



## **PRESS RELEASE**

### **ELLIOTT SAGE DESIGN & CONSTRUCTION BREAKS NEW GROUND WITH PICTON DEVELOPMENT**

‘Town Hill Place’ town homes create a gateway between downtown Picton and harbour waterfront.

*Picton, ON November 15, 2006* - Elliott Sage Design & Construction is set to demolish the old house located on 4 Bridge Street to make way for a new 7-unit, 2 and 3 bedroom condominium townhouse project, ‘Town Hill Place’. This harbour view, town home development, is a concept that Peter Sage and long time friend and partner Paul Elliott have envisioned for years. In fact, it is the reason that Elliott Sage exists today.

Elliott Sage formed as a company in 1989 when engineer Paul Elliott and designer Peter Sage partnered to propose the development of luxury condos at the old Rickarton Castle on 109 Bridge Street. Unsuccessful with purchasing the castle site, the partners went on to establish Elliott Sage as a residential design firm. Today, Elliott Sage has transitioned into a design/build company, employing over 35 staff. Their original vision has emerged once again as Elliott and Sage, and other local partners take hold of a new development opportunity that Sage feels will open up the entire streetscape of Picton by creating a link to the harbour.

Linking downtown to the harbour is an idea that many developers have considered but few have pursued. Researchers and local planners agree that the construction of new projects along Bridge Street creates many benefits for the community. In March 2003, a study conducted by Ryerson University states that, “The key to Picton’s future as a destination is for its re-association with the water and emphasizing the benefits of activities along the shore. This would not only increase the aesthetic perception of the downtown, but link it to an important part of history, develop recreation potential, and enhance its tourism opportunities, as well as creating a stronger sense of community and pride within the town as it opens up its waterfront.”

Town Hill Place construction is scheduled for spring 2007. Once owned by Zachariah Herrington this property served the community as both a grocery store and bakery at one time. It is said that the existing Carriage House last operated as a creamery or dairy, but this is yet to be verified. Recently, the main house became a product of disrepair when a fire destroyed much of the original building, leaving only the Carriage House with any potential for reconstruction. It probably would have been easier to tear it down, but Sage and his team decided to preserve as much of it as possible. However, their experience in historical reconstruction and renovation soon revealed that salvaging the Carriage House would present a difficult design challenge for in-house architectural designer Dan Bisnaire. "Due to neglect and structural damage, the design will accommodate elements of the original stone walls and front façade," says Bisnaire. Despite the challenges, the new heritage-inspired design was a success and upon completion of the initial concept drawings, the Carriage House was immediately sold. Today, with only five units left to sell, the town home project is well underway.

In addition to historical preservation efforts, building suppliers enlisted for the project have incorporated Sage's 'green building' philosophy into the development of Town Hill Place. The town homes will feature radiant in-floor heating, solar panels, and other 'green' envelope technology to ensure high energy efficiency by using Arxx insulated concrete form technology. Arxx is also recognized for increasing sound attenuation, decreasing in-air infiltration and producing consistently comfortable temperatures year round. Incorporating 'green' technology into the project reduces maintenance costs and decreases ongoing utility bills for heating and cooling. "It is an investment that gives back to the environment," says Sage. Trees along the back of the property edge will be left untouched, and the natural escarpment will remain preserved. "Town Hill Place intends to be a showpiece of green and sustainable construction technologies," says Sage.

#### **ABOUT ELLIOTT SAGE DESIGN & CONSTRUCTION**

Elliott Sage is a design and custom home builder located in Picton, Ontario. Recently nominated by the Quinte Business Achievement Awards for 'Business of the Year', Elliott Sage specializes in custom design and building incorporating heritage inspired craftsmanship and green building technologies. For more information about Town Hill Place, contact Elliott Sage at 613-476-6834 or visit their showroom at 13360 Loyalist Parkway, Picton, to pick up a free brochure.