

Attachment to Historic Review Application for:

1110, 1112, 1114, 1116, 1118-20, 1122-24 W 6th Street

Castle Hill Local Historic District / West Line National Historic District

The application under review is related to a proposed redevelopment of the above listed properties. The development is a moderately dense mix of various commercial and residential uses, stacked vertically. The building mass decreases with each level. Towards the perimeter of the proposed building, and specifically towards W 6th Street, the development maintains a 2-story frontage, stepping back the upper levels. This creates a continuous and respectful elevation which seamlessly integrates with the existing buildings and restores the historic urban fabric of W 6th Street. There is a conscious decision not to maximize the available height based on zoning allowances, which would overpower and dominate the existing buildings.

The idea of historic preservation as related to this proposal is not just about preserving the two contributing structures on the site, but to also develop the surrounding structure in a respectful way which emphasizes and strengthens the character and feel of the neighborhood. Similarly, the proposed material composition, which is very much in development, will pay homage to the Clarksville neighborhood traditions and history. The architectural elements which make up the façade proposal are very much rooted in local vocabulary. All this in order to integrate into the existing context, respect the beautiful existing buildings not just on site but those in the vicinity, and root the project in the traditions of the place and its history.

Structures proposed for demolition

- 1110 W 6th Street – Not Contributing
- 1112 W 6th Street – Not Contributing
- 1114 W 6th Street – Not Contributing
- 1118-20 W 6th Street – Not Contributing

Structures proposed for reconstruction

- 1116 W 6th Street – Contributing to Castle Hill Local Historic District
- 1122-24 W 6th Street – Contributing to West Line National Historic District

* All properties listed above are located within the West Line National Historic District. 1122-1124 W 6th Street is also in the Castle Hill Local Historic District.

Reference the following pages for a detailed narrative of proposed changes to the 1116 and 1122-24 W 6th Street structures.

1116 W 6th Street

Contributing building to the West Line National Historic District

1) Proposed Work

The design team intends to document and reconstruct the front façade of the existing structure. Prior to the construction of the development, the existing building will be fully documented, measured and catalogued. The intention is to preserve the rhythm, composition and proportions and also the distinctive features, finishes and construction techniques of the façade facing W 6th street. The proposed development to the east and west of the existing structure will further complement it in scale. We are proposing a low, 2-story façade adjacent to the W 6th Street right-of-way, which is respectful in terms of massing and material composition. The defining characteristics of the existing building and its historic character will therefore not only be preserved but enhanced with the proposed work.

Location of Proposed Work

Front Façade

Proposed Materials

The design team will either reuse as much of the existing materials as possible, and/or find suitable alternative materials which match the colour, texture and expression of the existing. The primary material will be brick with metal and timber fill in elements and details, including signage and framing. The existing terracotta tiles will also be either preserved or replaced with a suitable alternative. The design team intends to preserve the material feel and composition of the existing façade.

2) Proposed Work

The design team intends to celebrate the project by turning it into a focal point of the new development. The existing structure is meant to become the main entrance and gateway to the new project – thereby becoming a key element of the public experience and a feature which is utilized by all users and visitors of the new project. As such, the dilapidated interior of the building, which has undergone many alterations in the past (and therefore does not even reflect the original historic state of the building) will be removed. The existing structure will therefore become a volumetric entity – rather than a mere face on W 6th Street – and one which will play a key role in organizing people flows and a desirable destination within the neighbourhood. We are exploring ways to incorporate the ability for the space to be occupied by a commercial tenant, consistent with the building's past.

Location of Proposed Work

Interior (currently completely dilapidated)

Proposed Materials

The design team would like to turn the interior of the project into a garden and outdoor space as a key feature of the project. The floor material – in addition to planting beds – will continue the brick cladding of the front façade. This proposal will emphasize the three-dimensional nature of the building and emphasize the historic character of the property.

3) Proposed Work

The existing structure only has a façade of any historic significance facing towards W 6th Street (front façade). The side and rear facades have been amended, added to over the last decades – in addition to never holding much architectural significance. The design team therefore intends to recreate these facades with the same material composition as the front, while enhancing the character of the building as a whole. The proposal for the rear façade is to mimic the composition, rhythm and character of the front façade. The idea is to give the building an

additional prominent face to a public space. The design team intends to develop an active, public space which fronts this rear façade and can be experienced by all visitors to the project. This celebrates the character of the structure.

Location of Proposed Work

Side and Rear Facades (currently dilapidated)

Proposed Materials

The design team will continue the brick cladding of the front façade as well as the flooring of the interior. Metal and timber elements and details will be used to enhance the composition.

1122-24 W 6th Street

*Contributing building to the Castle Hill Local Historic District
and West Line National Historic District*

1) Proposed Work

The design team intends to document and reconstruct the front façade of the existing structure. Prior to the construction of the development, the existing building will be fully documented, measured and catalogued. The intention is to preserve the rhythm, composition and proportions and feel of the façade facing W 6th Street. The surrounding development will be respectful regarding scale and materiality. The design team intends to treat the entire W 6th Street frontage as a historically respectful composition, staying low and not overpowering the existing buildings. In order to maintain a continuous 2-story frontage character of the street, the design team is exploring the option of an additional level of the front façade which would be a direct copy of the proportions and rhythm of the ground level.

Location of Proposed Work
Front Facade

Proposed Materials

The design team will either reuse as much of the existing materials as possible, and/or find suitable alternative materials which match the colour, texture and expression of the existing. The team will reuse the shiplap siding in combination with timber. All metal and timber details will be either reused or replicated.

2) Proposed Work

The design team intends to recess the commercial pavilion inside the shell of the existing structure and create an entry garden towards the street.

Location of Proposed Work
Interior

Proposed Materials

The design team would like to turn the entry space of the project into a garden.

3) Proposed Work

The existing structure only has a façade of any historic significance towards W 6th Street (front façade). The side and rear facades have been amended, added to over the last decades – in addition to never holding much architectural significance. The design team therefore intends to recreate these facades with the same material composition as the front, while enhancing the character of the building as a whole.

Location of Proposed Work
Side and Rear Facades

Proposed Materials

The design team will continue the timber and shiplap cladding of the front façade. Metal and timber elements and details will be used to enhance the composition. The inset commercial pavilion will be designed in a way to not compete or distract from the frame of the historic building.