

APPLE TREE INN, MEADOWVALE VILLAGE PROPOSED NEW COACH HOUSE / STUDIO



HERITAGE IMPACT ASSESSMENT

CHRISTOPHER WALLACE ARCHITECT

JANUARY 3, 2022

A COACH HOUSE / STUDIO FOR 7053 POND STREET THE APPLE TREE INN, MEADOWVALE VILLAGE.

INTRODUCTION:

The proposal supported by this Heritage Impact Assessment is to create a new coach house as an accessory structure to the Apple Tree Inn, at 7053 Pond Street in Meadowvale Village. The coach house will be modest in scale, storey and a half, built in an appropriate vernacular style, and finished in materials suitable for Meadowvale Village Heritage District.

The design mandate is twofold. First, the new structure itself must be designed in full compliance with the Heritage District guidelines, in scale and height; in massing and roof geometry, in material and colour. It must be a perfect complement to the historic Apple Tree Inn.

Secondly, and even more importantly, is what we must not do. We must not effect any changes whatever to the Apple Tree Inn, itself. We must not block views of the Inn from Pond Street or Barbary Lane. And we must not encroach into the Inn's south lawn, one of the more significant open spaces in the Village.

HIA PREPARED FOR:

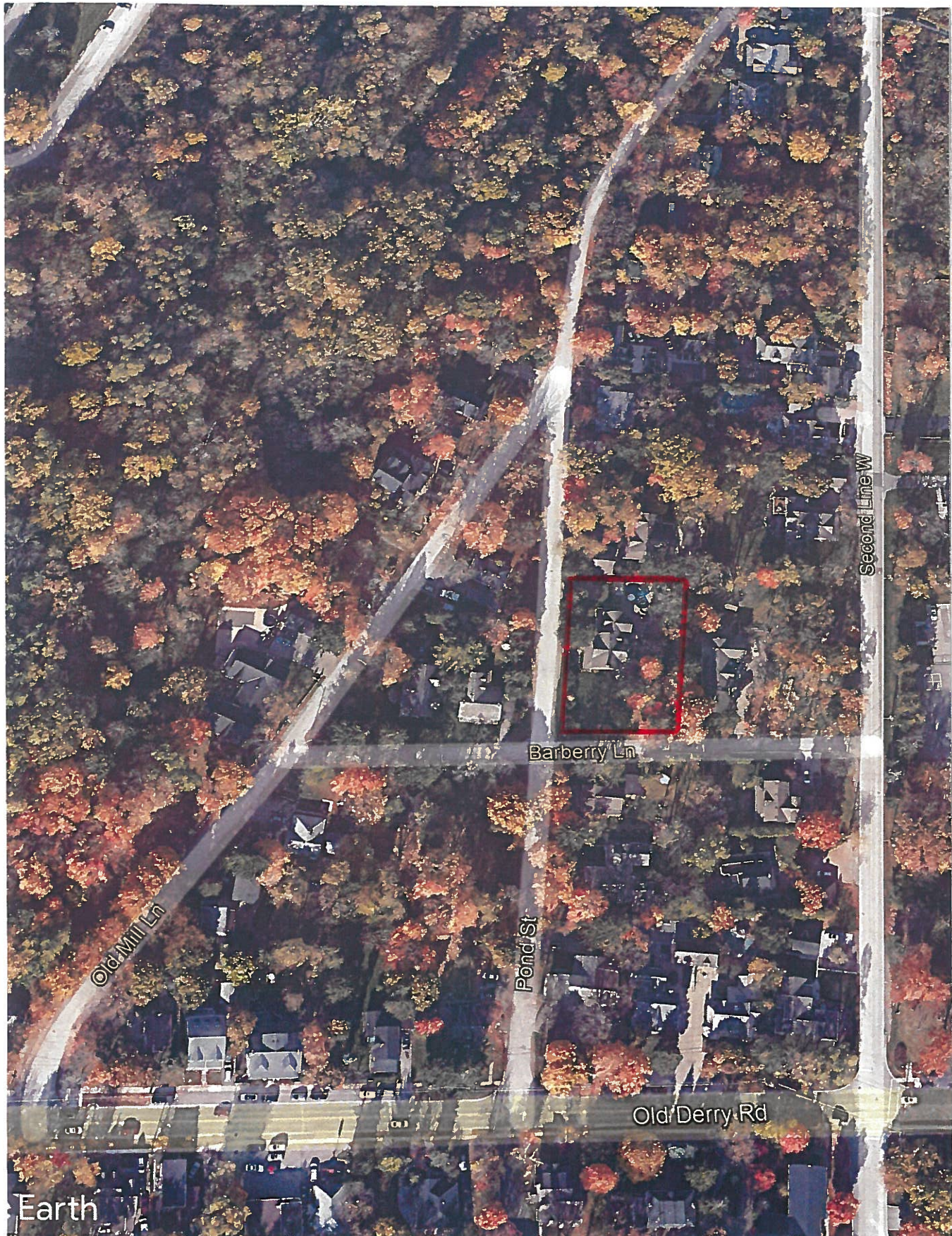
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1: AERIAL VIEW - SITE LOCATION AT THE HEART OF THE VILLAGE

2 THE VILLAGE

The Meadowvale Village Heritage Conservation District (HCD) is located primarily along Second Line West and Old Derry Road, which intersect each other. The area is defined based on an understanding of the perceived village character in the City of Mississauga. Along Old Derry Road, the district is bounded by a visual narrowing of the road from the east and the Credit River from the west. The northern limit to the village occurs at the intersection of Pond Street and the southern limit is considered the Community Hall property. The district is primarily a residential area consisting of 63 structures, 23 of which are historically and/or architecturally significant. The remaining structures contribute to the overall historical character of the District.

HERITAGE VALUE

The Meadowvale Village HCD is one of Ontario's few surviving communities that capture the physical charm of the mid-to-late nineteenth century. Although situated in a highly urbanized area, the Meadowvale Village HCD has successfully maintained its historical character.

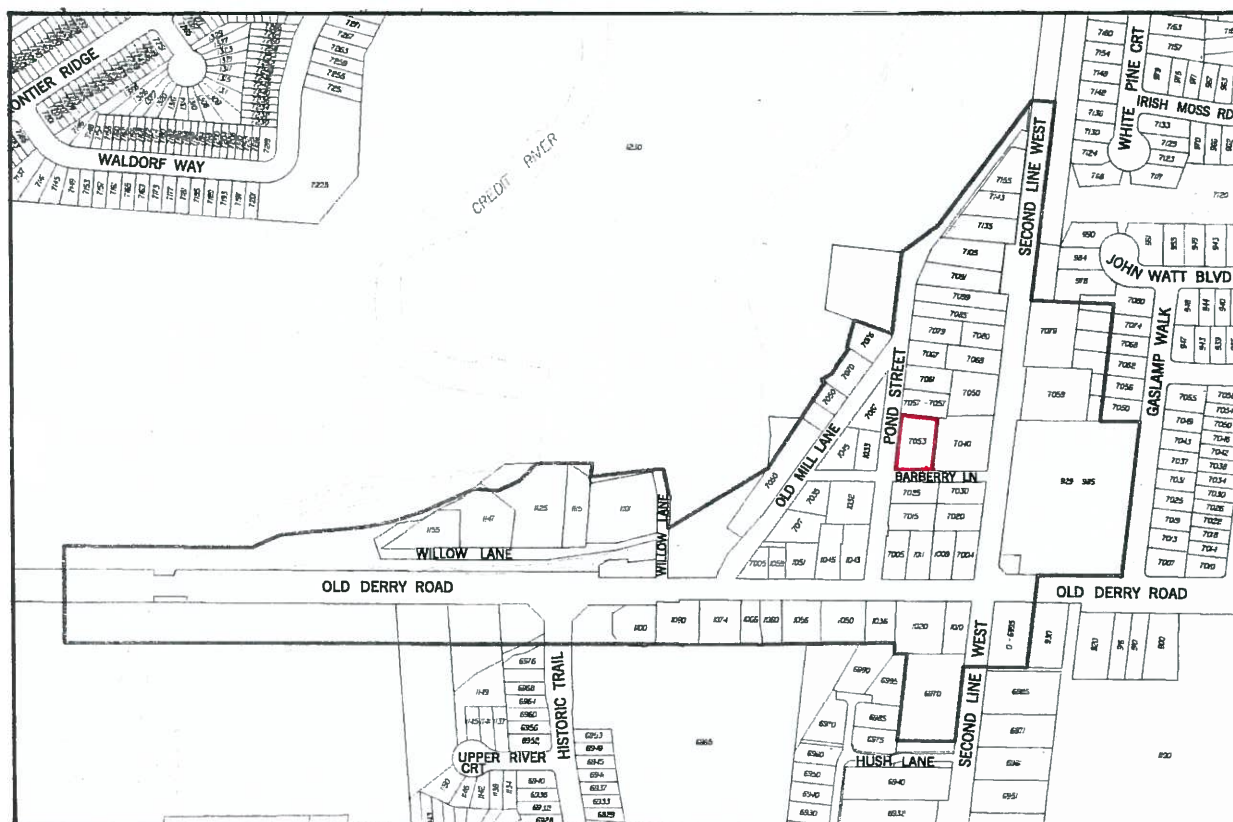
The Village predates Confederation by almost half a century. In 1819, twenty-nine Irish families immigrated to the Meadowvale area from New York. The soil proved to be quite fertile and ensured settlers had enough food to survive. The settlers' income was supplemented by cutting down the white pines and sending them downriver to Port Credit for barrel staves and ship masts.



DERRY ROAD, ORIGINALLY MAIN STREET WEST

By 1830 the white pines were in great demand. With the guaranteed market, a ready supply of prime lumber, and downriver transportation to Port Credit, the lumber industry was a natural choice for Meadowvale. The firm of Gooderham and Worts acquired and expanded a saw mill, grist mill and general store. By providing employment and stimulating trade and commerce, these mills constituted the greatest single force in the economic life of the village. Thus, the location of Meadowvale Village beside the Credit River was key to its success in the lumber success; it ensured a readily available supply of white pine trees in the area, but the Credit River allowed for easy transportation downstream to Port Credit.

After 1860, the boom was over and the days passed relatively quietly in Meadowvale. The only major facility built before the twentieth century was the new schoolhouse constructed in 1871, which now acts as the community centre. The most significant occurrence during this period was the decision of Canadian Pacific Railway to bypass the village thereby reducing local trade. As local trade and commerce began to decline, the saw mills also suffered.



Meadowvale Village Heritage Conservation District

Meadowvale's progression to the modern age has been a quiet one. In the 1940s descendants of the original settlers still owned farms around the village, and the church and school still maintained their status as centres of activity. Unfortunately, nothing remains of the mills which were so important to the historical development of the community. The residential structures have fared somewhat better. Some of the earliest houses constructed in the village are still in use. Meadowvale has maintained its historical features without succumbing to the surrounding urbanization. Even today, Meadowvale has no taverns, beauty salons, or movie theatres, even though it is minutes away from a very urbanized area.

Although the Meadowvale Village HCD does not reflect an architectural style unique to a specific era, it has special character. This character is a result of a restraint in construction that has resulted in a basically unaltered physical environment with mature trees and heights that rarely exceed two storeys, ensuring the overall scale and type of building is harmonious with the setting. The buildings display a limited range of materials and colours. These features result in a cohesive community distinct from its urban surroundings.

Sources: City of Mississauga By-law 453-80; Meadowvale Village, Heritage Conservation District Plan, City of Mississauga, 1980.

HERITAGE ATTRIBUTES OF THE VILLAGE

- significant location, adjacent to the Credit River, in a cultural heritage landscape of integrated natural and cultural heritage elements within the river's low floodplain to the gentle sloping ridge.
- an ecological feature and) tradition of a floodplain meadow on the Credit River that has existed for hundreds of years;
- a land pattern that retains the layout and plan of generous lots and pedestrian oriented narrow roadways of the 1856 Bristow Survey, spatial organization of narrow streets with soft vegetation and no shoulders, large diameter trees and a visual relationship which blends from public to private space among front and side yards void of privacy fencing;
- long term tradition of rural village-like streetscapes without curbs, with no formalized parking, sidewalks (except on Old Derry Road), modest signage and limited modest lighting;
- a consistency of building types, modest in architectural detail, vernacular style and size, reflecting the nineteenth century development of a milling village;
- later twentieth century residential styles that are compatible with the district character from a scale, materiality and massing perspective;
- structures of compatible size, shape, form and style, many of which are modest historical residences, contribute to the overall character of the Village;
- visual identity of rural character roadway entry points to the Village from the west on Old Derry Road and from the north along Second Line West, and the open green space of Old Ridge Park to the south;
- individual properties of particular character and significance are identified in The Meadowvale Village Heritage Conservation District Plan, 2014: Property Inventory;
- archaeological resources, including, but not limited to, the extant mill ruins, mill race and tail race at Willow Lane and Old Derry Road and remnant mill pond.

3 THE INN

The Apple Tree Inn property has a long and colourful history. It passed through the Gooderham and Silverthorne families to Luther Cheyne, who built the current structure in or around 1858. The Cheynes were one of Meadowvale's oldest pioneering families, from United Empire Loyalist stock. Cheyne became the Village's first post master in 1857 and this first post office was located in the Silverthorn General Store on Old Derry Road. Although the property remained in the Cheyne family until 1891, Luther Cheyne left Meadowvale in 1884.

In 1920, the property was sold to Mary Yates and Helen Beardmore. They turned the property into a respectful and popular rooming house and Tea Gardens named the Apple Tree Inn because of the large apple tree that stood outside the front door. This apple tree had to be removed in 1976 because of old age, disease and decay. It was a popular Village legend at the time that this apple tree was more than a century old and was likely planted by Luther's wife Mary who was known by residents for making the best apple pies in the Village for the Methodist Church socials.



THE APPLE TREE INN

The Apple Tree Inn operated from 1922 until 1944. In the days of prohibition and temperance, the Apple Tree Inn was the only place in the Village where residents could go for tea and a light meal. In addition to the tea service, the Apple Tree Inn was a boarding house for 20 years that catered to summer or Christmas visitors to the area and, most famously, to student artists from the Ontario College of Arts from 1921 to 1925. Every summer, students from the OCA, led by instructor and well known Canadian artist John William Beatty, came to Meadowvale to paint the landscape, houses, Rowencroft Gardens and the many Credit River vistas.

The residential structure is a one-and-a-half storey, stacked plank construction with a rough cast stucco finish. The house has gable ends and a wide central gable over the front entrance. The front gable is the only remaining 19th century home in the Village that has a simple decorative bargeboard. The basic profile of the house has changed very little since it was built. In 2003 a small addition to the side was removed and a larger addition replaced it, along with the front open porch, supported by simple wood posts fully reconstructed. The windows have been replaced in wood with multi panes and working shutters. To the rear there is a two level addition, once enclosed porches have been converted to year round living space.

The Apple Tree Inn is located on the northeast corner of Pond Street and Barberry Lane. The house is set back some distance from Barberry Lane and provides for an open green space on the corner which has historically always been open. The house is highly visible from the west and south facades. There is a shallow rear yard at the base of a ridge that rises behind the house and provides a nestled character to the house.



2003 ADDITION

There have been a number of changes to the property in recent years, as well as the 2003 addition. The land was subdivided into three lots in about 2000, creating two new lots to the north while still leaving a very generous property for the Inn. A lot re-alignment / property transfer to the property to the east cleaned up the lot configuration. The original drive shed was also demolished and extensive landscaping work was carried out. A pool was added, along with a well designed pergola / garden structure.

Our proposed new coach house will be located immediately to the west of this re- configured garden structure, resulting in minimal change to the built footprint and street view on the site.

HERITAGE ATTRIBUTES:

- Its shape, form, style, materials and original stacked plank construction, in keeping with the Village character and the Village guidelines.
- Its location on a corner lot highly visible from both Pond Street and Barberry Lane with open green space to the south.
- The historic associations with the Cheyne family and other early land-owning families in the Village
- At a later time period the historic associations of the building when it served as a Village focal point known as the Apple Tree Inn.



THE SOUTH LAWN

STATEMENT OF SIGNIFICANCE:

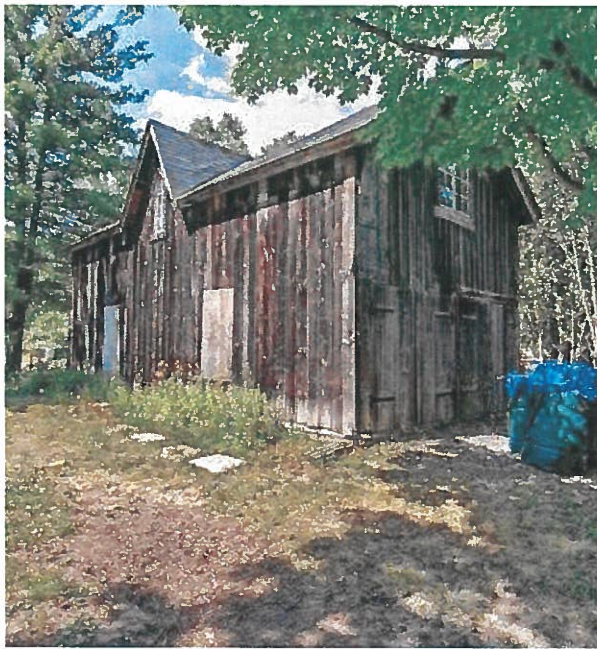
The residence at 7053 Pond Street has historical significance in its nineteenth century association with the Cheyne family and a time period in the twentieth century when it was known as the Apple Tree Inn. The house has architectural significance in that the original portion of the house, constructed in the stacked plank method, has retained much of its original characteristics distinct to the Village HCD, in its style, shape, form and materials. The context of the house and property is significant as it is located centrally in the Village, highly visible, contributing to the streetscape at the intersection of Barberry Lane and Pond Street with open green space to the south, west and north.

4 THE COACH HOUSE

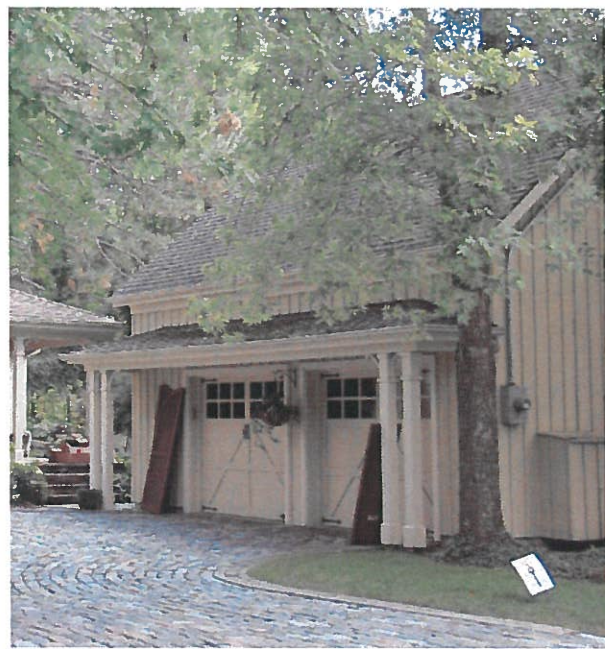
We are proposing a classic coach house building form, notwithstanding that a coach house, as a building typology, does not appear to exist in either the Mississauga Zoning By-law or the Meadowvale HCD guidelines. The structure will be storey-and-a-half, side gabled, with a front gabled dormer. It will be modest in scale, symmetrical, with board and batten cladding; all characteristics completely in character with the Meadowvale Village guidelines.

Traditionally, as the name implies, coach houses accommodated coaches, with living quarters for the coachman in a loft above. In recent decades, the use of the upper loft as living accommodation has been discouraged by most zoning by-laws, although this has started to change. More recent Provincial Policy Statements and many by-laws now encourage residential intensification, including the provision of living quarters in accessory structures like coach houses.

In our situation, however, we intend to use this coach house building as a non-residential structure. The ground level will be a two-car garage with space for outdoor garden storage. The upper level will be an artist's studio. The property owner is an accomplished artist, currently working out of a rather cramped basement studio. The new coach house studio will provide a great improvement, in both space and light, to her working environment.

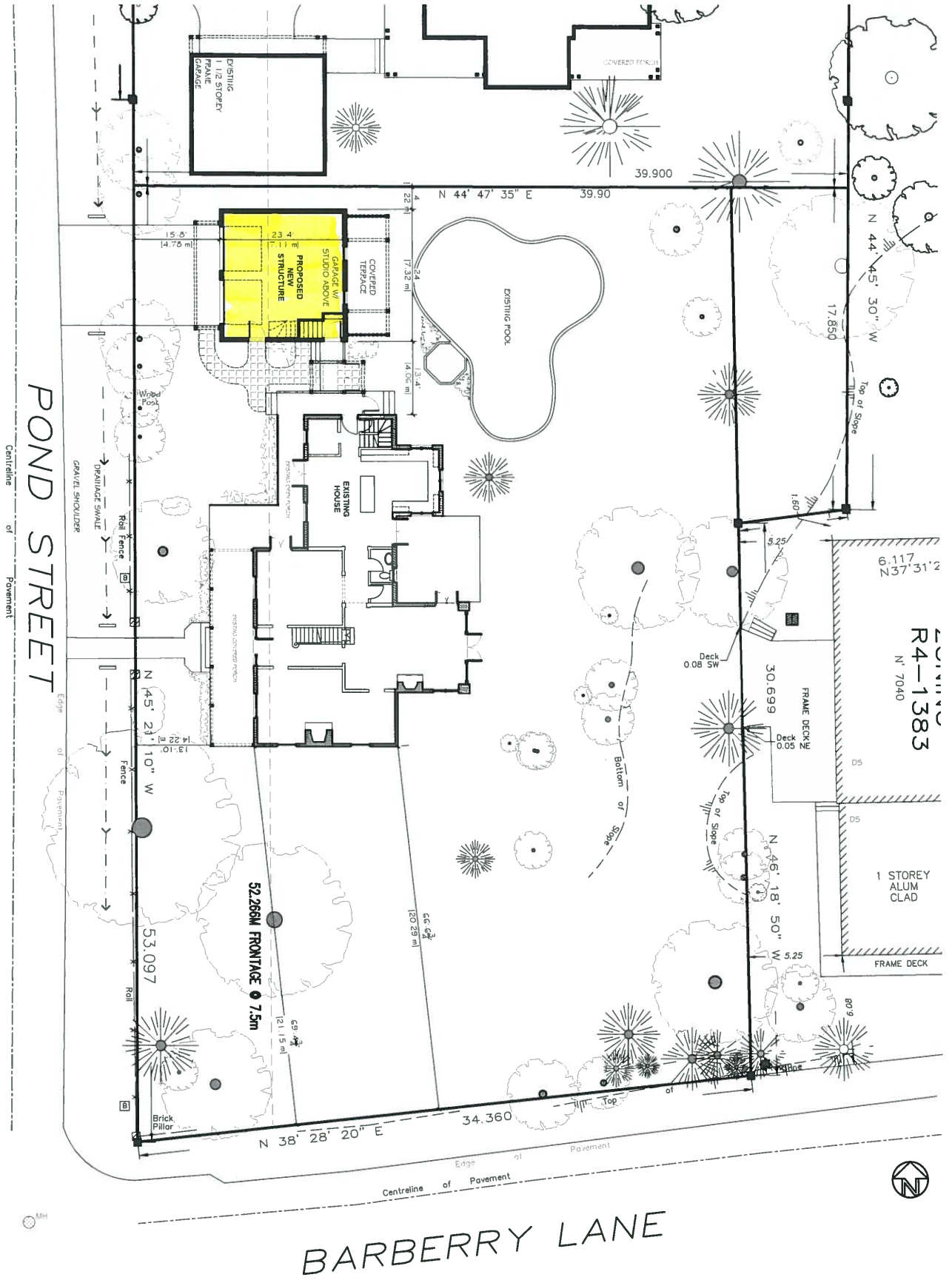


EARLY COACH HOUSE - 1125 WILLOW LANE

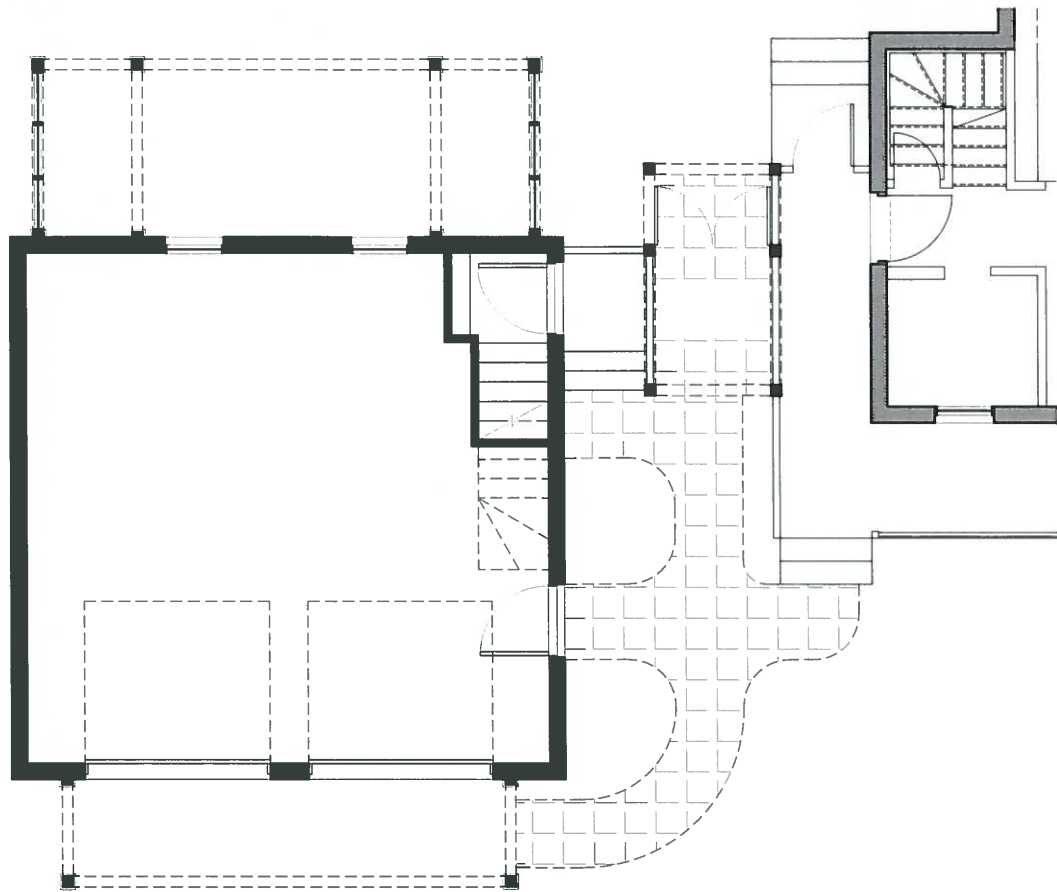


RECENT COACH HOUSE - 7057 POND STREET

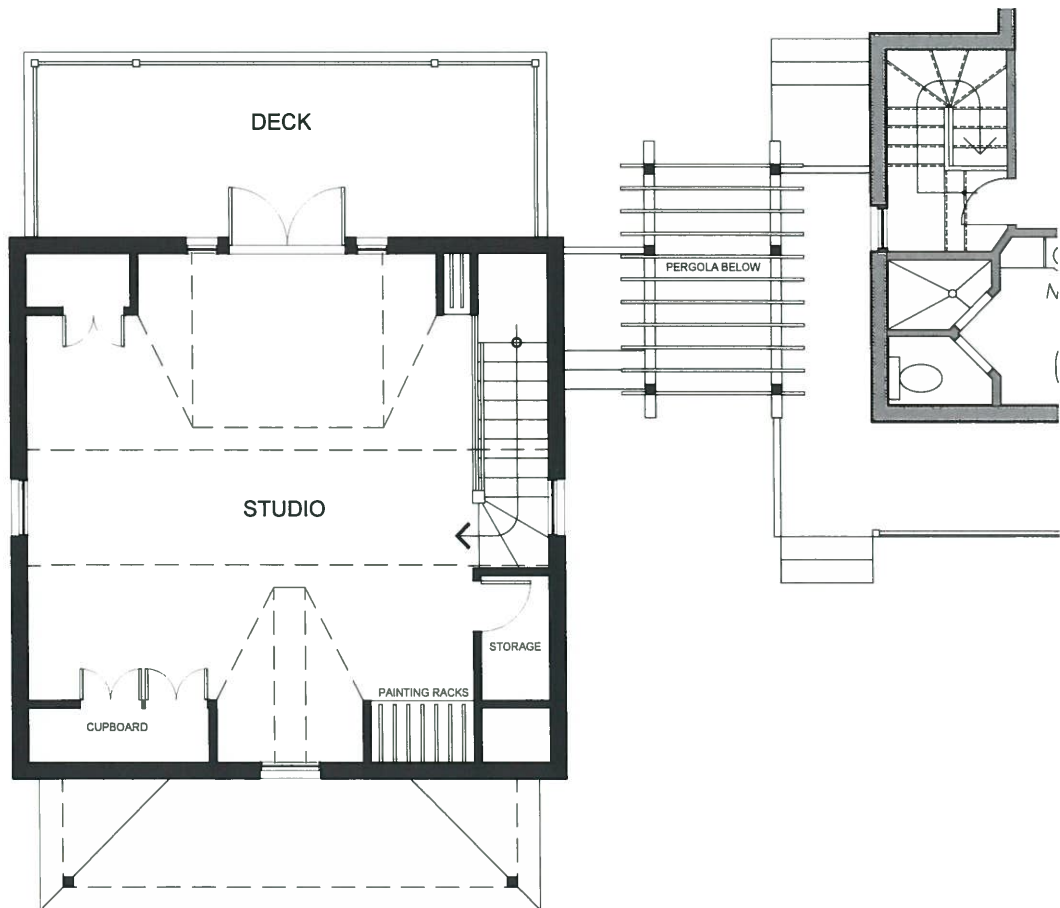
While the coach house form may not be specifically recognize in the HCD guidelines, this rural building typology is not without precedent in this essentially rural Village. Early examples exist at 1101 and 1125 Willow Lane. More recent examples, built to Village guidelines and approved by HAC, can be found at 7057 Pond Street and at 1115 Willow Lane. There are other examples, new and old, in the Village and one would assume the some have been destroyed over the years. A single storey coach house at the rear of the Apple tree Inn was removed in 1998.



SITE PLAN



GROUND FLOOR PLAN



SECOND FLOOR PLAN



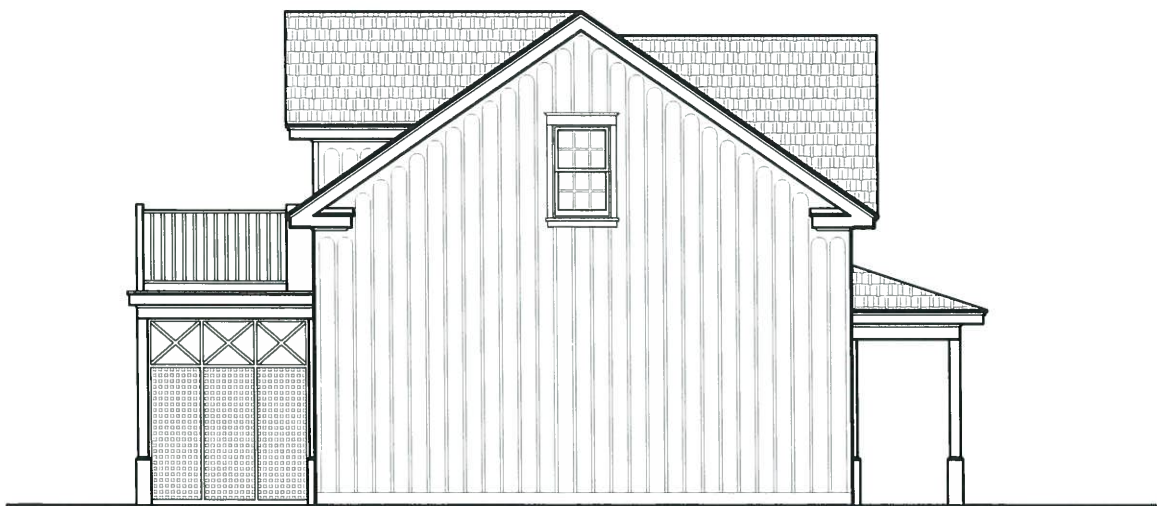
FRONT (WEST) ELEVATION



SOUTH ELEVATION



REAR (EAST) ELEVATION



NORTH ELEVATION

6 REGULATORY CONSTRAINTS

PROVINCIAL POLICY STATEMENT

- 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*
- 2.6.3 Development and site alteration may be permitted on lands adjacent to protected heritage properties where the proposed development has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*

COMPLIANCE WITH PROVINCIAL POLICY STATEMENT

The proposed new structure will be built on designated but vacant land. It is adjacent to a protected heritage structure which will be conserved, without change. Further, it will conserve a significant open space at the south end of the property.

MISSISSAUGA OFFICIAL PLAN

- 7.4.1.1 The heritage policies are based on two principles: a. heritage planning will be an integral part of the planning process; and b. cultural heritage resources of significant value will be identified, protected, and preserved..*
- 7.4.3 Heritage Conservation Districts: In some locations, the cultural heritage value or interest is more than an individual structure or property. It may be a collection of cultural heritage attributes that form the character and appearance of an area, including buildings, structures, cultural landscapes, open spaces, roads, fences, and other property features.*
- 7.4.3.2 Heritage Conservation District Plans will contain ... policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district.*

COMPLIANCE WITH MISSISSAUGA OFFICIAL PLAN

The Official Plan, consistent with Provincial Policy, insists on the preservation of cultural heritage assets, and that is precisely what we intend to do with this proposal. The principal built asset, the Apple Tree Inn itself, will be preserved with absolutely no change, as will the south lawn open space, a significant cultural heritage landscape although not so designated.

The proposed new building will have minimal impact on the cultural heritage aspects of the property. It will be screened to a large extent by extensive street-tree planting. It will be respectfully separated from the principal structure, and it will be designed in a manner consistent with the Heritage guidelines. As stated in OP Section 7.4.3.2 above, the Official Plan delegates application of the specific guidelines & policies to the Meadowvale Village Heritage Conservation District Plan, as addressed on the following pages.

MEADOWVALE VILLAGE HERITAGE CONSERVATION DISTRICT PLAN

4.2.4 GUIDELINES FOR NEW STRUCTURES

4.2.4.1 SCALE AND LOCATION:

- *New construction should be sited on the lot to retain spatial relationships and a sense of open space between structures and neighbouring properties*
- *Residential structures should be oriented to the street in a traditional manner*
- *The setback from the street should be a median of neighbouring properties*
- *New built garages, or garage replacements, should be fully detached and set back from the front façade*

COMPLIANCE WITH 4.2.4.1

The new structure will be sited to preserve the significant open space at the south end of the property. It will be fully detached, and its location at the north of the property will maintain a decent special separation from the existing house. It will be oriented to the street, and will be set back further than the adjacent coach house to the north. It will not be setback from the existing front façade as existing site conditions prevent this. A minor variance will therefore be required.

4.2.4.2 STYLE

- *Style, massing, form, and materials should be subject to the historic pattern of construction throughout the Village*
- *New construction should be reflective of the HCD's simplicity of the vernacular style, but not mimic an architectural style, remaining an expression of its own era*
- *Garages should be designed in a style that reflects the simplicity and utilitarian use of a secondary outbuilding.*

COMPLIANCE WITH 4.2.4.2

- The proposed structure is in a vernacular style with simplicity of detailing appropriate to a utilitarian outbuilding. By virtue of compliance with the Ontario Building Code and the myriad of municipal constraints, it is a product of its own era. It is very much a traditional style, which I prefer to view, not as a mimicking of a historical architectural style but as a highly appropriate continuation of that style. In all its attributes, it is subject to the historic pattern of construction throughout the Village

4.2.4.3 ROOFLINE

- *The angle of a roof over 15% will be permitted*

COMPLIANCE WITH 4.2.4.3

The primary side gabled roof will have a pitch of approximately 8:12. The central front dormer will have a steeper pitch of approximately 12:12, as is appropriate to individual dormers

4.2.4.4 WINDOWS AND SHUTTERS

- *Windows should be of wood construction and consistent with the design and style of the structure.*
- *Double pane windows with muntin dividers are permitted.*
- *Wood shutters, functional in their design, will be permitted.*
- *Windows and shutters not in view from the public realm may be constructed of materials other than wood.*

COMPLIANCE WITH 4.2.4.4

All windows in the project will be prefinished / clad wood with traditional exterior brick mould detailing. All will be double hung with double glazing and with simulated divided lights in a traditional 6 over 6 muntin pattern. The French doors and side lites opening on to a rear deck will be less traditional in their over-all configuration, but these are completely hidden from the public domain. No shutters are proposed.

4.2.4.5 CLADDING

- *Exterior cladding of rough cast stucco and/or wood siding will be permitted.*

COMPLIANCE WITH 4.2.4.5

Cladding will be rough sawn natural wood in a board and batten configuration. This will be compatible in finish and colour to the north addition to the historic principal house. Roofing will be dark coloured premium asphalt shingles, again to match the existing house.

4.2.4.6 TOPOGRAPHY

- *Existing topography, natural drainage, mature vegetation and large diameter trees should be retained*
- *The alteration to a site's topography or landscape of up to 7% slope, in keeping with the City's Accessibility Standards Regulation, is permitted.*

COMPLIANCE WITH 4.2.4.6

The site topography will not change. Period. The only construction / site intervention will be in the north-west corner of the site, where the new coach house / garage will be located at the eastern head of the existing, double-width gravel driveway with a slight drainage fall toward the street. The internal, slightly sloped floor of the garage will be a continuation of this existing drainage pattern. All rain water leaders will discharge west, toward the street. There will be no change to the existing, ditch-and-culvert street drainage pattern.

7: VILLAGE CONTEXT

Compliance with the nuts-and-bolts guidelines, as described above, is a fairly straightforward matter of following the rules. Of greater importance, in my view, is the over-all feeling of belonging, of fitting the context and the visual fabric of the Village.

First principle, as the doctors say: “Do no harm”. In the context of the Village, that means identifying what is precious, and leaving those things alone. The Apple Tree Inn, in itself, is a recognized landmark. Don’t change it. The south lawn is a highly recognizable open space; it serves visually if not functionally as ‘the Village Green’. Arguably a cultural heritage landscape. Leave it alone.

It’s important for us to recognize that any new structure, however well designed, is an intruder into the heritage fabric of the Village. And that intruder must be respectful of its Village elders. Our proposed structure is reflective of many of the characteristics of the original Apple Tree Inn. But it is important that it remain visually subordinate to the Inn. Materials will be similar, but detailing will be comparatively subdued. The Inn has a striking, tear-drop detailed barge board detail on its central gabled dormer. A similar dormer will exist on the coach house, but smaller in scale and much simpler in detail.



EXISTING FENCE & DRIVEWAY

We must respect the siting of the new structure, as well as respecting its relationship to the original house. We are fortunate in that the location on property which is most functionally appropriate for the coach house is also the location where the new structure will be more visually obscured, and will impose minimal visual change to the over-all look and feel of the property.

The existing white picket fence is a unifying element to the entire Apple Tree Inn property. This fence will remain virtually unchanged. The southern gate post will remain, as will the mature cedar adjacent to it. The only small change is that the northern gate post will need to be relocated a couple of feet further north. The gravel driveway with its granite sett edging will be marginally widened, but will remain visually unchanged, preserving the existing ambience of the street.

Meadowvale Village is known as a community of traditional houses. But the houses do not form the first impression as you drive through the Village. It's a community of narrow roads and an abundance of mature trees. The view of the individual houses, while often impressive, is best enjoyed when you're standing right in front of them. When looking down the road, you can generally see just glimpses of the houses through the trees.

There are exceptions, of course. The Apple Tree Inn is highly visible, and quite striking, when seen from the south on Barabary Lane. The view remains strong until you are more or less opposite the front door of the Inn. As you progress farther north, the view into the property is obscure by a fairly dense growth of street trees, mostly cedars. The only gap in this green wall, until you are well north of the property, is the existing gravel driveway, and this portal will remain completely unchanged. The new coach house will be set back on this driveway, replacing an existing pergola / garden structure, and will remain obscured by these trees, minimizing the visual impact of the new structure.



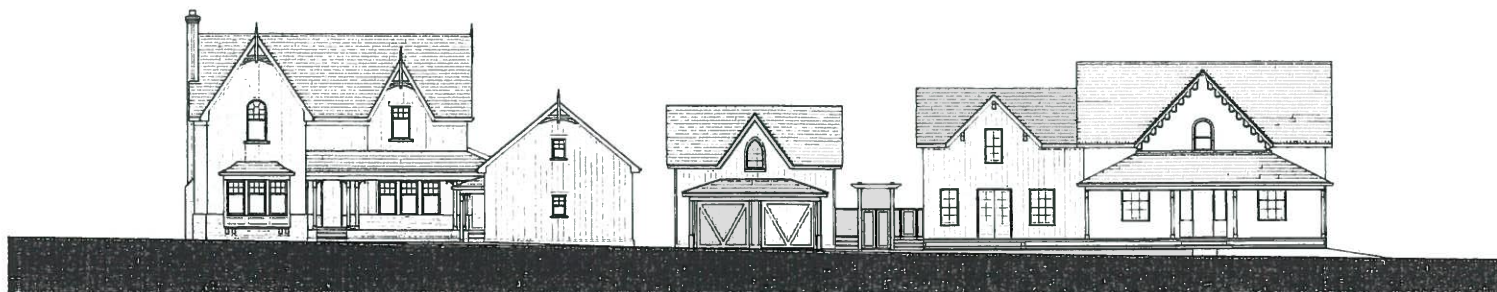
POND STREET LOOKING NORTH; VISUAL IMPACT OF TREES.

The new coach house may appear somewhat crowded in relation to its neighbouring structures, given that the Village guidelines call for generous open spaces between structures. This is true, but is mitigated by two significant factors. First, as described above, is the extensive tree screening which obscures the view of the accessory buildings. Second is the fact that while the combined buildings at 7053 and 7057 Pond Street in themselves are rather tightly spaced, they are defined by exceptionally generous open spaces; the south lawn of the Inn and the well landscaped garden on the north side of 7057 Pond Street.

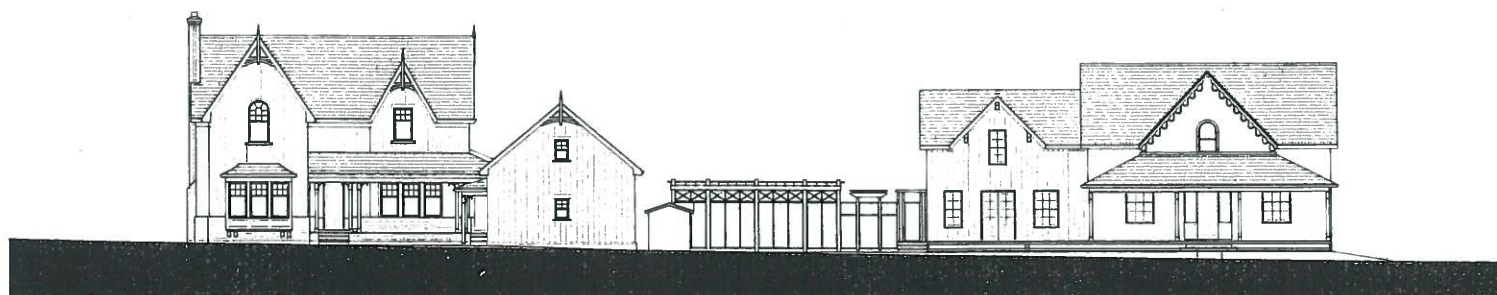
Over all, the proposed new coach house will have minimal visual impact on the Inn property, on this stretch of Pond Street, and on the village as a whole. It is designed in full compliance with all Village design guidelines, and complements the Village in virtually all of its defining attributes. More importantly perhaps is the fact that it will not often be seen as a significant presence in the Village, given that it is nicely tucked away behind a screen of trees.



PROPOSED STREET ELEVATION WITH EXISTING TREES



PROPOSED STREET CONTEXT ELEVATION



EXISTING STREET CONTEXT ELEVATION

9 CONCLUSION

Meadowvale Village, notwithstanding the fact that it's surrounded by suburbia, is very much a rural village, with typical rural building typologies. The barns and the mills are gone, but the rural houses and coach houses remain. And the coach house is an essential part of this rural / Village fabric.



COACH HOUSES, 1101 WILLOW LANE

A number of these coach houses, old and new, are located on Willow Lane. Yet walking down the Lane, one is cognisant of the very narrow, tree lined street, not the buildings which are set back and obscured by trees. This is the Village character that we are attempting to capture with our proposed coach house at the Apple Tree Inn.

We have strived to comply with all of the village guidelines, and I believe we are successful in doing so, showing respect to the existing house on the site and to the immediate local neighbourhood. More importantly, we have respected the over-all character of the Village, preserving the street trees and recessing the new building almost out of site behind this green wall.

We realize that a Heritage Permit is only one step on the bureaucratic approval process. We will still need Minor Variance approval, Site Plan Approvals and all that entails, as well as a Building Permit. But we are confident that we are proposing a modest structure which complies in full with all of the Village guidelines, but more importantly complies with the feel, the fit, the essential character of the Village, and that these approvals will be granted.

10: APPENDIX - CHRISTOPHER WALLACE ARCHITECT - HERITAGE RESUME

Christopher Wallace Architect is a small, sole-proprietor architectural practice based in Port Hope. Chris' experience has included residential design, heritage rehabilitation and design, urban design, and smaller scale commercial and institutional projects.

A particular focus has been on the design of new homes and addition / renovation projects in Part V Designated Heritage Districts. Worth noting is the design of seven new homes and 6 addition / renovation projects in Meadowvale Village, a 19th century mill village on the Credit River, which became the first Designated Heritage District in Ontario.

Through a wholly-owned companion company, Chris has extensive experience in the design of traditional conservatories and bespoke garden architecture.

EDUCATION

- Bachelor of Architecture, University of Toronto

MEMBERSHIPS

- Ontario Association of Architects
- Royal Architectural Institute of Canada
- Canadian Association of Heritage Professionals
- Architectural Conservancy of Ontario (former Board member)

PROJECT EXPERIENCE

- Batterwood House, Port Hope
Schematic design for heritage-appropriate accessory structures to Batterwood House, the extensive estate property built for former Governor General Vincent Massey.
- West Sector, Parliament Hill, Ottawa**
Conceptual master plan for the revitalization of the West Sector of Parliament Hill. Designed for compliance with existing heritage, urban design and Parliamentary Precinct guidelines.
- Private houses, Meadowvale Village, Mississauga
Design & working drawings for seven new infill dwellings and six renovation / addition projects in Meadowvale Village, Ontario's first Designated Heritage District.
- Cabbagetown Tavern, Toronto
Design & working drawings for the conversion of an historic tavern in Toronto's Cabbagetown neighbourhood into eight terraced town house dwelling units.
- Coach House, Rosedale, Toronto
Design & working drawings for addition / renovation to an historic coach house on Crescent Road, to be converted to a luxury dwelling with extensive landscaping / site works.
- Gooderham Mansion, Meadowvale Village, Mississauga, Ontario
Design consultancy for the exterior restoration of a landmark structure in Meadowvale Village, a designated historic district of traditional homes. Currently in use as a Montessori School.

- Charles Street Apartments, Toronto
Design consultant for the exterior of an elegant low-rise apartment structure, to be incorporated into a larger scale condominium development.
- Macdonell Street, Guelph, Ontario
Schematic design for the conversion of an historic main street commercial building in downtown Guelph to a mixed-use building with 'mews house' dwelling units.
- Beaconsfield Avenue, Toronto
Design & working drawings for a series of infill dwellings (townhouses, new detached and renovated detached houses) in an historic neighbourhood in west Toronto.
- Trisha Romance Residence, Niagara-on-the-Lake
Design, working drawings and construction for a new conservatory addition on a well-known dwelling in this heritage community. Work entailed extensive research into the existing building's fabric.
- Main Street, Humberstone Area, Port Colborne, **
Member of the design team addressing street improvements and developing heritage-appropriate infill schematics for Islington Avenue, the main street of the Village of Kleinburg
- Shopsy's Restaurant, Toronto
Renovation design and working drawings for a restaurant in Toronto's historic theater district on King Street West. Work included extensive restoration work to the facade of this historic building. *
- Essex Park Hotel, Toronto
Design consultancy for the exterior restoration of a historic hotel in central Toronto, to be incorporated into a larger mixed- use development
- Shepherd's Mill, Brockville
Design consultancy for the restoration of an historic stone mill structure, to be restored and converted for restaurant / tavern use.
- Crystal Beach Park Amusement, Crystal Beach
Architectural consultant to a multi-disciplinary team studying long term options for the revitalization of this historic but deteriorating theme park and resort community on the shores of Lake Erie.
- Silver Rail Tavern, Toronto *
Design schematics and feasibility studies for the renovation / restoration of downtown Toronto's oldest restaurant / night club.
- Islington Avenue, Kleinburg Ontario **
Member of the design team addressing street improvements and developing heritage-appropriate infill schematics for Islington Avenue, the Designated Heritage District in the Village of Kleinburg.
- Superior Restaurant, Toronto, Ontario *
Design and working drawings for a restaurant in a renovated historical building in Toronto. The project received an award as part of the Yonge Street Revitalization Program.

* with Hirschberg Design Group, Toronto

** with LANDinc., Toronto