

950 King Street West | Palace Arms

Toronto Preservation Board

February 17, 2021

ERA

CONTEXT

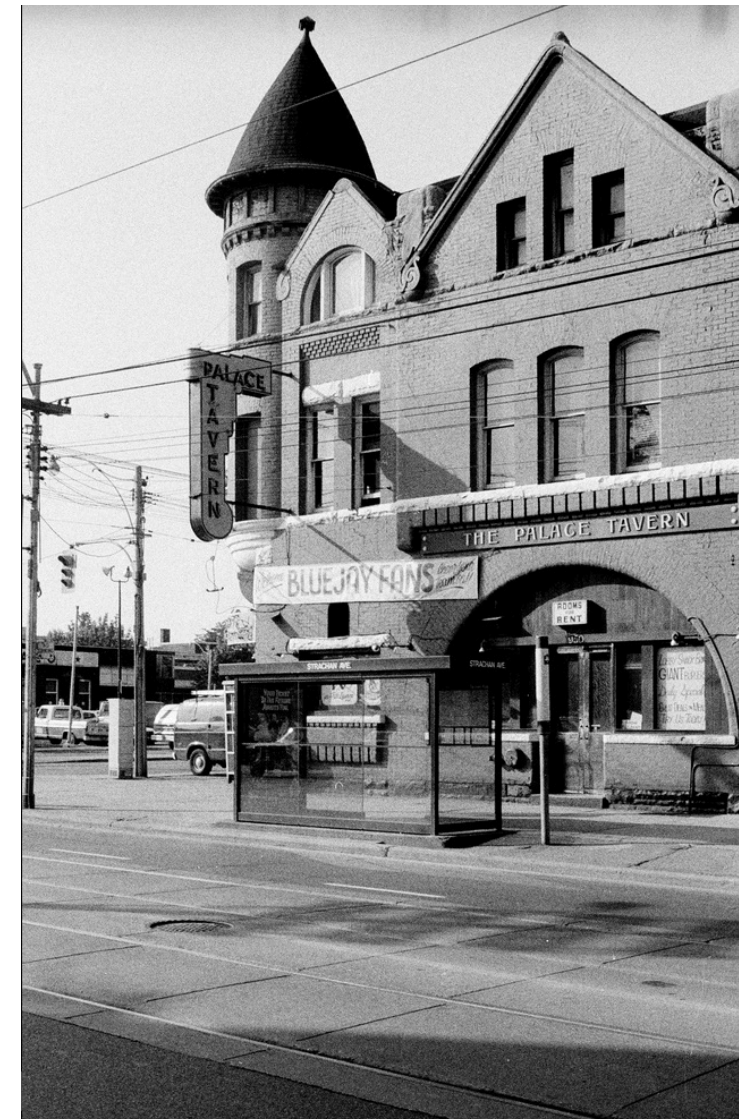


Axonometric view with Site in blue (Google Maps, 2017, annotated by ERA).



Looking north-east on King Street West (ERA, 2017).

HISTORY



Photos of the Site c. 1980s.

- Constructed c. 1890
- Architect Frederick Henry Herbert
- The Site has been known as the 'Palace' or 'Palace Arms' hotel and public house for over a century. The first Palace Hotel opened in the 1870s and the name was in use in some form until the 2010s.

PROPOSED CONSERVATION STRATEGY

- (a) Retain the principal (south and west) facade in situ;
- (b) Retain 4.5m of the return (east and north) facades in situ;
- (c) Restore bricked-in openings to match original appearance, including replacing existing windows with new units;
- (d) Restore former entrance at southwest corner;
- (e) Lower ground floor openings to provide for universal accessibility; and
- (f) Conserve and restore historic facade features, including brick masonry, openings and the variegated roof line.



PROPOSED DEVELOPMENT

- New 14-storey building integrated with the existing heritage building;
- New construction is stepped back 4.5m above the retained building fabric, with an additional 2.5m for a 7m stepback above the corner tower
- A material palette that is complimentary to yet distinguishable from the retained building fabric, including brick; and
- Articulation of new construction that does not detract from, and ensures the visual prominence of, the retained heritage fabric.

