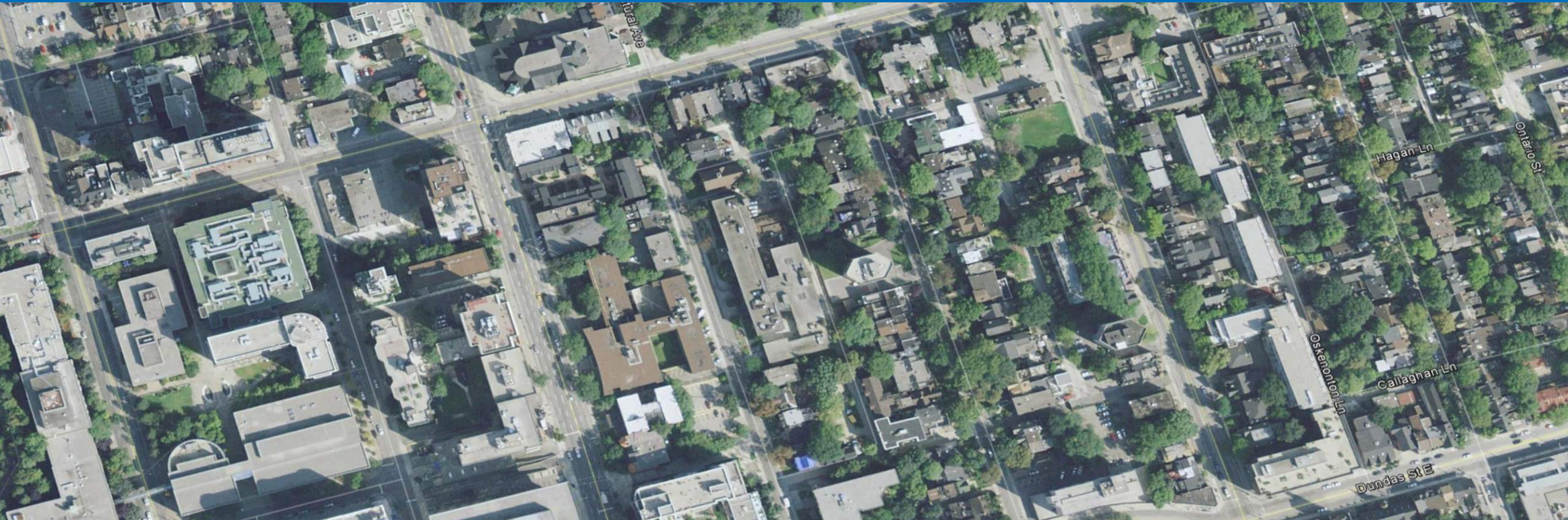


George Street Revitalization



Presentation to Toronto Preservation Board

2017.08.24

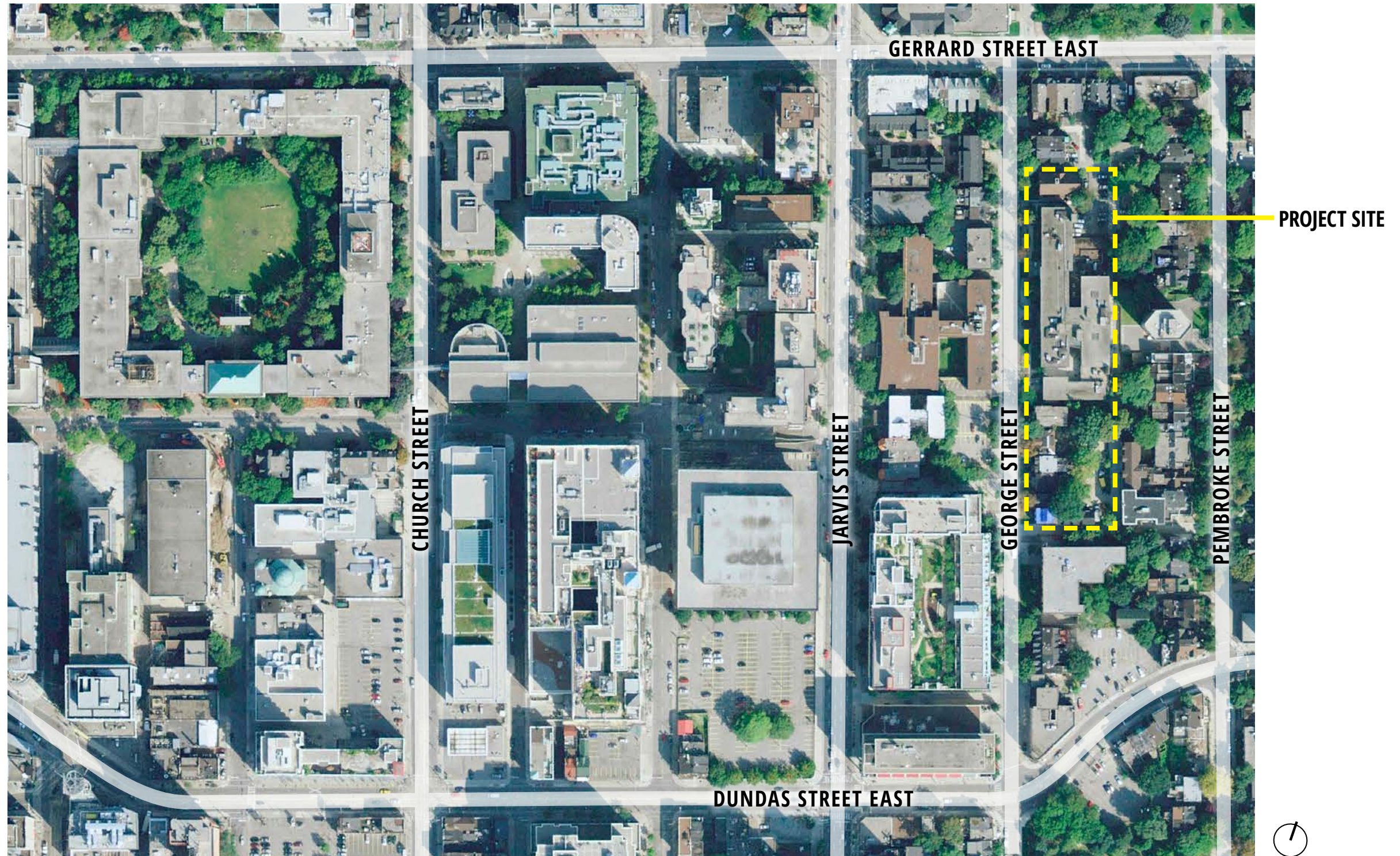
Montgomery Sisam + Hilditch

GBCA

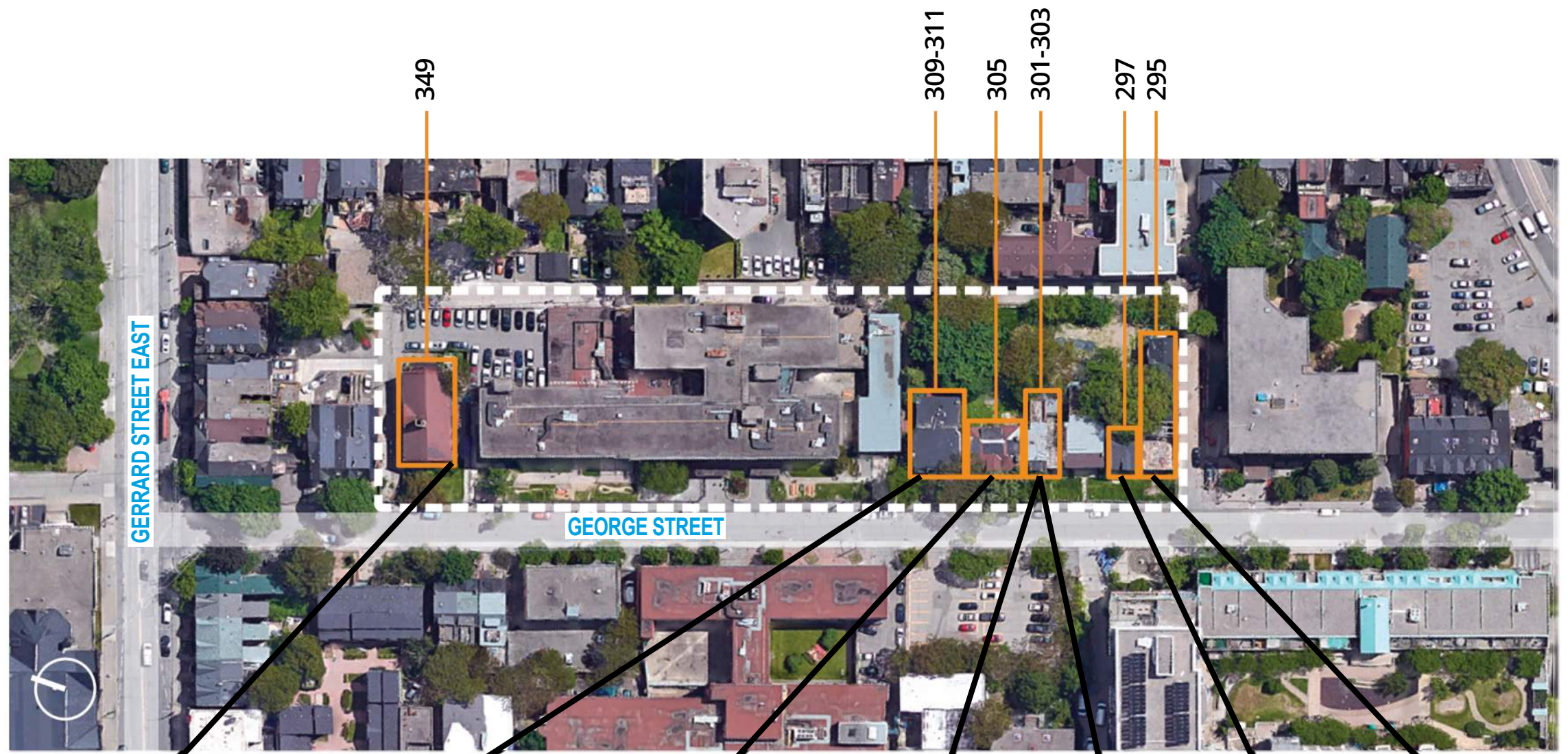
George Street Revitalization Project

Site Location

2015 AERIAL PHOTO



Site Location



No. 349



No. 311 No. 309



No. 305



No. 303 No. 301

Proposed Demolition

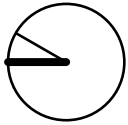


No. 297



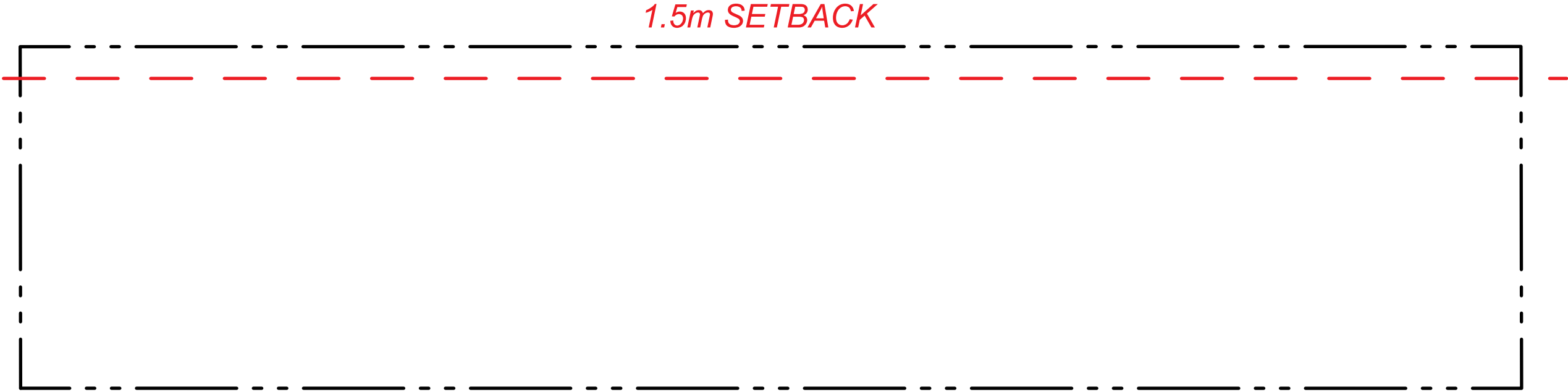
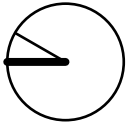
No. 295

Site Challenges/ Grade Differential



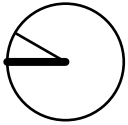
GEORGE STREET

Site Challenges/ Laneway Setback



GEORGE STREET

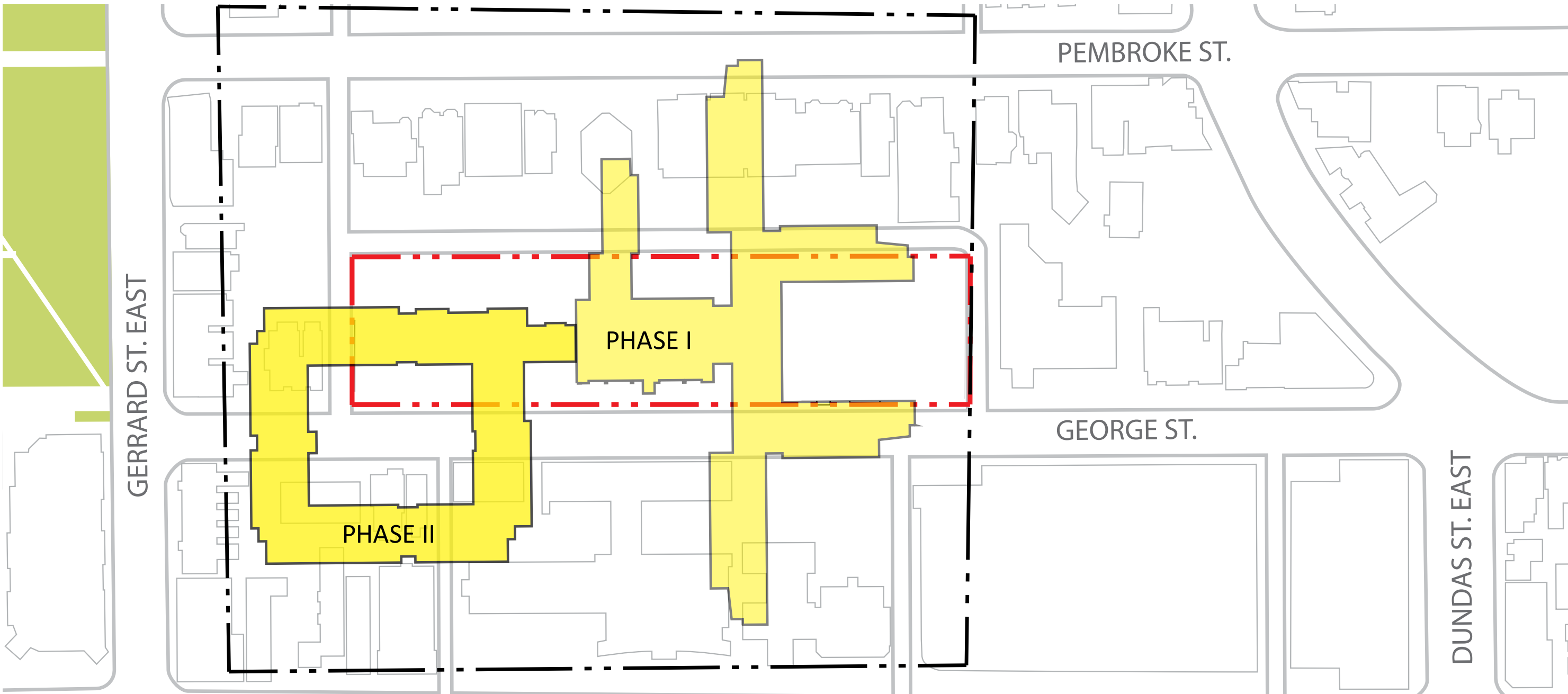
Site Challenges/ Heritage Buildings



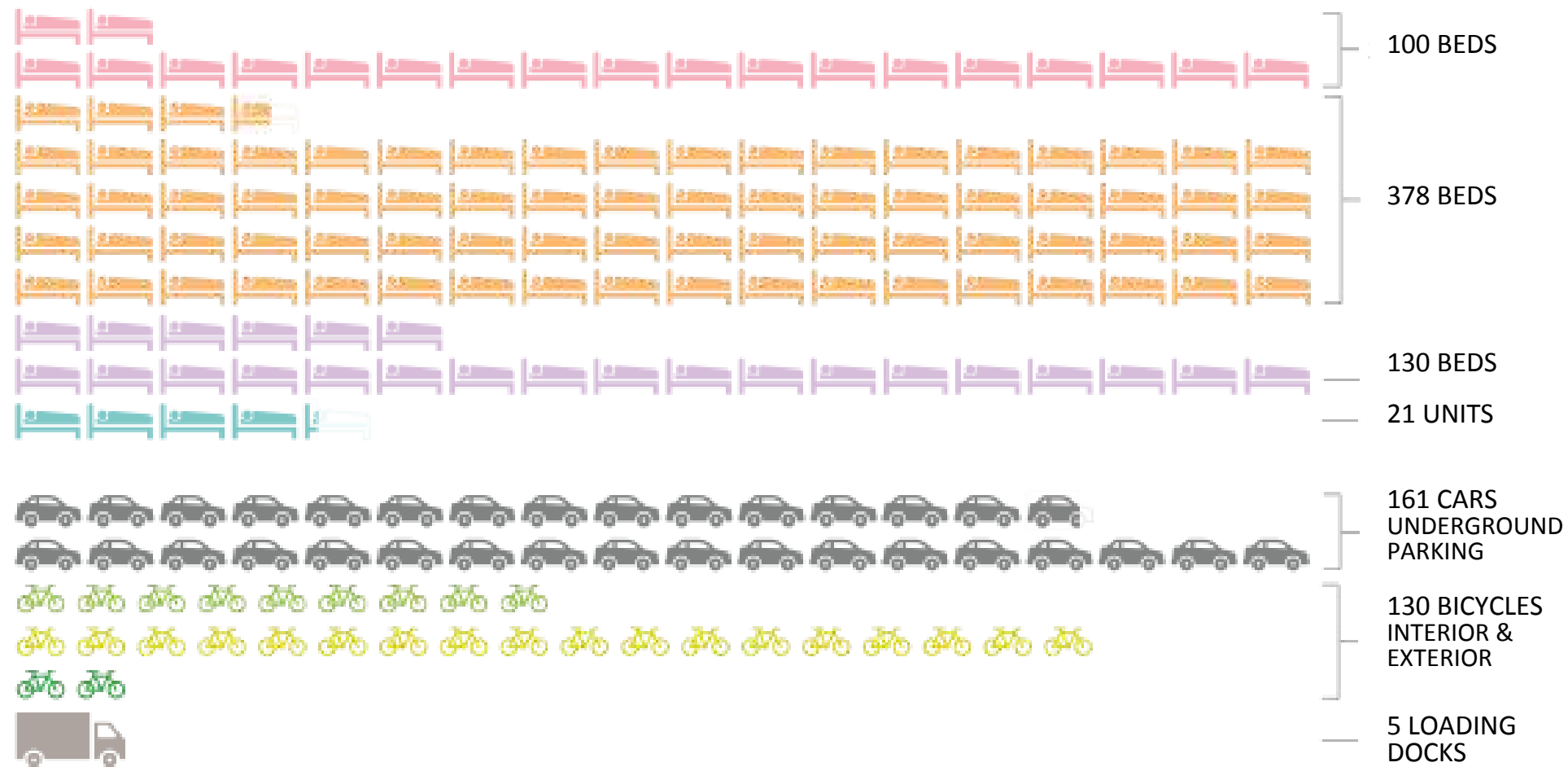
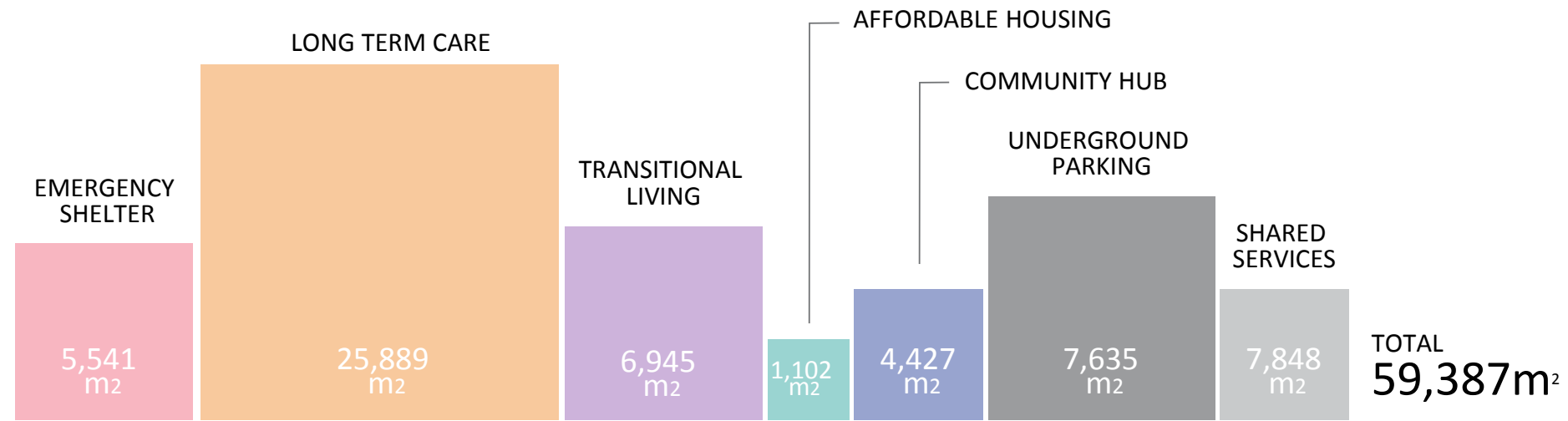
PROPOSED TO BE
DEMOLISHED

GEORGE STREET

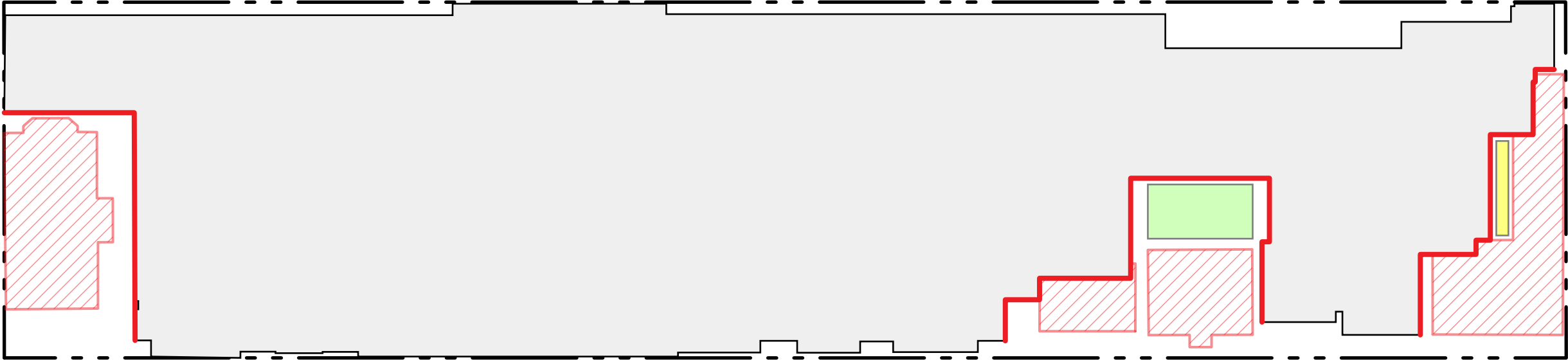
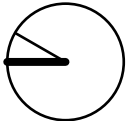
Site Challenges/ Kipling Acres Phases I + II Footprint + Site Comparison



THE NEW GEORGE COMMUNITY



Site Challenges/ Setback of Contemporary Building



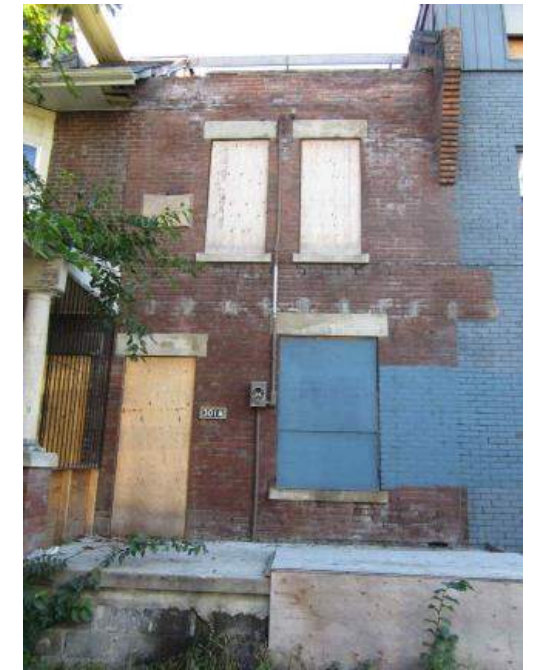
GEORGE STREET



No. 303



Proposed Demolition
301-303 George Street
(Frank Beecroft Houses)



No. 301



RESTORED GEORGIAN ROOF AFTER REMOVAL OF EXISTING CENTRAL DORMER

RESTORED CORBELLED BRICK DETAILS AFTER REMOVAL OF EXISTING CENTRAL DORMER

REINSTATED WOOD GEORGIAN-SYTYLE DOUBLE-HUNG WINDOWS ON GROUND & SECOND FLOORS

EXISTING ORIGINAL BUFF BRICK WALL AFTER REMOVAL OF EXISTING PAINT

EXISTING ORIGINAL DOOR OPENING FROM GEORGIAN PERIOD



REINSTATED SOUTH BRICK PARAPET

REINSTATED MANSARD ROOF & DORMERS FROM c.1895

REINSTATED WOOD CORNICE & BRACKETS

REINSTATED WOOD GEORGIAN-SYTYLE DOUBLE-HUNG WINDOWS ON GROUND & SECOND FLOORS

EXISTING ORIGINAL BUFF BRICK WALL AFTER REMOVAL OF EXISTING TUTOR-STYLE TRIM & PAINT

REINSTATED ORIGINAL DOOR OPENING FROM GEORGIAN PERIOD

No. 297

No. 295

295-297 GEORGE STREET: WEST ELEVATION
Conceptual Restoraton Sketch

295-297 George Street

(Fegan Boys Home /Salvation Army Rest Home)



ROOF RESTORATION
REQUIRES FURTHER
INVESTIGATION

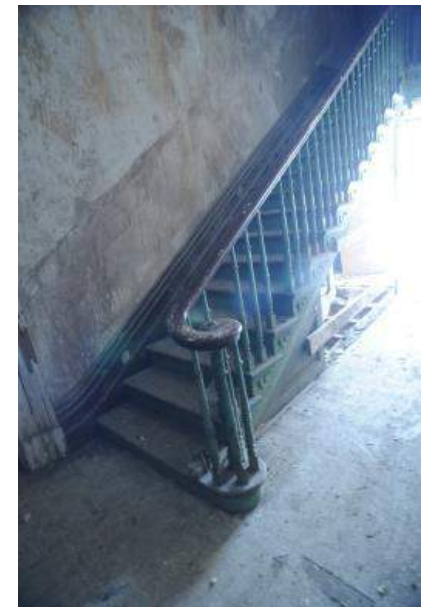
ORIGINAL RED BRICK
WALLS & BUFF BRICK
DETAILS AFTER
REMOVAL OF EXISTING
PAINT

REINSTATED WOOD
DOUBLE-HUNG
WINDOWS ON GROUND
& SECOND FLOORS

No. 305

305 GEORGE STREET: WEST ELEVATION
Conceptual Restoration Sketch

305 George Street (Thomas Meredith House)





- RESTORED SLATE SHINGLES AT EXISTING MANSARD ROOFS
- RESTORED DECORATIVE WOOD DETAILS AT EXISTING DORMERS
- RESTORED WOOD DOUBLE-HUNG WINDOWS ON SECOND & THIRD FLOORS
- REINSTATED GROUND FLOOR WOOD PICTURE WINDOW WITH ARCHED TRANSOM TO MATCH EXISTING WINDOW AT NO. 309
- NEW RECESSED STONE PANEL INFILLS AT EXISTING BASEMENT WINDOW OPENINGS TO MATCH EXISTING ADJACENT FOUNDATIONS DUE TO NEW FLOOR LEVEL



- New Floor Level 3
To match No. 305
- EXISTING ORIGINAL ARCHED BRICK DETAILS ABOVE FRONT ENTRANCE DOOR OPENINGS BEHIND EXISTING MODERN PORCH ROOF
- New Floor Level 2
To match No. 305
- EXISTING GROUND FLOOR WOOD PICTURE WINDOW WITH ARCHED TRANSOM
- RESTORATION OF ORIGINAL FRONT PORCH REQUIRES FURTHER INVESTIGATION
- New Floor Level 1
To match No. 305

No. 311 No. 309

309-311 GEORGE STREET: WEST ELEVATION
Conceptual Restoraton Sketch

309-311 George Street (Robert Armstrong Houses)



No. 349

349 GEORGE STREET: WEST ELEVATION
Conceptual Restoration Sketch

349 George Street (Allan School)



