



Community Development
Department

Certificate of Appropriateness for 312- 314 Division St S. (McKay & Tosney Buildings) Façade Changes

HERITAGE PRESERVATION COMMISSION

APRIL 14, 2022

REEVE NEEDHAM, ASSISTANT CITY PLANNER

Current
Conditions of
312 Division St S.
(McKay Building)
& 314 Division
St. S (Tosney
Building)



1. Remove and replace some wood panels on the front façade
2. Repair and repaint masonry
3. Replace the storefront windows
4. Replace the upper story windows
5. Replace the awnings

Scope of Work



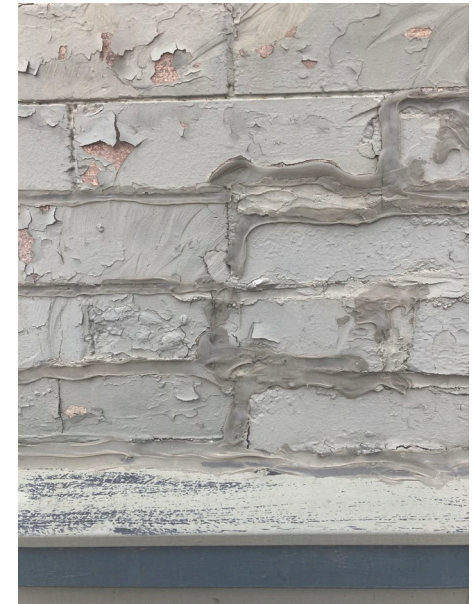
Overall Design

- The wood panels will be removed to reveal masonry, which will be repaired
- Some wood panels covering cinder blocks will be replaced

1. Remove & Replace Wood Panels



- Applicant will repair and tuckpoint masonry as needed, following best practices for building maintenance



Current Conditions: Masonry is in need of repair

2. Repair and Repaint Masonry

- Colors are sufficiently contrasting and comprised of earth tones, and mainly come from the Sherwin Williams historic collection

Storefront of both buildings; cornice of Tosney building

SW 0048
Bunglehouse Blue
Interior / Exterior

SW 2819
Downing Slate
Interior / Exterior

Primary color for Tosney Building; window frame & cornice of McKay building

Accent color for the doors of both buildings; window frames of Tosney Building

SW 6711
Parakeet
Interior / Exterior
Location Number: 148-C5

SW 7562
Roman Column
Interior
Location Number: 263-C1

Primary color for McKay building

Colors

Paint Chips will be available

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- Current Storefront windows are in need of repair



3. Replace Storefront Windows

- Multi-panes are not original, applicant proposes single-pane storefront window custom-built to fit the existing opening with bronze-colored frame
- Traditional storefront design will be retained and enhanced

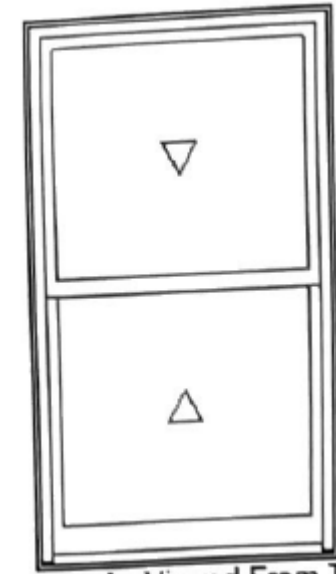
3. Replace Storefront Windows



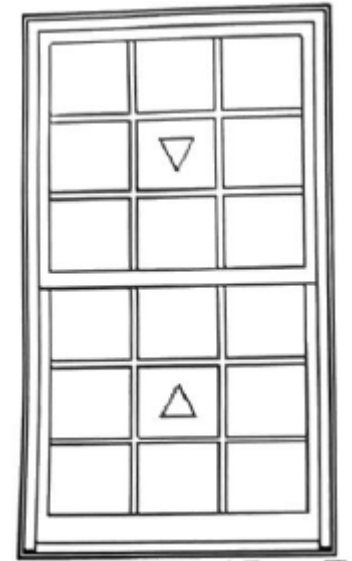
- It is unknown if multi-pane windows are original, which would be unusual for the simple upper story facade. Applicant proposes single pane double hung windows (A)
- Applicant proposes removing AC at a future time – enhancing the look from the street



Close up of existing window



A) Single-pane
option – Applicant
Preferred



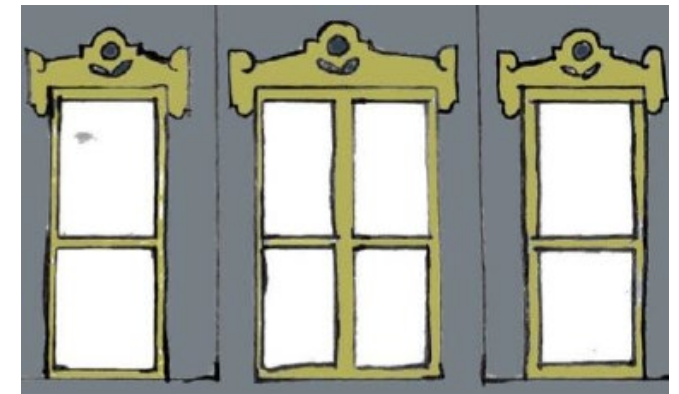
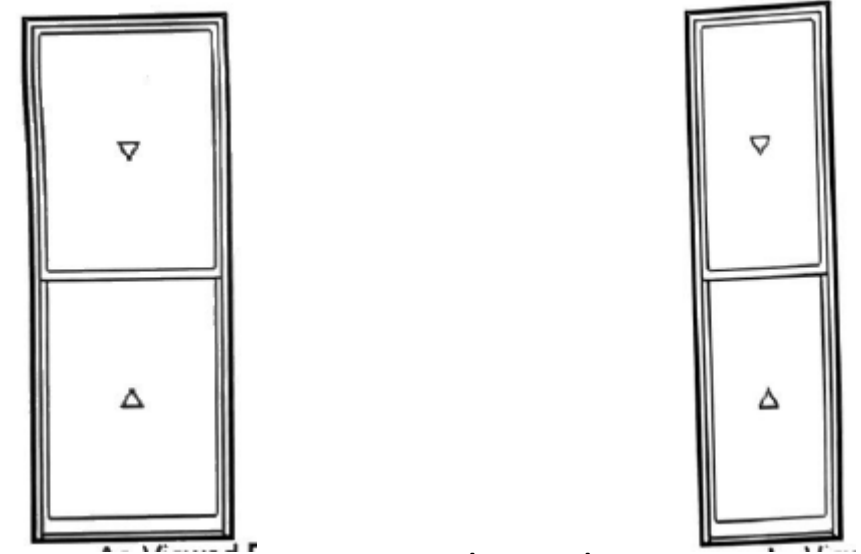
B) Multi-pane option

4. Replace Upper Story Windows – McKay Building

- Applicant proposes single pane double hung windows to fit in the existing openings



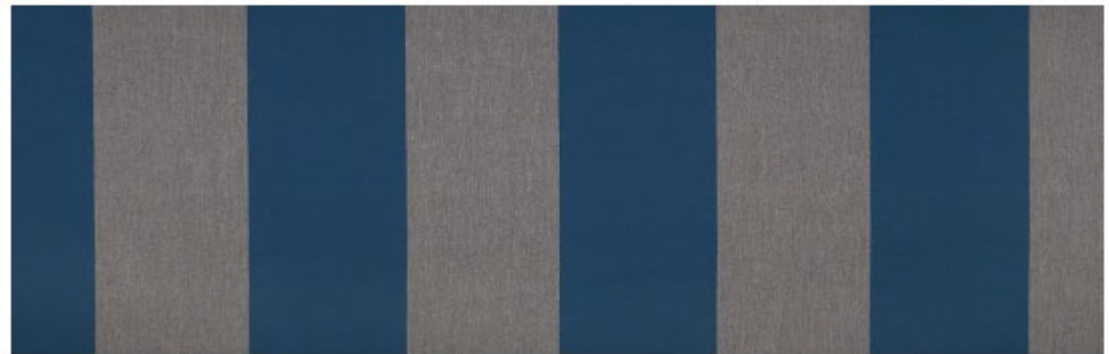
Close up of existing window



4. Replace Upper Story Windows – Tosney Building

- New awning will be retractable canvas that matches the storefront colors, and will be free of graphics or signs

Awning material: Sunbrella Awning Beaufort Peacock



5. Replace Awnings



Questions?

Applicant and Contractor will be
available for questions

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