

**HERITAGE EVALUATION
PRESENTATION**
247 BROCK STREET, AMHERSTBURG



THE LOFTS

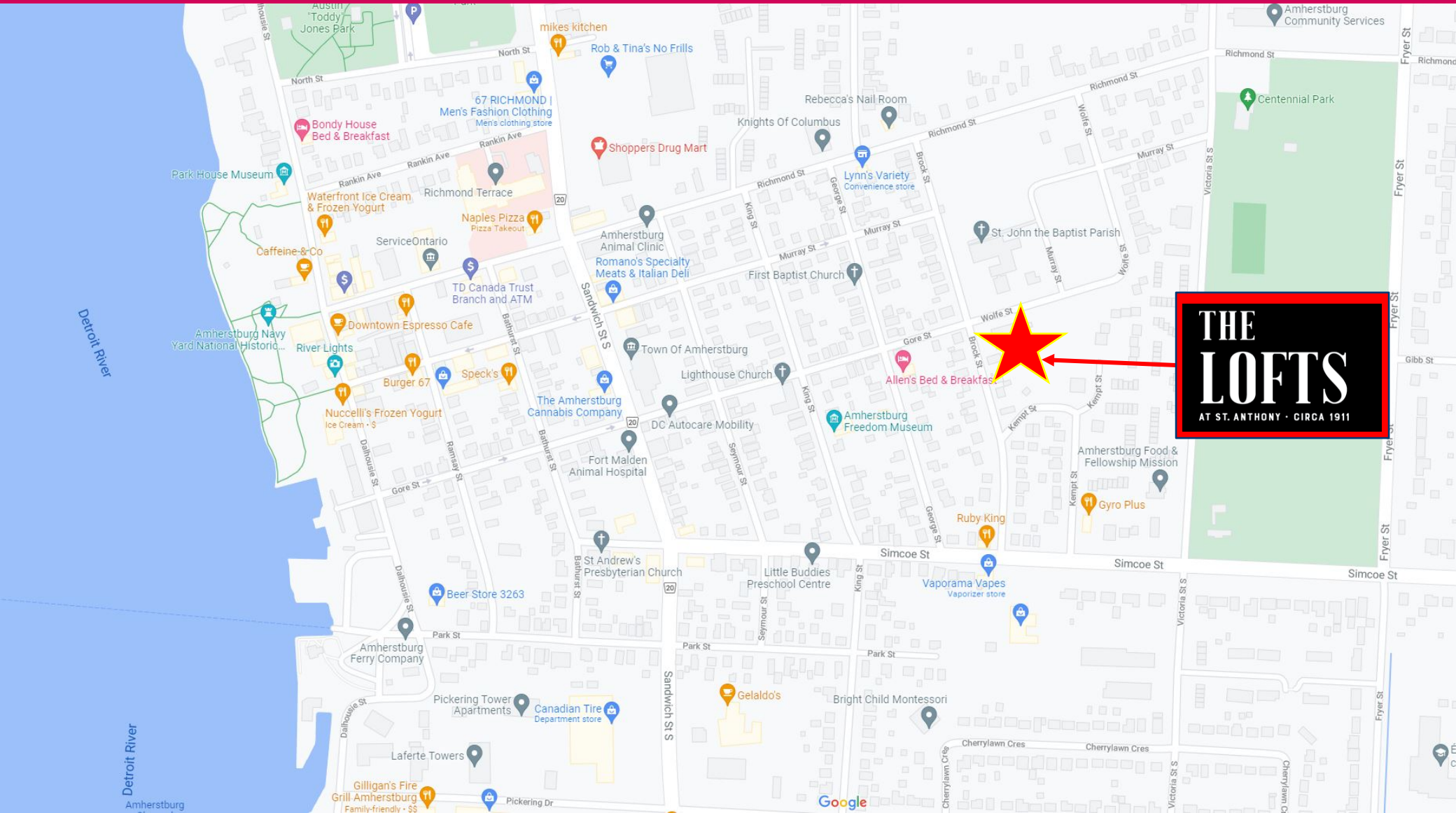
AT ST. ANTHONY • CIRCA 1911

Building Owners:
Terry Jones Realty Inc.


DEVELOP • DESIGN • CONSTRUCT

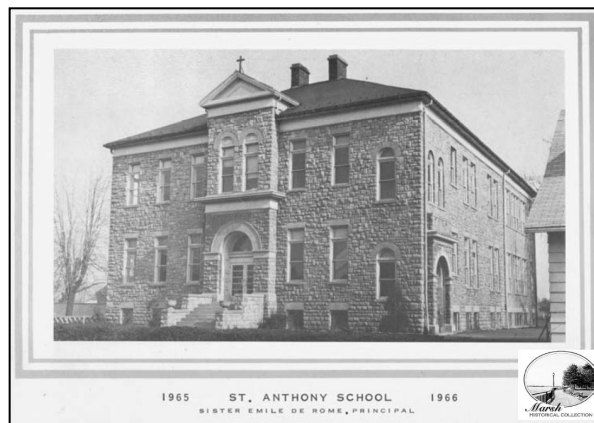
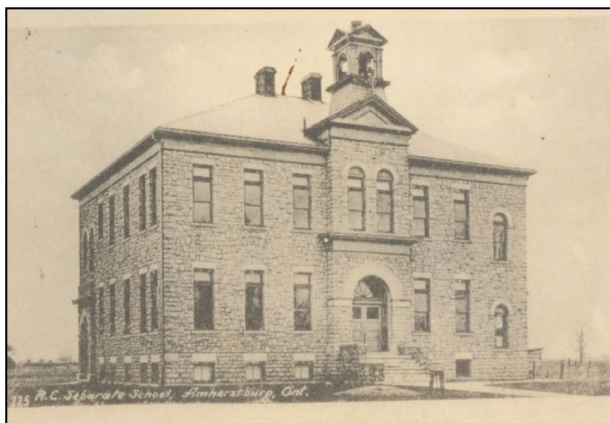

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Location Map



Building History

- The existing limestone brick building was constructed in roughly 1910-1913. The Building had Four (4) Classrooms. The School was originally constructed to help with overflow students from St. Rose Elementary School.
- A School Addition, was added in 1929 that added another Four (4) Classrooms. With the Addition the remaining students from St. Rose were transferred to St. Anthony's.
- Operated as St. Anthony's Catholic School from 1912 to 1971. Then sold to the House of Shalom in roughly 1972.
- Operated as House of Shalom Youth Centre from 1971 to 2020



Brock Street Frontage



West Elevation



North Elevation

Exterior Features

Exterior features that contribute to the architectural value of 247 Brock Street include:

- 1. Original location and placement on Brock street, adjacent to St. John the Baptist Roman Catholic Church;**
- 2. Rectangular, two-storey form on a raised basement;**
- 3. Hipped primary roof; gabled (pedimented) frontispiece; metal roofline cornices; secondary metal cornices atop doorways; exterior stone chimney;**
- 4. Masonry construction and limestone facades with sandstone detailing; the limestone main exterior stairs**
- 5. Fenestration, symmetrical in arrangement; wooden sash windows; single and double doorways and assemblies with transom lights above.**



View North of 247 Brock Street



**THE
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ATTACHMENT 3

North-East View

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North View

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South-West View

ROSATI
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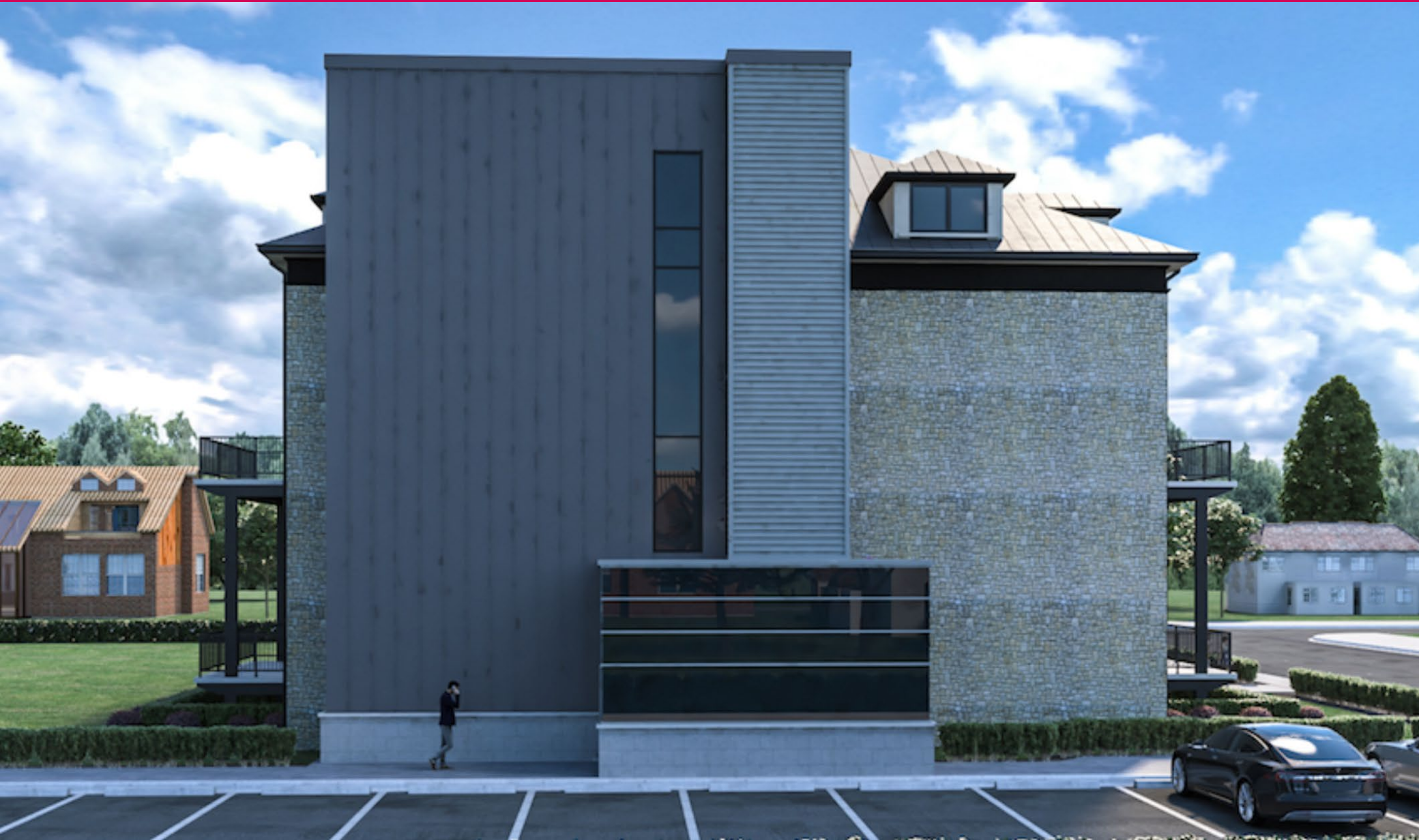
LASSALINE
PLANNING CONSULTANTS INC.



THE **LOFTS** ATTACHMENT 3
East View
AT ST. ANTHONY • CIRCA 1911

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South View



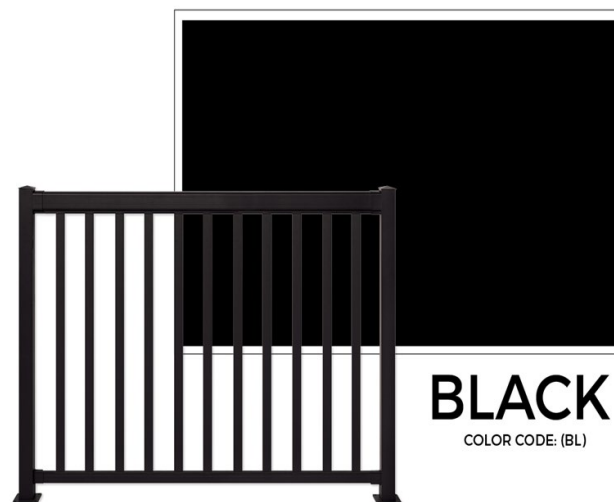
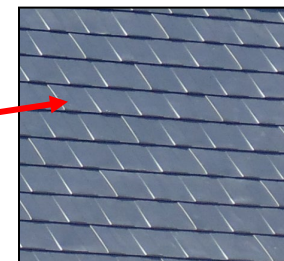


Dormers & Balconies



Level 4 – Dormers & Balconies

**Architectural Metal
Shingle Roofing**
(see next sheet)



1 - Balcony Railings
Black Powder Coated, Wrought Iron Railings



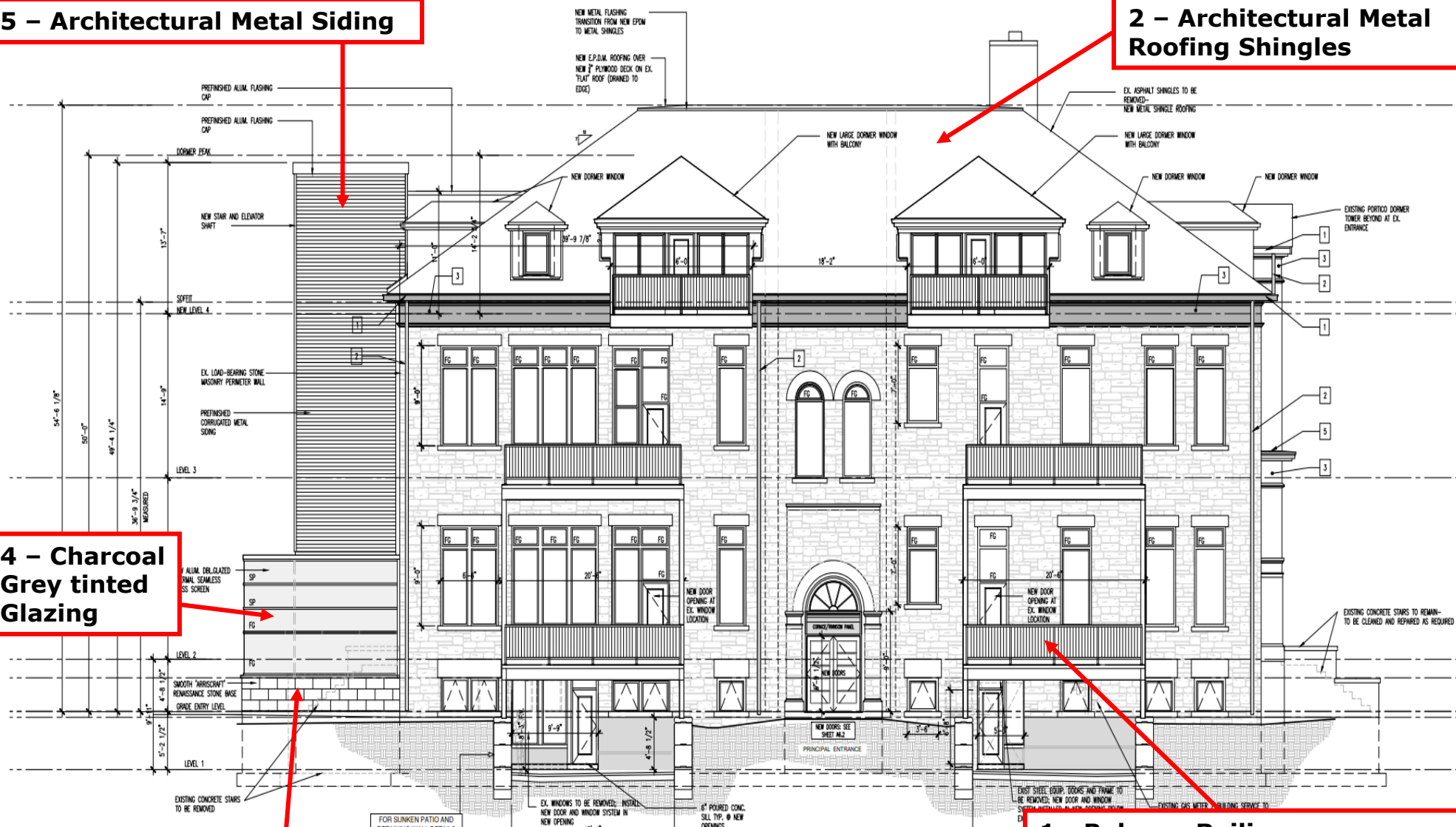
2 – Architectural Metal Shingles

4 – Charcoal Grey tinted Glazing

2 – Architectural Metal Roofing Shingles

3 – Smooth Face Architectural Stone

1 - Balcony Railings



NORTH ELEVATION
SCALE: 3/16"=1'-0"

THE LOFTS *East Elevation*

ATTACHMENT 3
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2 – Architectural Metal Roofing Shingles

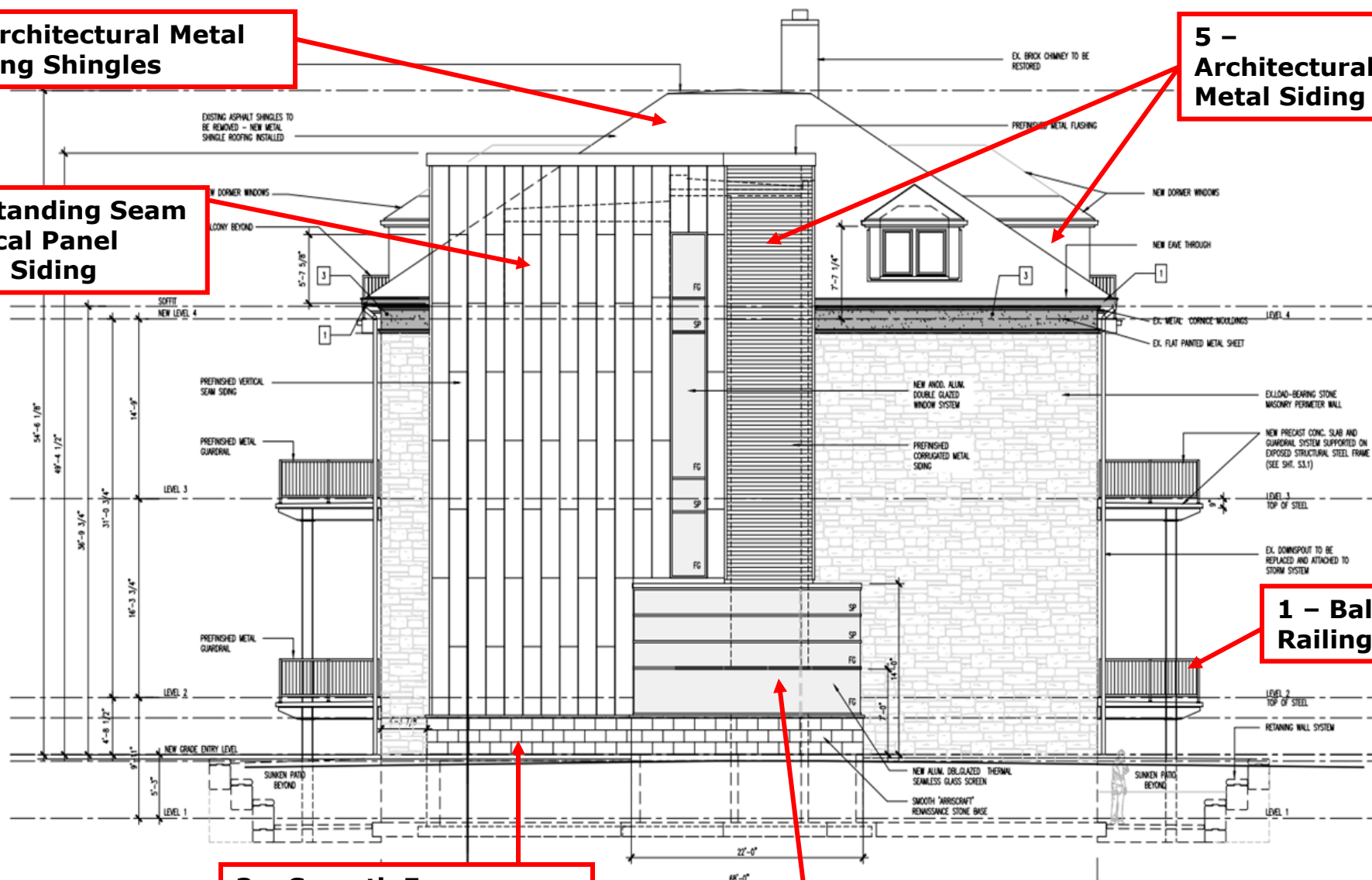
6 – Standing Seam Vertical Panel Metal Siding

5 – Architectural Metal Siding

1 – Balcony Railings

3 – Smooth Face Architectural Stone

4 – Charcoal Grey Tinted Glazing



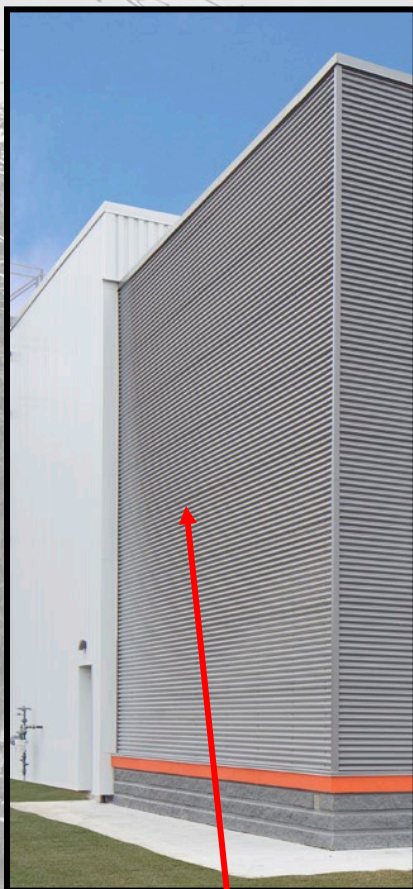
EAST ELEVATION
SCALE: 3/16"=1'-0"



**3 - Smooth Face
Architectural Stone at Base
of Elevator Entry Area**

**4 - Charcoal Grey tinted
Glazing above Stone –
Middle Elevator
Area**

Addition Materials



**5- Architectural Metal
Siding at Elevator Shaft**



**6 - Vertical Metal Siding at
New Stairwell**

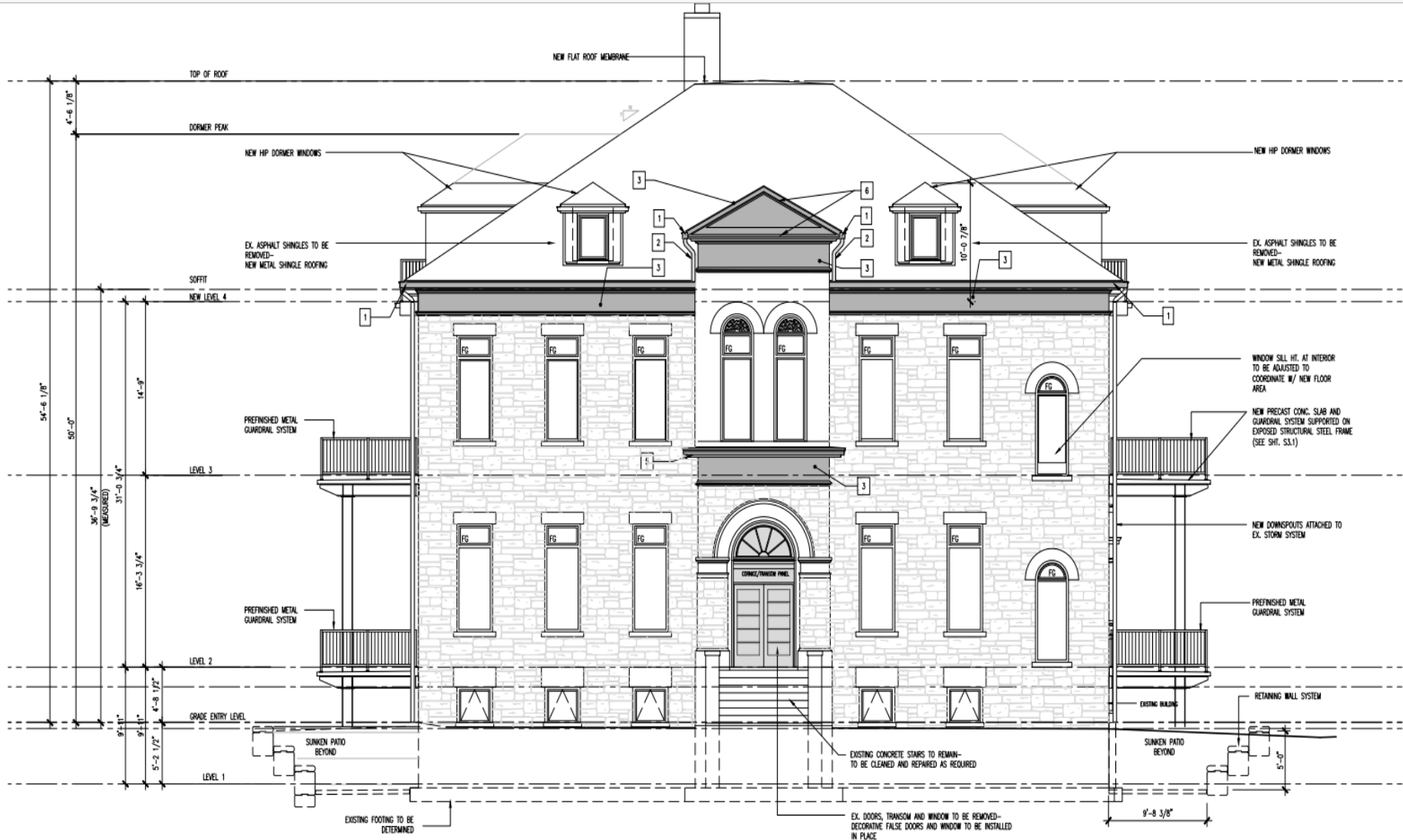
THE LOFTS

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ATTACHMENT 3 West Elevation

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Interior Features

Interior features that contribute to the architectural value of St Anthony's Lofts as defined by Clint Robertson:

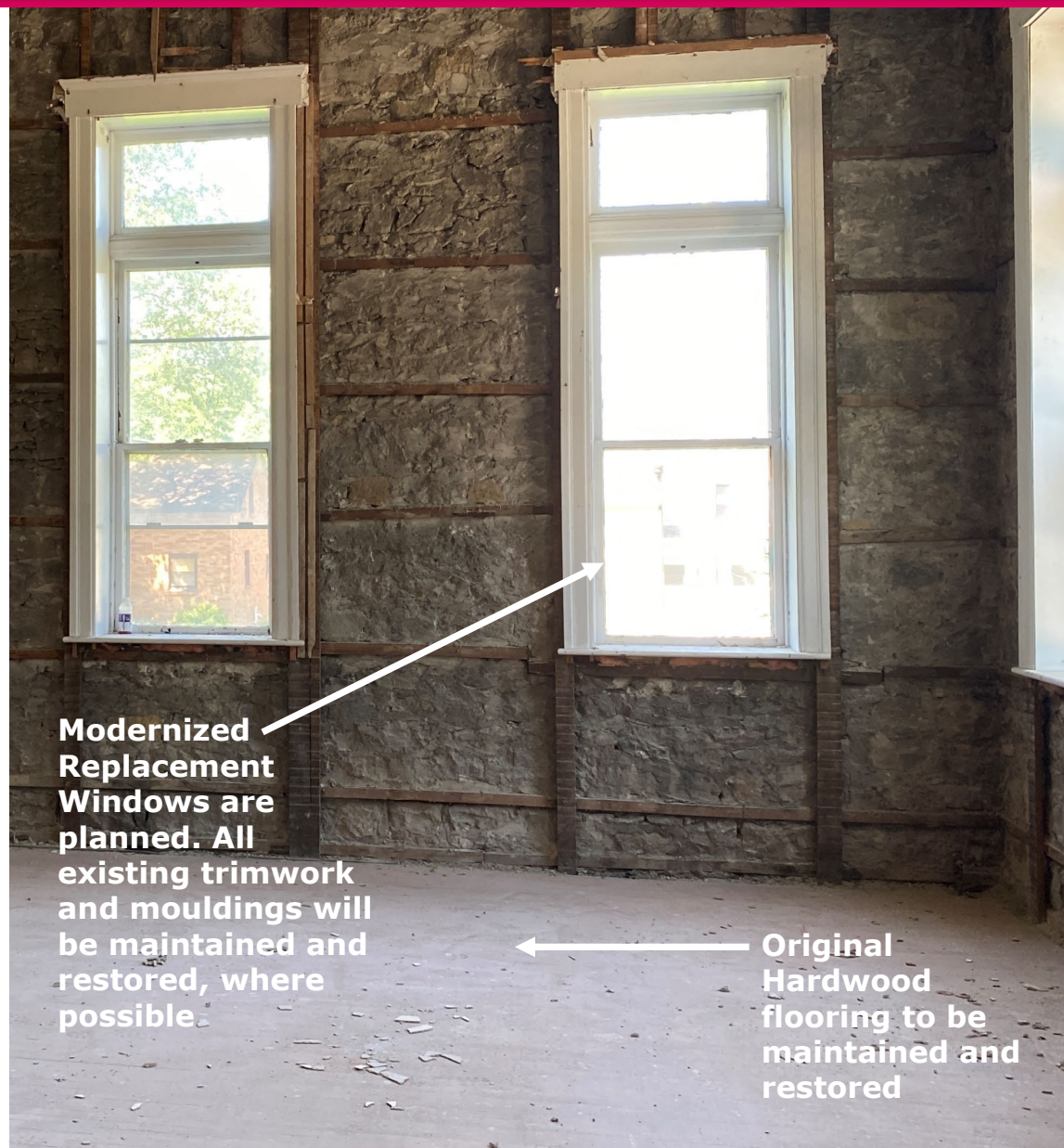
- 1. Entrance staircases with wood balustrades;**
- 2. Interior spacial configuration;**
- 3. Wood finishes comprising door and window casings, baseboards, and doors throughout.**

Interior Finishes



Original stone
walls to be
re-exposed and
restored

Original Main
Entrance Stairwell
to be maintained,
including
decorative railings
and balustrades



Modernized
Replacement
Windows are
planned. All
existing trimwork
and mouldings will
be maintained and
restored, where
possible

Original
Hardwood
flooring to be
maintained and
restored

Interior Finishes



Original masonry walls are re-exposed and restored.

Original masonry arches and doorway mouldings are being maintained and/or restored



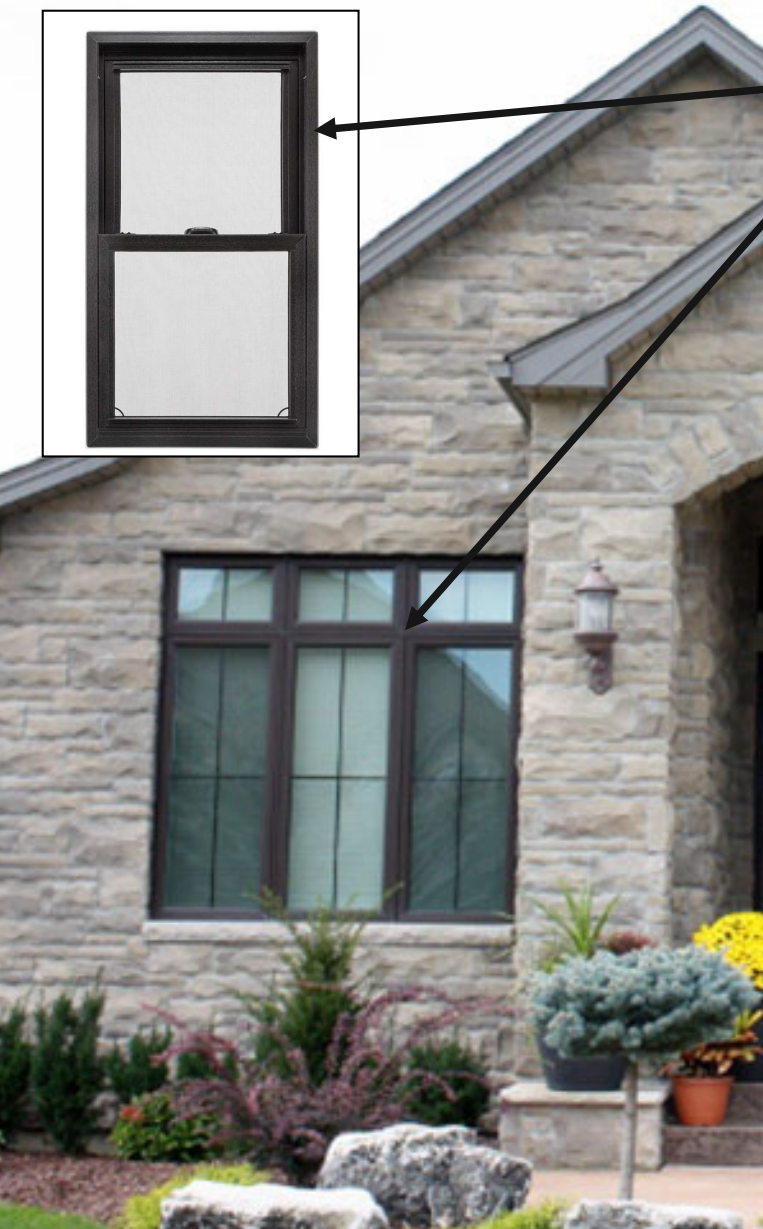
Original stone walls and masonry arches are being uncovered and restored

Original masonry walls are re-exposed and restored.





**Black Vinyl
(Exterior & Interior)
Modernized Windows,
with combination of
Double-Hung
(1-over-1 sashes)
and fixed units with
clear glazing to
replicate original
windows as best as
possible**



**Exterior Entry Doors
to be modernized
with aesthetics to
compliment the
Building Architecture**



Floor Plan – Level 1

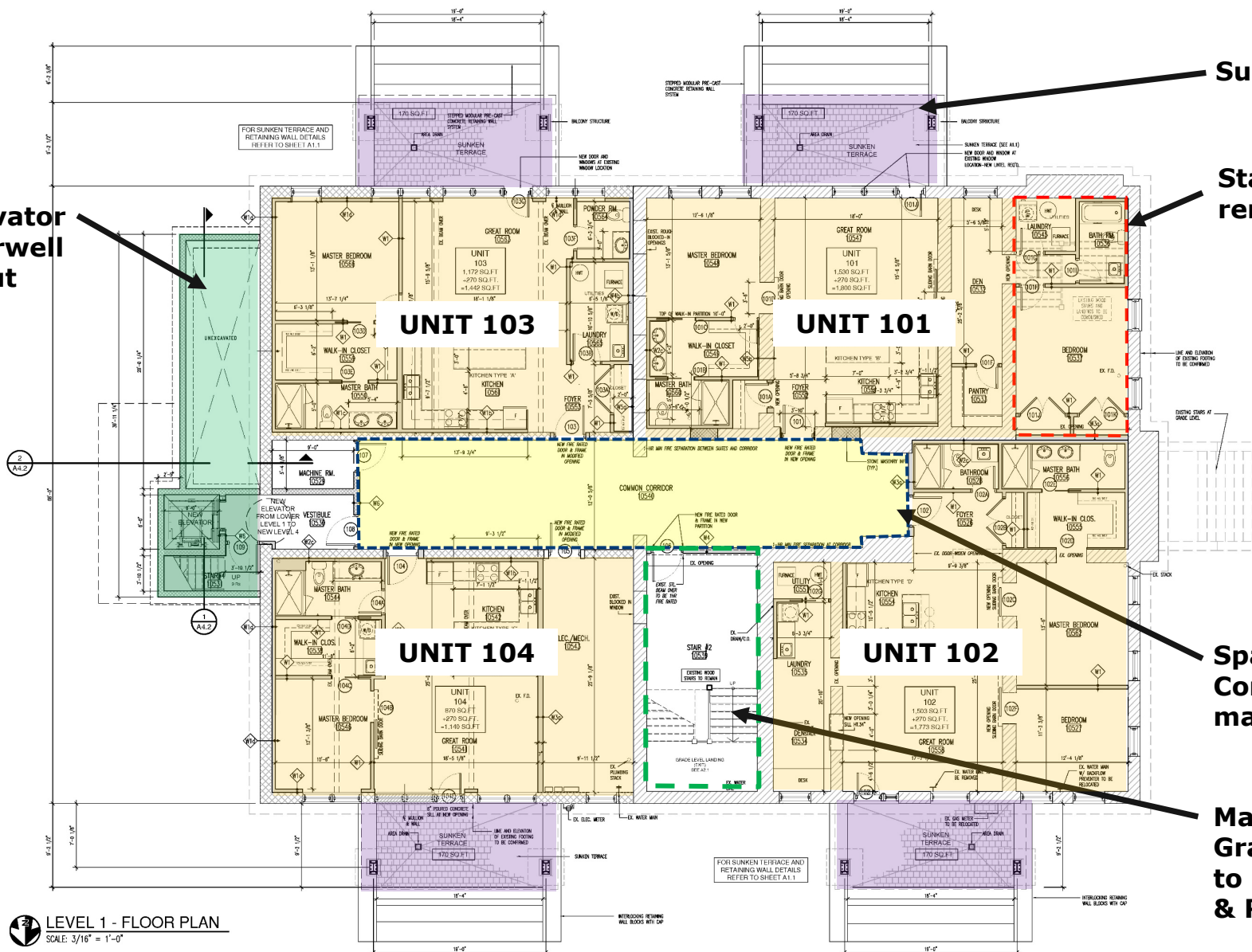
New Elevator and Stairwell Bump-out

Sunken Terraces

Stairwell to be removed

Spacious Corridors to be maintained

Main Entrance Grand Stairwell to be Maintained & Restored



THE LOFTS

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ATTACHMENT 3 Floor Plan – Level 2

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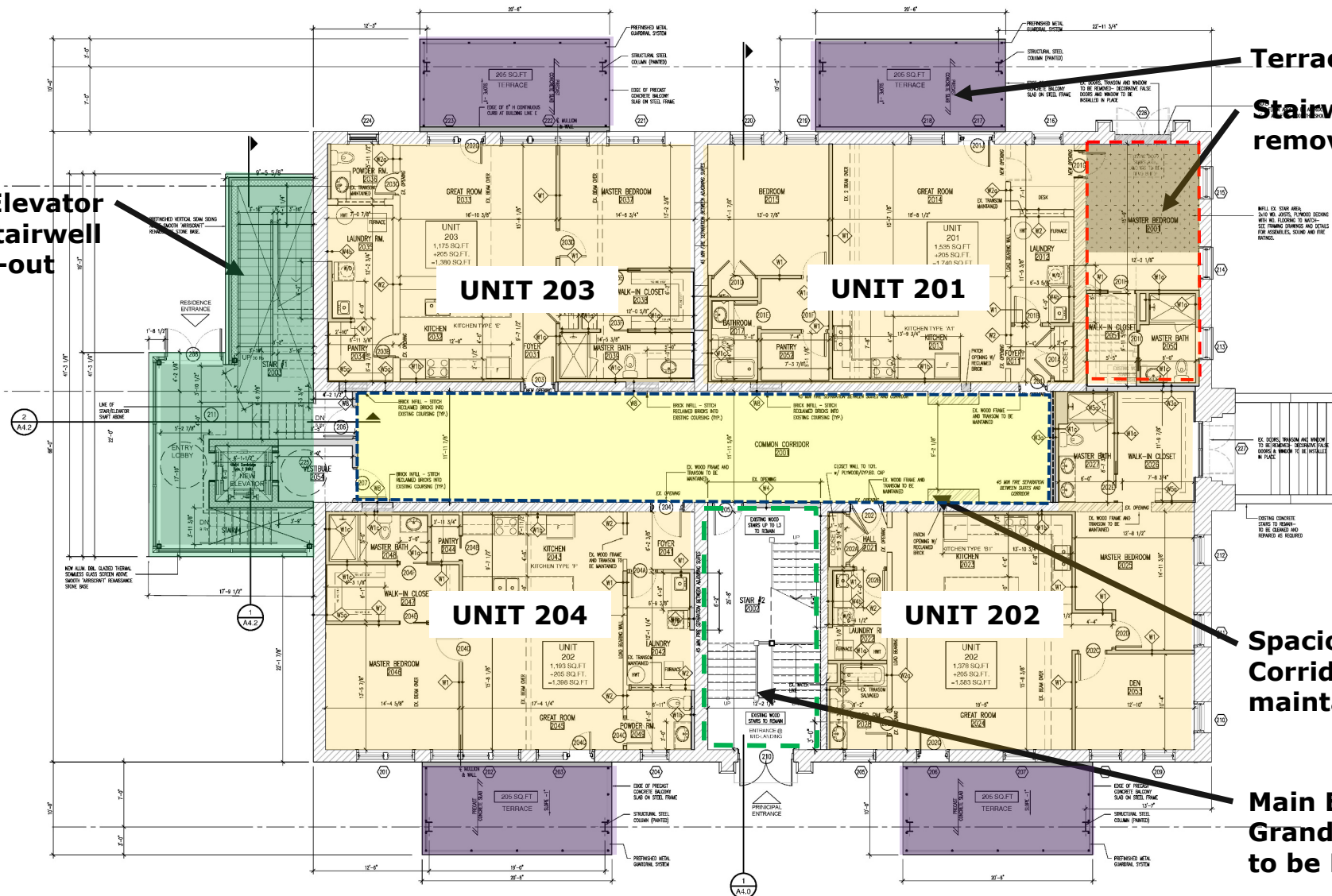
**New Elevator
and Stairwell
Bump-out**

Terraces

**Stairwell to be
removed**

**Spacious
Corridors to be
maintained**

**Main Entrance
Grand Stairwell
to be Restored**



Floor Plan – Level 3

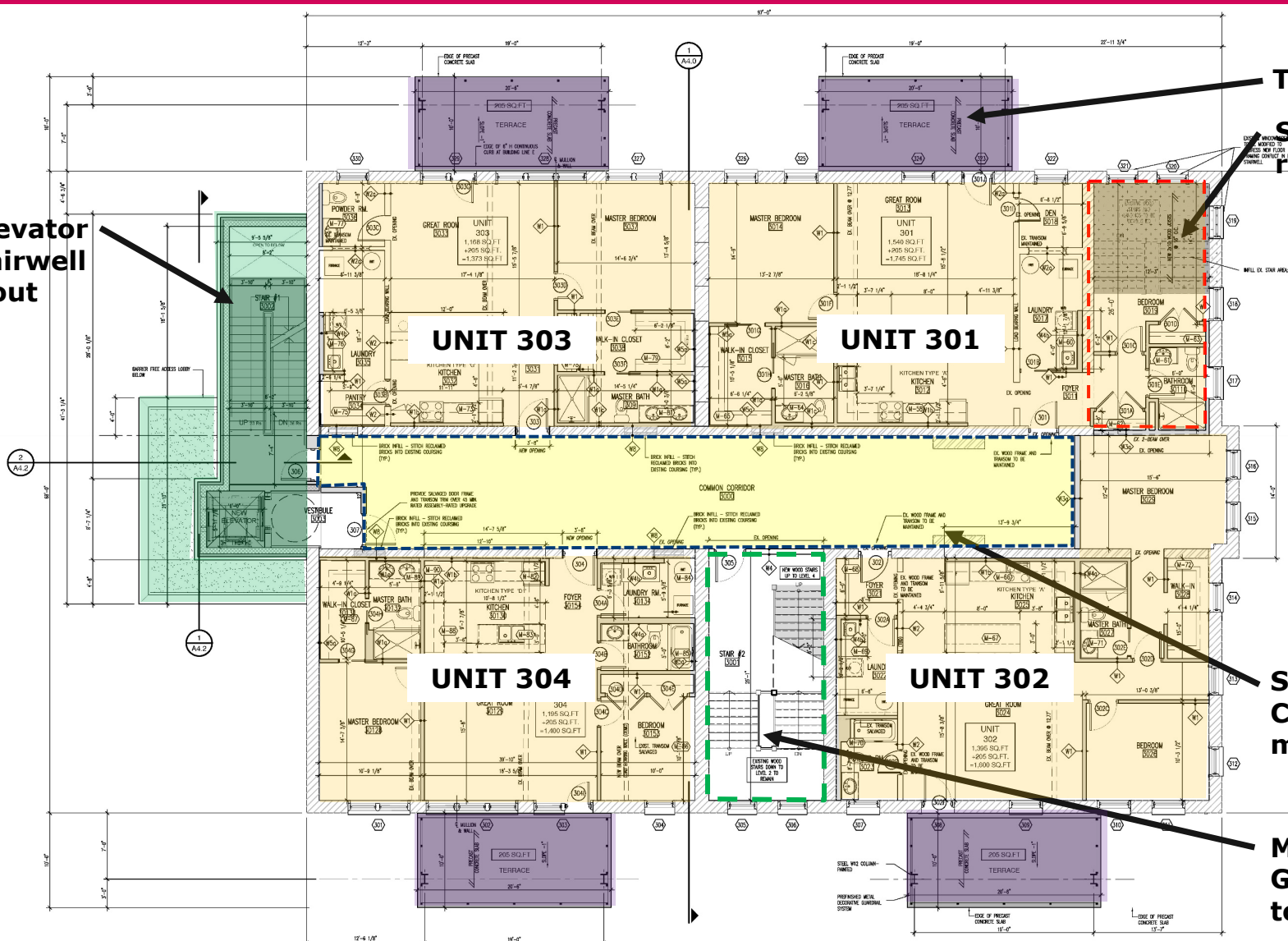
New Elevator and Stairwell Bump-out

Terraces

Stairwell to be removed

Spacious Corridors to be maintained

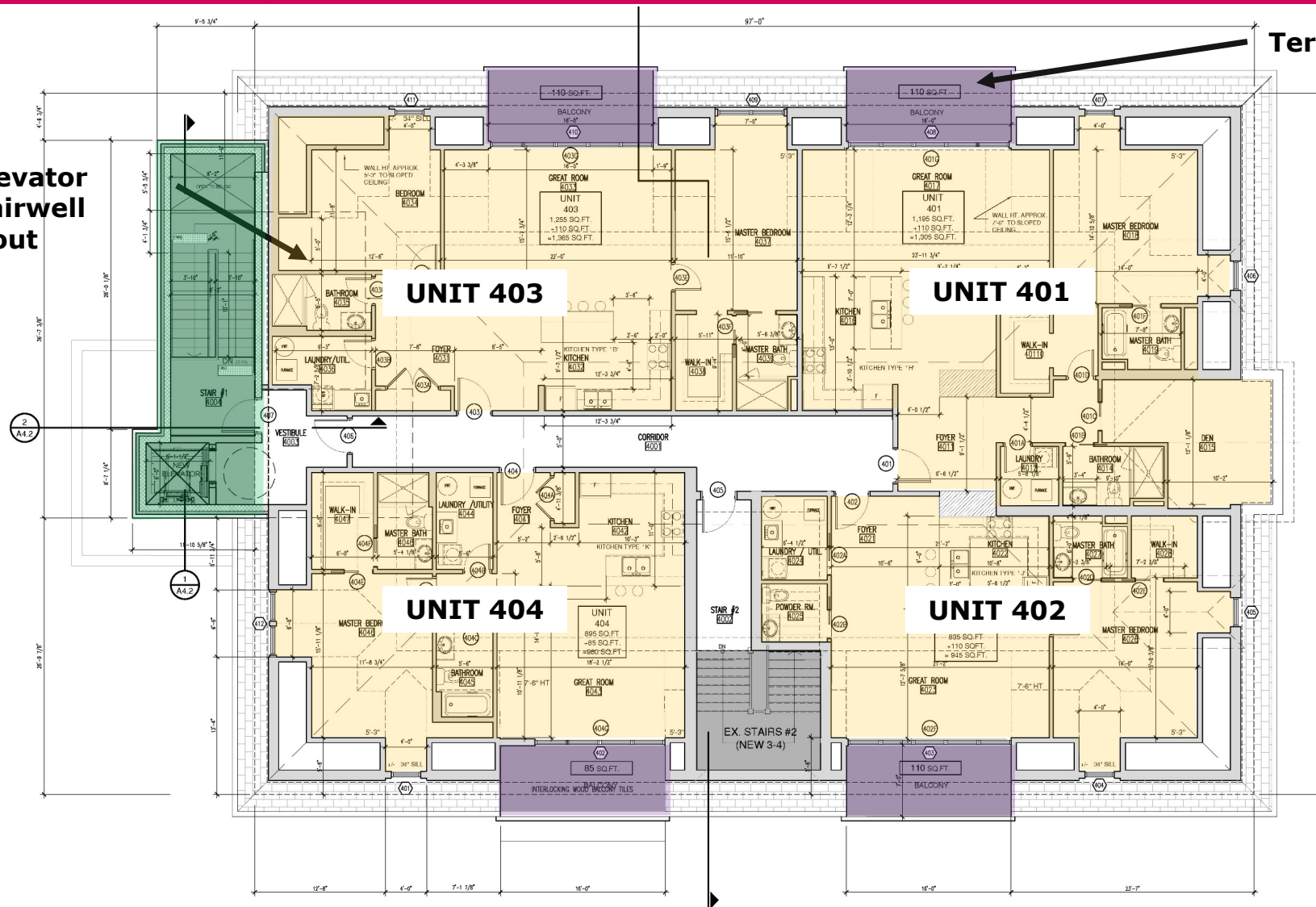
Main Entrance Grand Stairwell to be Restored



Floor Plan – Level 4

**New Elevator
and Stairwell
Bump-out**

Terraces



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247 Brock Street



Thank you.