

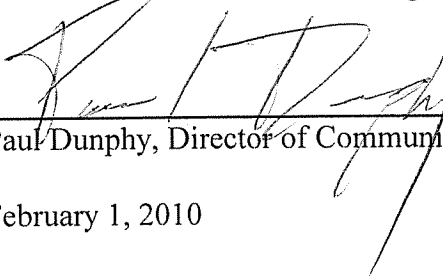


PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

7.1.1

Heritage Advisory Committee
February 11, 2010

TO: Chair and Members of the Heritage Advisory Committee

SUBMITTED BY: 
Paul Dunphy, Director of Community Development

DATE: February 1, 2010

SUBJECT: **Case H00348: Substantial Alterations to 1652 and 1656 Barrington Street, Halifax**

ORIGIN

Application by Starfish Properties Ltd. for a substantial alteration to the registered municipal heritage properties located at 1652 and 1656 Barrington Street, Halifax (Map 1).

RECOMMENDATION

It is recommended that the Heritage Advisory Committee recommend that Regional Council approve the substantial alteration to 1652 and 1656 Barrington Street, registered municipal heritage properties, as outlined in this report.

BACKGROUND

The owner, Starfish Properties Limited, of three buildings located at 1652, 1656 and 1662 Barrington Street has made an application for Site Plan approval under the Downtown Halifax Land Use By-law (LUB). Two of the buildings are municipally registered heritage buildings and all three are located within the Barrington Street Heritage Conservation District. The Barrington Street Heritage Conservation District By-law (H-500) requires a Certificate of Appropriateness for any development within the district, and the *NS Heritage Property Act* requires Regional Council to approve the substantial alterations to the heritage buildings.

Council's decision relative to the substantial alteration of the heritage buildings is to be considered within the context of the Heritage Building Conservation Standards and the Heritage Design Guidelines of the Downtown Halifax LUB's Design Manual. These criteria replace the policy considerations that were formerly in place via the development agreement process under the Halifax Municipal Planning Strategy.

Approval Process

This proposal is subject to the Site Plan Approval process set out in the Downtown Halifax Land Use By-law. With the coming into effect of the By-law last October, the Site Plan Approval process replaced the development agreement process previously in place for substantive development proposals in downtown Halifax. Development proposals must conform to the land use and building envelope requirements of the LUB as well as meet the requirements of the By-law's Design Manual. When a proposal satisfies both sets of requirements, the Development Officer approves the Site Plan and notifies property owners in the Downtown Halifax Plan Area who may then appeal the approval to Regional Council for a final decision after a public hearing.

As Regional Council is the adjudicating body for any possible appeals of Site Plan approvals under the Downtown Halifax Land Use By-law, staff advise that Council should defer their decision relative to the substantial alteration to the heritage properties until after the expiration of Site Plan approval appeal period. Should a Site Plan appeal occur, Council will then be able to consider that appeal and the substantial alteration at the same time.

Design Review Committee

The Design Review Committee is established under the Downtown Halifax Land Use By-law as the body responsible for making decisions relative to a project's compliance with the requirements of the Design Manual. As per clause 4(13)(b) of the LUB, the Design Review Committee will be informed of the Heritage Advisory Committee's recommendation to Council prior to their deliberations on the Site Plan application.

1652 Barrington Street (Harrison Building) - Heritage Value

Built in 1893 in the Late Victorian Plain architectural style, this commercial building was designed by architect Edward Elliot who was regarded as one of the best architects of his day in Halifax. This building belongs to the era of commercial re-development of Barrington Street in the late 19th century and is part of a remarkable ensemble of buildings which survive from the same period.

The ground floor of the building was previously altered with the storefront entrances having been removed and replaced by continuous display windows. The result is reasonably compatible with the spirit of the building, however, because it has maintained the storefront tradition of panelled base, main window and transom, and because it fits in with the overall symmetry of the facade (Attachment A).

1656 Barrington Street (Acadia Insurance Building) - Heritage Value

Built in 1919 in the Beaux Arts architectural style it was the first office of the Canada Permanent Mortgage Corporation and the Canada Permanent Trust Company in Nova Scotia. The building was designed by architect Andrew Cobb who also had his office here from 1920 to 1938.

The Beaux Arts style emphasized classical design principles and used derivative classical trim as ornamentation. These classical principles are embodied in the symmetry of the Acadia Insurance Building facade, but the facade design itself is not strictly classical. The window arrangement is quite unusual, focussing the eye on ornamented triple windows in the centre of the facade, with the surrounding windows left plain. The ground level has the greatest ornamentation, with a heavy ashlar stone base, and a combination of classical pilasters and engaged columns framing the window and door openings (Attachment A).

1662 Barrington Street (Unger's Steam Laundry) - Heritage Value

Built in 1893 in the Late Victorian Plain architectural style, this commercial building is believed to have been designed by architect J.C. Dumaresq. Originally built by Max Cohn it was rented to Ungar's Steam Laundry, and in 1895 Max Ungar purchased the property.

The building is a three storey building with eight window bays. Brick pilasters define the central four window section and is balanced by paired window sections framed by pilasters. Heavy brackets at the top of the pilasters support a substantial cornice. The second storey window heads and third storey window sills are accented by continuous stone courses. The third storey window openings are arched with keystones, and there is subtle, decorative brickwork in the frieze just below the cornice (Attachment A).

The present-day storefront is not original but is designed in a manner that suits the period of the building. Its vertical divisions match those on the upper stories; it has a traditional panelled base; and it has a well proportioned sign band set beneath a simple, bracketed cornice. While this building is not a municipally registered heritage property, it is in the Barrington Street Conservation District and forms an integral part of the whole redevelopment and will, therefore, be addressed.

DISCUSSION

Heritage Building Conservation Standards & Design Manual

The Barrington Street Heritage Conservation District Revitalization Plan (BSHCDRP) and By-law are integrated with the Downtown Halifax Secondary Municipal Planning Strategy (DHSMP) and Land Use By-law (LUB). Council's decision relative to the substantial alteration of the registered heritage properties is to be considered within the context of the Heritage Building Conservation Standards and the Heritage Design Guidelines of the Downtown Halifax Land Use By-law's Design Manual.

The Heritage Building Conservation Standards have been used by the Municipality on an informal basis since 1996 to evaluate substantial alterations to heritage properties. With the approval of By-law H-500 the Conservation Standards became duly adopted and are to be used in parallel with the Heritage Design Guidelines of the Design Manual when evaluating proposed alterations to all buildings, registered or not, within the Barrington Street Heritage Conservation District. The Design Guidelines ensure that careful consideration is given and that different strategies may apply in different contexts to better integrate new development with existing heritage buildings.

Proposed Alterations

The proposed redevelopment involves changes to the three building facades (two of which are registered heritage properties), interior renovations, and a two storey addition to the rooftops of the existing three storey buildings and alterations to the facades of the existing buildings occur primarily to the storefronts (Attachments B, C & D).

1652 Barrington Street

The storefront at 1652 Barrington Street presently has a more traditional storefront with a recessed central entrance, large bay windows with panels below and a large sign band above. The new design retains the essential structural columns at street level, but reworks the storefronts in a more contemporary manner with large, seamless plate glass windows (on a stone base), two entrance doors made of glass, and a projecting metal sign band. Additionally, the window styles on the second and third floors are presently a mixture of styles, and the proposal would introduce uniformity by using one-over-one styled windows and creating a consistent fenestration. It should be pointed out that while the existing storefront design is more traditional it is not original to the building.

1656 Barrington Street

The storefront at 1656 Barrington Street has only minor modifications. The existing entrance remains intact, but a second entrance will be introduced at the opposite end of the facade matching the existing and providing a sense of balance. To create the second entrance an existing window will be removed and the opening enlarged to house the new entrance. Additionally, the existing 'Sam the Record Man' sign will be removed. There is no change to the second or third floors.

1662 Barrington Street

The treatment of the storefront at 1662 Barrington Street takes a similar approach to 1652 Barrington. Presently, there is a more traditional storefront with two recessed entrances, with large glass windows with panels below and a large sign band above. The new design retains the structural columns at the side of the front facade framing the storefront, but reworks the storefront in a more contemporary manner with large, seamless plate glass windows (on a stone base), and creates a pair of glass doors centrally located in the facade, and a projecting metal sign band. It should be pointed out that while the existing storefront design is more traditional it is not original to the building.

The rooftop addition is a two storey structure setback 10 feet from the front facade of the heritage building. It is comprised of a combination of translucent insulated glass panels and clear glass panels. The glass panels are arranged in a manner that continues the three-bay division of the facade of the building below.

Heritage Building Conservation Standards

The proposal has been evaluated against HRM's Heritage Building Conservation Standards (Attachment E), and staff offer the following comments relative to the applicable standards:

- The buildings will continue their historic commercial uses. The buildings' physical record of time, place and use will be unaltered. The distinctive features of the buildings, such as the stone and masonry, fenestration pattern, and cornices will be unaltered.
- The historic character of the buildings will be retained and preserved, however a minimal amount of historic material will be removed. The storefront of 1652 Barrington will be replaced, however it is not original to the building. The wooden windows on the building will also be replaced due to deterioration. The storefront of 1656 Barrington will only see the replacement of the doors and windows due to deterioration, and removal of a small amount of granite to allow the creation of the second entrance.
- The building addition is highly complementary to the original building, but will still be read as new work and will not affect the way in which the historic buildings exist as a physical record of time, place and use. Additionally, no changes are proposed which will negatively affect any older changes which have acquired historic significance in their own right.

Design Manual: Heritage Design Guidelines

Section 4.4, Guidelines for Integrated Developments & Additions, of the Heritage Design Guidelines (Attachment F) of the Downtown Halifax Land Use By-law Design Manual apply to this proposal. Staff have evaluated the proposal against the Guidelines and advise that the proposal is reasonably consistent with them. While some of the Guidelines are prescriptive, others call for the exercise of discretion and it is those matters which are outlined in more detail as follows:

Section 4.5.2 - Lower Facade (Storefront)

The Guidelines state that access to upper floors should be in the original configuration. Due to the proposal to interconnect the upper floors of the three subject buildings to have them function as one building, most of the original entry/exit points will no longer be required to access the upper floors and will thus be converted into additional entry/exit points for uses located on the ground floor.

Section 4.5.3 - Shopfront Frame

Some of the design elements of the existing shopfronts will not be maintained as part of the proposed redevelopment. These include the transom windows located above the entry and display windows of 1652 Barrington Street, the base panels located below the retail bays of 1652 Barrington Street, and the sign bands located on both 1652 and 1662 Barrington Street. Instead of maintaining all these historical elements, the architect has decided to adopt the approach of "contemporary design expression within the historic shopfront frame", which is an acceptable alternative under the Heritage Design Guidelines.

Section 4.5.5 - Windows

The project architect has specified that all existing windows within historic window openings will be replaced with heritage-compatible aluminium clad wooden windows. While the new windows will not be framed by wood, they will nonetheless match the shape, proportion, type of operation, detail, colour and clarity of glass of the original wood windows.

Section 4.5.8 - Penthouse & Minor Rooftop Structures

The Guidelines encourage the retention of existing rooftop features. An existing red brick mechanical penthouse on top of the granite-clad Acadia Insurance Building (1656 Barrington Street) will be eliminated as part of the proposed two storey roof addition. A new mechanical penthouse will be located at the rear of the properties and will not be visible from Barrington Street.

Section 4.5.9 - Awnings

Awnings are being proposed along certain portions of the facades for 1652 and 1662 Barrington Street, but not along the facade for 1656 Barrington. For those awnings that have been proposed, no material, colour, or construction details were provided as part of the application to properly assess them against the Heritage Design Guidelines. However, this is a matter that can be addressed by staff prior to the approval of construction permits.

The project architect has stated that awnings would be inappropriate for the facade of 1656 Barrington Street due to the detail of its punched windows and doors. A full awning that would cover the complete facade would substantially obscure window column ornamentation. Additionally, small awnings in the door openings wouldn't benefit building patrons because the entrances are already recessed. Ultimately, the Design Review Committee will determine whether awnings will be required for this building.

Summary

The changes to the front facades of the historic buildings are minor in nature and will not detract from the historic qualities of the buildings. The new storefronts are clearly new materials and the design is contemporary, however the most relevant structural columns have been integrated into the contemporary design.

The new addition is setback 10 feet from the facades of the buildings reducing its visibility from the public street. In terms of size, massing and scale, the addition is in keeping with the existing building. While the new work is clearly distinguished from the old with its modern materials, it is complementary to them through the glass panel arrangements which visually responds to and extends the compositional elements and symmetry of the historic buildings below.

Staff believe the proposal meets the Building Conservation Standards for Heritage Properties and the Heritage Design Guidelines in the Design Manual, and based on these considerations, staff recommend approval of the proposal.

BUDGET IMPLICATIONS

The HRM costs associated with processing this application can be accommodated within the approved operating budget for C310. HRM is not responsible for renovation costs.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ALTERNATIVES

1. Regional Council may approve the substantial alterations to 1652 and 1656 Barrington Street, as proposed, or with conditions.
2. Regional Council may refuse the substantial alterations to 1652 and 1656 Barrington Street. Such a decision is appealable to the Nova Scotia Utility and Review Board.

ATTACHMENTS

Map 1	Location Map
Attachment A	Photographs
Attachment B	Building Drawings: Elevation
Attachment C	Building Drawings: Section through buildings
Attachment D	Building Drawings: Perspective
Attachment E	HRM Heritage Building Conservation Standards
Attachment F	Project Evaluation - Heritage Design Guidelines

A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/cc.html> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by : Maggie Holm, Heritage Planner/Heritage Officer 490-4419

Report Approved by:


Austin French, Manager of Planning Services, 490-6717

MAP 1



Attachment A - PHOTOGRAPHS



1652 Barrington St - Harrison Building



1656 Barrington St - Acadia Insurance Bldg



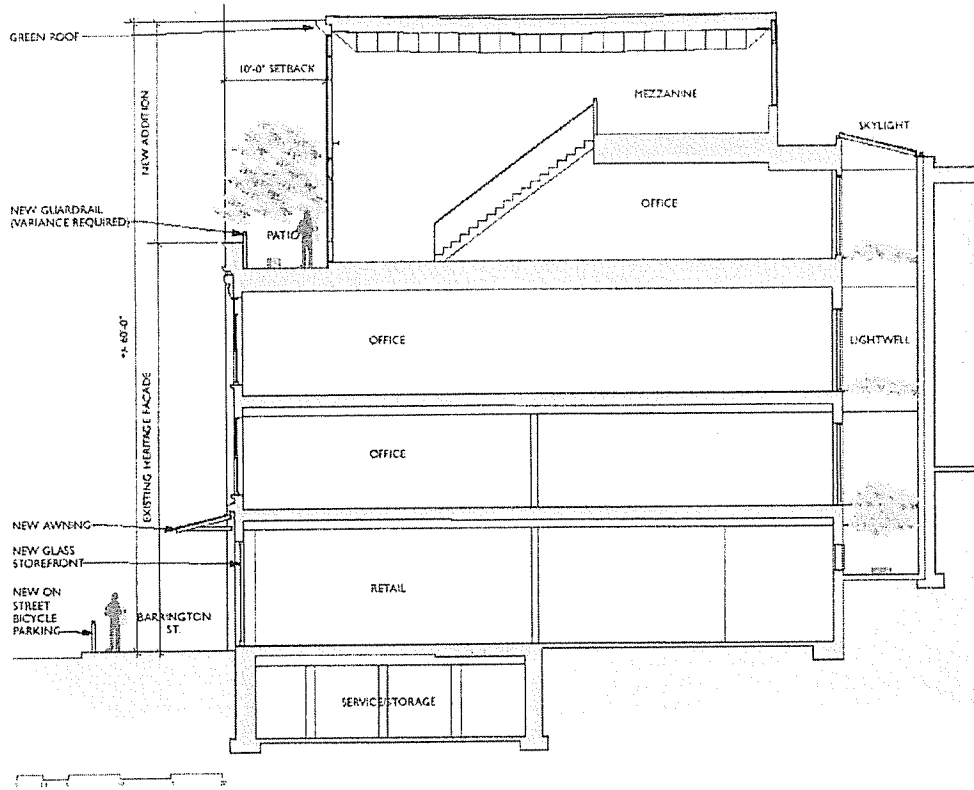
1662 Barrington St -Unger's Steam Laundry

Attachment B: BUILDING ELEVATION



Barrington Street Elevation

Attachment C: BUILDING SECTION THROUGH



Section Through Building

Attachment D: PERSPECTIVE



Attachment E: HERITAGE BUILDING CONSERVATION STANDARDS

These Conservation Standards are based on Conservation Standards used by the United States Secretary of the Interior (36CFR67)(1991) and are in keeping with most conservation principles, including the Venice Charter (1964).

The historic character of a heritage resource is based on the assumptions that (a) the historic materials and features and their unique craftsmanship are of primary importance and that (b) in consequence, they are to be retained, and restored to the greatest extent possible, not removed and replaced with materials and features which appear to be historic, but which are in fact new.

- 1) The property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building, its site and environment. (See Note 1)
- 2) The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize the property shall be avoided.
- 3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding hypothetical features or architectural elements from other buildings, shall not be undertaken.
- 4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- 5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize the property shall be preserved.
- 6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old design in colour, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- 7) The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials, shall not be used.
- 8) Significant archaeological resources affected by the project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- 9) New additions, exterior alterations, or related new construction shall not destroy materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. (See Note 2)
- 10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Note 1: This standard is not intended to regulate the use of property. Land use regulation is implemented through the Land Use By-law under authority of the Municipal Government Act.

Note 2: Within the Downtown Halifax Secondary Planning Area and the Barrington Street Heritage Conservation District, section 4 of the Design Manual of the Downtown Halifax Land Use By-law shall be considered in evaluating matters relating to compatibility of massing, size, scale and architectural features.

Attachment F
Excerpt from Downtown Halifax Land Use By-law - Schedule S-1: Design Manual
Project Evaluation - Heritage Design Guidelines

Part 4 Heritage Design Guidelines		
4.4	Guidelines for Integrated Developments and Additions	
4.4.1	Building Set Back	Compliant
4.4.1a	<p>New buildings proposed to abut heritage buildings on the same site (integrated development) should generally transition to heritage buildings by introducing a building setback from the building line. This setback can be accomplished in several alternate ways, including:</p> <ul style="list-style-type: none"> • new construction is entirely setback from the heritage building, resulting in a freestanding heritage structure. This is suitable where multiple façades have heritage value (see diagram for Option 1). • new construction is setback from the street frontage of the heritage building, but only to a depth required to give the heritage structure visual prominence (see diagram for Option 2). • new construction is setback along its entire façade from the street line established by the heritage structure (see diagram for Option 3) 	N/A
		N/A
		N/A
		N/A
4.4.1b	Consideration should only be given to the construction of new buildings abutting, or as an addition to, a heritage resource, when the parts of the heritage building that will be enclosed or hidden from view by the new construction do not contain significant heritage attributes.	Yes
4.4.2	Cornice Line and Upper Level Setbacks	Compliant
4.4.2a	Maintain the same or similar cornice height for the podium building (building base) to create a consistent streetwall height, reinforcing the 'frame' for public streets and spaces.	Yes
4.4.2b	Stepback building elements that are taller than the podium or streetwall height. Stepbacks should generally be a minimum of 3 metres for flat-roofed streetwall buildings and increase significantly (up to 10 metres) for landmark buildings, and buildings with unique architectural features such as peaked roofs or towers.	Yes
4.4.2c	Greater flexibility in the contemporary interpretation of historic materials and design elements is permitted.	Yes
4.4.3	Facade Articulation and Materials	Compliant
	<i>Similarity</i>	
4.4.3a	Maintain the same architectural order and rhythm of both horizontal and vertical divisions in the facade.	Yes
4.4.3b	Provide similar materials to existing heritage buildings.	Yes
4.4.3c	Typical materials are masonry, usually brick or stone, in small modular units (bricks, cut stones).	Yes
4.4.3d	Where materials differ, for example concrete, provide fine scale articulation of the surface through score lines or modular units.	Yes
4.4.3e	Provide similar colour palettes, typically neutrals and earth tones.	Yes

	<i>Contrast</i>	
4.4.3f	Consider existing architectural order and rhythm of both horizontal and vertical divisions in the façade in the articulation of the new building.	Yes
4.4.3g	Provide contrasting materials and surface treatments that complement the heritage building. Use of glass can be effective both for its transparency and reflectivity.	Yes
4.4.3h	Ensure materials and detailing are of the highest quality. In a downtown-wide context, use of contrast should result in the most exemplary buildings in the downtown.	Yes
4.5	Guidelines for Facade Alteration on Registered Heritage Buildings and Buildings in Heritage Conservation Districts <i>(These guidelines shall apply to all registered heritage buildings, and all buildings in heritage conservation districts.)</i>	
4.5.1	Rythum of Bays and Shop Fronts	Compliant
4.5.1a	The traditional architectural elements of historic building facades such as columns, pilasters, entries and shopfronts which establish a pedestrian scale and rhythm, should be retained.	Yes
4.5.1b	Consolidating two (or more) shopfronts into one is discouraged, since it reduces pedestrian interest. If such consolidation is proposed, the retention of original historic building features should not be compromised, even if this means retaining a redundant entry configuration.	Yes
4.5.2	Lower Facade (Storefront)	Compliant
4.5.2a	Existing traditional shopfronts should be retained.	Yes
4.5.2b	Historic photos and drawings should be used to support the restoration or replication of decorative elements of historic significance in the shopfront.	N/A
4.5.2c	The following features should be incorporated in the design of rehabilitated or restored shopfronts, as applicable:	
	• restoration of cast iron or masonry elements; or	Yes
	• a high percentage of glazing, in the display window area, transom windows and in the entry door(s); or	Yes
	• a recessed entry with a rectangular or trapezoidal plan; or	Yes
	• transom window above the entry and display windows, often stretching the full width of the shopfront; or	Discretionary
	• base panels rich in detail and of durable materials; or	Discretionary
	• a shopfront cornice and sign band which is generally a reduced version of the main cornice atop the building; or	Discretionary
	• access to upper floors should be in the original configuration.	Discretionary
4.5.3	Contemporary Expression Within the Historic Shopfront Frame	Compliant
	The objective is to allow and encourage contemporary shopfront design in historic commercial buildings to support and stimulate retail revitalization.	
	Contemporary design expression within the historic storefront frame shall be permitted provided that original structural elements are retained and provided that the predominant material is clear glass.	Yes

4.5.4	Upper Facade	Compliant
4.5.4a	To maintain this upper floor pattern and texture, new window openings are encouraged to be repetitive, and organized in relationship to the vertical elements which frame and divide the facade.	Yes
4.5.4b	Vertical elements such as pilasters, columns, cornices, and projecting bays should be retained.	Yes
4.5.4c	Historic photos and drawings should be used to support the restoration or replication of decorative elements of historic significance on the upper facade.	N/A
4.5.4d	Existing projecting bays or other architectural elements, such as cornices that project over the public right-of-way, should be retained provided that Building By-law, life-safety and other pertinent concerns have been satisfactorily addressed.	Yes
4.5.4e	Existing fenestration patterns should be retained. Where new openings are proposed, they should be compatible with the existing architectural features of the building.	Yes
4.5.5	Windows	Compliant
4.5.5a	Where there are existing windows within historic window openings which are either original or more recent replacements in the historical form and material, every effort should be made to retain and repair them.	Discretionary
4.5.5b	Repair of existing wood windows should use wood sash and frames.	Discretionary
4.5.5c	Where existing appropriate windows are too deteriorated to repair, replacement windows should replicate either original windows, as documented by historical photographs or drawings or the existing windows.	Yes
4.5.5d	Replacement of wooden windows should be in wood, and should match the shape, proportion, type of operation, detail, colour and clarity of glass of the wood original when painted.	Discretionary
4.5.5e	Where they exist, lintels, sills, and other historic window surround elements should be retained.	Yes
4.5.5f	The original fenestration pattern should be retained. Where new openings are proposed, they should be compatible with the original composition in terms of alignment, proportion, surrounds, and ornamentation.	Yes
4.5.5g	<p>In the event that the original windows have been replaced and the existing windows are inappropriate to the building, then new windows should be designed to replicate the original window's size, configuration and appearance as based on archival information. If such information is not available, the following criteria should be referenced:</p> <ul style="list-style-type: none"> • The dimensions of frames, sashes, muntins, etc., should be similar to traditional wood windows. • The window should be divided into a minimum of two sash or panes; more divisions are also possible. • Operable windows are encouraged and the method of opening should replicate that of traditional window types. • Horizontally sliding windows are discouraged as they are not traditional. • Glass should be clear; tints, colours or mirrored surfaces are not acceptable 	
		Yes
		Yes
		Yes
		Yes

	<ul style="list-style-type: none"> • Frames and sashes should preferably be of painted or stained wood but aluminum clad windows are also acceptable. • Vinyl windows are not permitted • The sash should be recessed within the window frame at least 4 inches from the exterior surface of the building facade. 	Yes
		N/A
		Yes
4.5.6	Materials	Compliant
4.5.6a	Brick in a range of buff/beige through red colours, traditional dimension.	Yes
4.5.6b	Building stone, particularly granite and sandstone.	Yes
4.5.6c	Terracotta, tile and glazed brick materials and decorative elements.	N/A
4.5.6d	Cast iron and pressed metal decorative elements, particularly cornices.	N/A
4.5.6e	Wood elements for shopfront base panels, windows, bay window framing.	Discretionary
4.5.6f	Parged or cement rendered surfaces.	N/A
4.5.6g	Specially treated concrete finishes for rear or for some secondary surfaces.	N/A
4.5.6h	Wooden clapboards or shingles.	N/A
4.5.6i	Vinyl siding, plastic, plywood, concrete block, and EIFS (exterior insulation and finish systems where stucco is applied to rigid insulation), and metal siding utilizing exposed fasteners are prohibited for use on historic buildings in the downtown.	N/A
4.5.6j	Darkly tinted or mirrored glass is also prohibited.	N/A
4.5.7	Cornice and Parapets	Compliant
4.5.7a	The retention of original cornices and parapets is required.	Yes
4.5.7b	Repairs should be undertaken with matching materials and anchoring systems should be reinforced to ensure safety	Yes
4.5.7c	If cost or structural considerations make conservation of existing cornices difficult, substitute materials can be considered.	N/A
4.5.7d	Where original cornices have disappeared, their replacement can be considered based on archival evidence.	N/A
4.5.8	Penthouse & Minor Rooftop Structures	Compliant
4.5.8a	Where feasible, existing mechanical penthouses should be retained.	Discretionary
4.5.8b	New rooftop elements or equipment on top of heritage buildings, such as satellite dishes and skylights should be set back far enough from the front or other facades to be inconspicuous from the sidewalk on the opposite side of the street.	N/A
4.5.8c	The cladding material for new rooftop elements should be compatible with and distinguishable from those of the main building.	Yes
4.5.9	Awnings and Canopies	Compliant
4.5.9a	Retractable fabric awnings are encouraged for use on all buildings. The fabric (usually heavy canvas, not shiny or translucent vinyl) can be a solid colour, preferably a traditional dark colour, or striped and usually the ends of the frame are left open.	Discretionary

H00348

Alterations to 1652 & 1656 Barrington St.

Heritage Advisory Committee

February 11, 2010

4.5.9b	Plain valences, often with a sign band are acceptable.	N/A
4.5.9c	In some instances, metal and glass fixed canopies are appropriate, particularly if there is archival evidence of their precedent on the building or on similar historic buildings.	N/A
4.5.9d	Stretch skin plastic or vinyl awnings are prohibited.	N/A
4.5.9e	Curved stretch skin plastic and idiosyncratically shaped fixed awnings are prohibited.	N/A
4.5.9f	Internal illumination of awnings or canopies is prohibited.	Yes
4.5.10	Paint Colour	Compliant
4.5.10a	Most paint manufactures supply a range of mid-toned 'heritage colours' that complement traditional masonry materials and, in general, any and all of these are suitable for use on Barrington Street.	N/A
4.5.10b	While it is possible to research original colours by scraping down, this has limited value because of the extent of renovation on the street - many wooden features are not original. Rather, it is recommended that paint to be used in a way that enhances the architectural character of the building.	N/A
4.5.10c	Paint schemes should respect and reinforce the articulation of architectural features such as pilasters, columns, base panels, window casings, moulded trim elements, cornices, dentils, and brackets, etc.	NA
4.5.10d	Colours appropriate to the era of the building are encouraged, with the exception of the area described in Section 4.5.3 Contemporary Expression Within the Historic Shopfront Frame. Within that area, higher-toned colours of individual choice are allowed, although vivid day-glow and flourescent colours are not allowed. Appropriate colours for areas outside the shopfront (i.e., structural elements framing the shopfront and painted elements on upper storeys) are defined as colours within the 'heritage colour' palettes of major paint manufacturers.	N/A