

441 Fader Street

Applicant/Owner:	Michelle Yueh and Tomas Malapitan
Project Architect:	Tej Singh Simplex Home Design
Heritage Consultant:	Julie Schueck (Schueck Heritage Consulting)
Landscape Architect:	Klimo & Associates



The Project



- Retain and restore the exterior of the Cottage-Style 1930 house
- Construct a new infill dwelling at the rear of the property

Heritage Value



- Historic value for its age (1930).
- Aesthetically valued for its Cottage Style and for representing a working-class house on an appealing street in Sapperton.
- For its proximity to the oldest working-class neighbourhood in the city.
- Cultural association with first owners, the Anderson family, and long-term owners, the Robson family.
- Historic value for being located on the site of the old Sapperton Public School.

Character-defining Elements



Location on and orientation to Fader St. in the Sapperton neighbourhood

The original form, scale and massing as expressed by its:

- 2 storey height
- Gable roof with clipped ends

Location and fenestration pattern of window openings

Character-defining Elements



Its design and architectural elements such as the:

- Medium overhanging closed eaves
- Decorative eave brackets
- Hexagonal roof vent in the front gable
- Front porch

Original cladding:

- Wood shingles in the front gable
- Wood clapboard siding on the side elevations
- Wood corner boards on the front elevations

The Heritage Conservation Plan - Highlights

Form/Massing • The rear addition will be removed.



The Heritage Conservation Plan - Highlights



Front Porch will be restored.

- Same front door location
- New and historically-appropriate door
- Mock wood dentils and Tudor stickwork removed
- New wood steps and railing system

The Heritage Conservation Plan - Highlights



Cladding will be retained, repaired where necessary.

- Faux stone veneer cladding replaced with wood siding that matches the side elevations

The Heritage Conservation Plan - Highlights



All windows will be replaced with historically appropriate wood frame windows in the same locations.

- Only one window (basement) has original frame, but also a vinyl insert
- All other windows have newer frames and vinyl inserts



The Heritage Conservation Plan - Highlights



Colour Scheme for Heritage House:

- Body -Bute Taupe
- Trim/Casings/brackets - Oxford Ivory
- Window and door sashes - Gloss Black
- Roof - dark

Colour Scheme for Infill House:

- Body -Kennebunkport Green
- Trims - Decorator's White
- Window sills - Jet Black
- Roof - dark