

VERNACULAR AND MATERIALITY



86 Highland Ave



12 / 12 roof slope



206 Rosborough Dr Window Leading



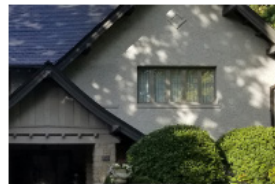
1 Beaumont Rd Picture Windows



66 Rosborough Dr Window Leading



206 Rosborough Dr Picture Windows



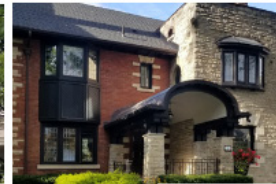
190 Rosborough Window Leading



15 Beaumont Rd Coal Columns



47 Birchmount B



98 Highland B



27 Highland B



8 Beaumont Rd B



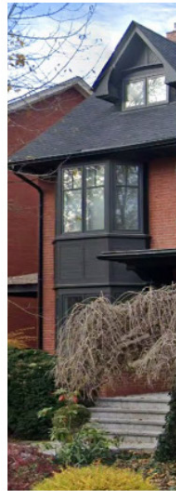
FITTING INTO THE NEIGHBOURHOOD:

- SIMILAR ELEMENTS AND MOTIFS
 - BAY WINDOWS
 - LEADED GLASS WINDOWS
 - PROJECTIONS
 - SHINGLE SIDING
 - 12/12 ROOF PITCH
 - RED BRICK (JOHN PRICE)
- SIMILAR PROPORTIONS
- SIMILAR MATERIALS

VERNACULAR AND MATERIALITY



Projecting bays



FITTING INTO THE NEIGHBOURHOOD:

- PROJECTION OF BAY AT FRONT FACADE AND CONFIGURATION OF WINDOWS
- SIMILAR USE OF WINDOWS AND OVERALL PROPORTIONS AND SCALE
- SIMILAR USE OF PROJECTION OF BAYS ON SIDE ELEVATION

Window proportions



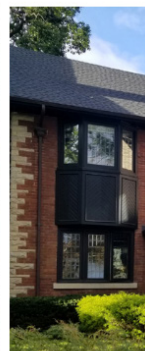
27 Highland, B



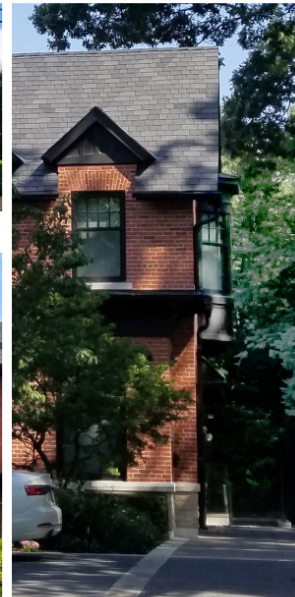
170 Roxborough, B



7 Whitney, B



10 Whitney, B



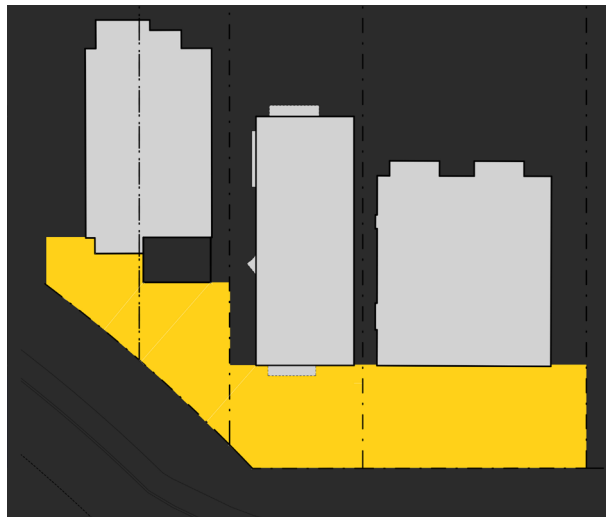
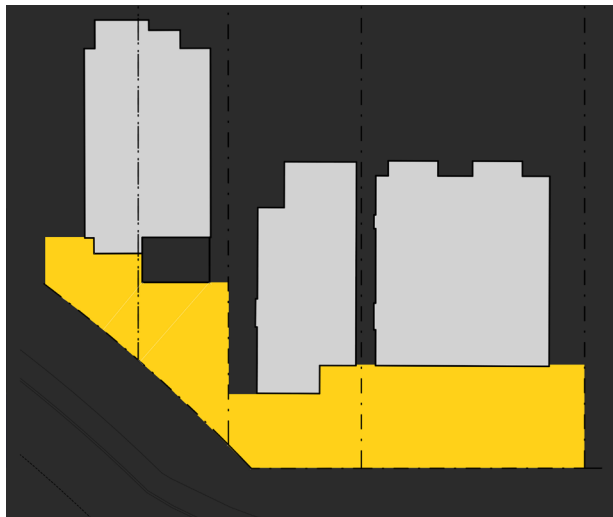
117 Glen, C



50 Binscarth, C

Projecting bays - side elevation

MASSING AND RELATIONSHIP TO THE STREET



FITTING INTO THE NEIGHBOURHOOD:

- BUILDING SILHOUETTE COMPATIBLE WITH NEIGHBOURS AND OVERALL STREET SCAPE
- COMPARABLE AMOUNT OF GLAZING AND OPENINGS
- SUITABLE GROUND FLOOR ELEVATION
- COMPARABLE GROUND FLOOR HEIGHT
- UPDATED FOOTPRINT OPENS UP SOUTH WEST CORNER AND ALIGNS FACADE WITH ADJACENT NEIGHBOUR'S

PREVIOUS CONCEPT - SUPERSEDED



