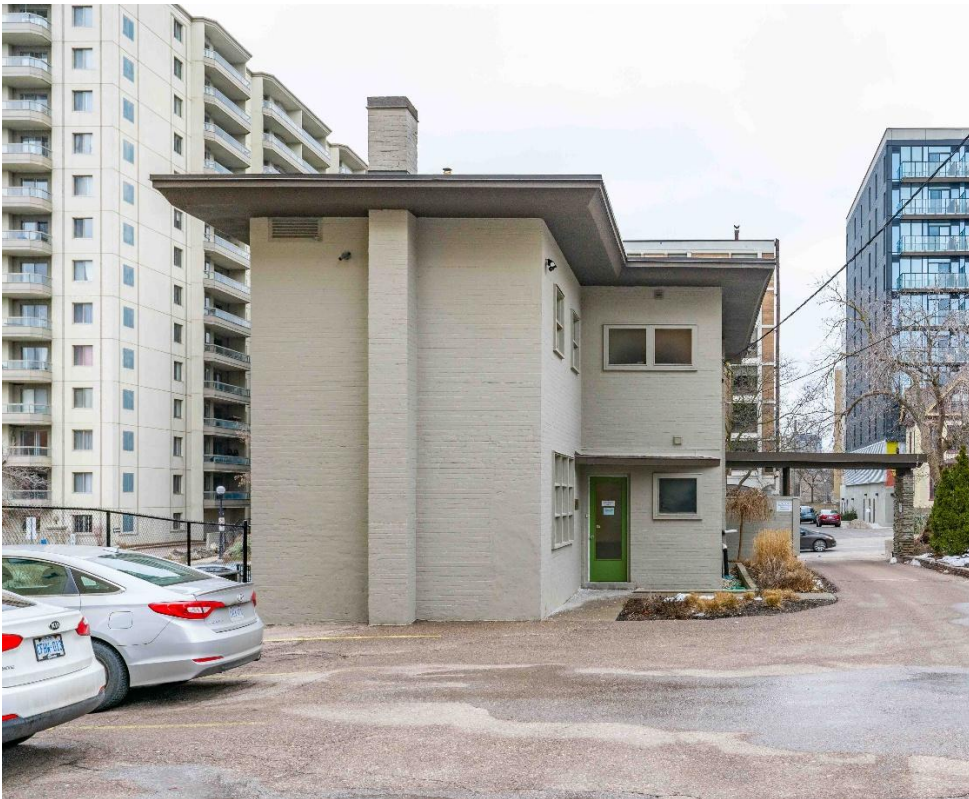
West (front) elevation.



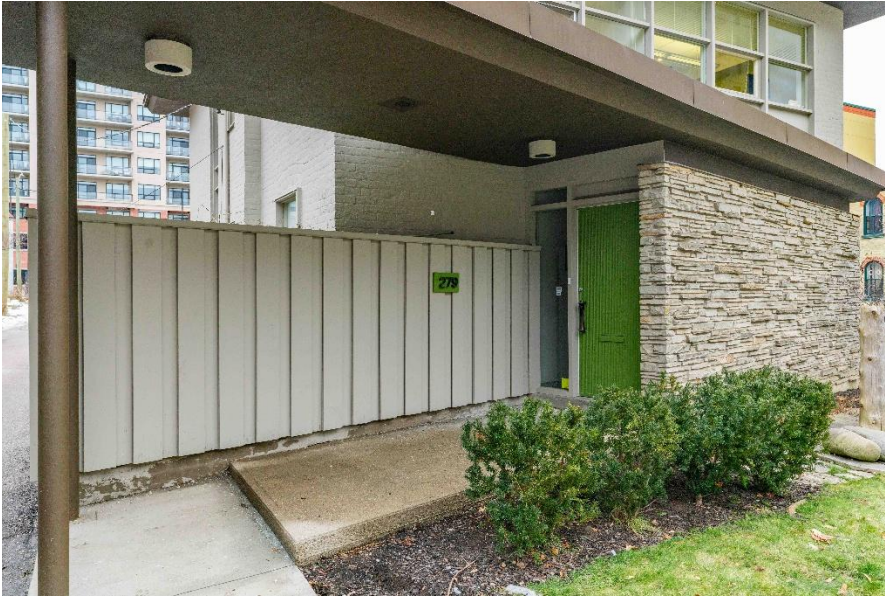
West (front) elevation.



East (rear) and north (side) elevation.



East (rear) elevation.



Detail at the main entry showing canopy and stone feature wall.



Detail of south (side) elevation showing lower window to be replaced with a replica of the original painted wood window.

Thank you for considering this application, please do not hesitate to contact us should you require additional information or clarification.

Sincerely,

Santiago Plata
Designer
NEO Architecture Inc.