

By-law H-700: Heritage Conservation District (Schmidtville) By-law

Prepared by:
HRM Planning & Development

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HALIFAX REGIONAL MUNICIPALITY
BY-LAW No. H-700
RESPECTING THE ESTABLISHMENT OF A HERITAGE CONSERVATION DISTRICT FOR
SCHMIDTVILLE

BE IT ENACTED by the Council of the Halifax Regional Municipality, under the authority of the *Heritage Property Act*, R.S.N.S. 1989, Chapter 199, as amended, as follows:

SHORT TITLE

1. This By-law shall be known as By-law No. H-700 and may be cited as the *Schmidville Heritage Conservation District By-law*.

APPLICATION

2. This By-law shall apply within the District.
3. Nothing in this By-law shall exempt a person from complying with any other enactment.
4. No person shall undertake any development in the District unless a Certificate of Appropriateness has been issued by the Heritage Officer or Section 12 of this By-law applies.

INTERPRETATION

5. This By-law shall be administered by the Heritage Officer.
6. All Schedules attached to this By-law shall form part of this By-law and any diagrams in such Schedule shall be for illustrative purposes only.
7. The boundaries of the District shall be determined as follows:
 - (a) where the boundary is indicated as approximately following a property line, the boundary shall follow such property line;
 - (b) where the boundary is indicated as following a street, the boundary shall be the centre line of such street; and
 - (c) where any building or structure encroaches into the street, the building or structure is deemed to be wholly within the District.
8. A contributing heritage resource shown on Schedule B is the entire property, including any building located on it.
9. The definitions in the Act and Regulations shall apply to this By-law unless a word is otherwise defined in this By-law.
10. In this By-law,
 - (a) “Act” means the *Heritage Property Act*, RSNS, 1989, C. 99; as amended;
 - (b) “aggrieved person” means an aggrieved person pursuant to Section 19H of the *Act*;
 - (c) “Board” means the Nova Scotia Utility and Review Board;

- (d) “Certificate of Appropriateness” means the document certified by the Heritage Officer that a proposed development conforms with the requirements of this By-law;
- (e) “Conservation Plan” means the Schmidville Heritage Conservation District Plan;
- (f) “Conservation Standards” means the Standards for the Conservation of Historic Places in Canada, 2nd Edition, attached as Schedule B-1 to By-law, H-200, the *Heritage Property By-law*;
- (g) “contributing heritage resource” means a property shown on Schedule B that contributes to the heritage value of the District;
- (h) “development” includes the demolition or removal of a building and the land and structures appurtenant thereto;
- (i) “District” means the Schmidville Heritage Conservation District, the boundaries of which are shown on Schedule A attached hereto;
- (j) “existing” means in existence on the date of the coming in force of this By-law;
- (k) “Guidelines” means the Guidelines for the Conservation of Historic Places in Canada, 2nd Edition;
- (l) “Heritage Advisory Committee” means the Heritage Advisory Committee created by By-law H-200, the *Heritage Property By-law*;
- (m) “heritage impact statement” means a study that
- (i) determines if any heritage resource will be impacted by a specific proposed development or site alteration,
 - (ii) demonstrates how the heritage resource will be conserved in the context of redevelopment or site alteration, and
 - (iii) identifies mitigative or avoidance measures, or alternative development or site alteration approaches;
- (n) “Heritage Design Guidelines” means Schedule C of this By-law;
- (o) “Heritage Officer” means the employee of the Municipality designated by Council to administer the Conservation Plan and this By-law and the issuance of Certificate of Appropriateness;
- (p) “Municipality” means the Halifax Regional Municipality;
- (q) “non-contributing heritage resource” means a property shown on Schedule B that is neither a municipal heritage property nor a contributing heritage resource; and

- (r) "Regulations" means the Heritage Conservation Districts Regulations 138/92; as amended.

WHEN CERTIFICATE IS REQUIRED

11. A Certificate of Appropriateness shall be required for:

- (a) a new building or structure;
- (b) an addition to an existing building or structure;
- (c) demolition or removal of a building or structure that is part of a municipal heritage property or is a contributing heritage resource;
- (d) alterations to the exterior of existing buildings or structures, including alterations to balconies, chimneys, cladding, cornices, doors, façades, foundation, lighting, parapets, roof, steps or stairs, storefronts, trim, windows;
- (e) signs;
- (f) awnings and canopies;
- (g) fences that partially or fully obscure a contributing heritage resource from the street;
- (h) utility buildings or structures, including fuel tanks, mechanical or electrical equipment, or satellite dishes; and
- (i) the subdivision of land within the District.

WHEN CERTIFICATE IS NOT REQUIRED

12. A Certificate of Appropriateness shall not be required for:

- (a) temporary buildings or structures incidental to construction, maintenance or repair;
- (b) maintenance and repair of existing buildings or structures, including signs, fences, and utility structures provided these are not altered and remain substantially the same as before;
- (c) a sign posted on the property notifying the public of a demolition application pursuant to section 26;
- (d) notwithstanding clause 11(a), the construction of any structure exceeding 1,500 square feet in footprint area on properties identified within the Historic Park & Institutional Area on Schedule B; and
- (e) the demolition of a non-contributing heritage resource.

APPLICATIONS

General Information Required for an Application

13. An application for a Certificate of Appropriateness shall be in writing and include:

- (a) a site plan to scale showing the property boundaries and location of the proposed development;
- (b) upon the request of the Heritage Officer:
 - (i) elevation drawings that are drawn to scale, illustrating the architectural design, dimensions, and materials of the proposed development, and
 - (ii) drawings, sketches or photographs illustrating both the existing building or structure and the proposed alteration to that building or structure.

Additional Information Required for Application for Municipal Heritage Property

14. An application for demolition or substantial alteration of a registered municipal heritage property shall be made in writing in accordance with the *Heritage Property Act* and this By-law.

Additional Information Required for Demolition of a Contributing Heritage Resource

15. In addition to Section 13, an application for demolition or removal of a building or structure on a contributing heritage resource shall include:

- (a) an explanation of the reasons for the proposed demolition or removal and the alternatives to demolition or removal that may be available;
- (b) payment of the required fees; and
- (c) if the owner is not the applicant, the written consent from the owner to place a sign on the property notifying the public of the demolition application.

Heritage Impact Statement

16. The Heritage Officer may require a Heritage Impact Statement if an application for Certificate of Appropriateness is in respect of an alteration to a character-defining element of a contributing heritage resource, including a character-defining building rear wing that is greater than 150 square feet. The content of a Heritage Impact Statement shall be as prescribed in Schedule D.

Submission of Application

17. Applications for a Certificate of Appropriateness shall be submitted to the Municipality in accordance with applicable building and development permit application procedures.

Review of Application

18. Within fifteen (15) days after receiving an application for a Certificate of Appropriateness, the Heritage Officer shall inform the applicant whether the application is complete.

19. If the application is incomplete, the Heritage Officer shall notify the applicant in writing advising what is required to complete the application.

CERTIFICATE OF APPROPRIATENESS

Issuance

20. A Certificate of Appropriateness shall not be issued unless the proposed development meets the Conservation Standards and the Heritage Design Guidelines.

Evaluation

21. When evaluating an application for a Certificate of Appropriateness, the following shall apply:

(a) the Conservation Standards shall be used to evaluate any proposed development in the District;

(b) the Guidelines shall be used to interpret and apply the Conservation Standards; and

(c) the Heritage Design Guidelines shall be used to evaluate any proposed development in the District.

22. In the event of a conflict between the Heritage Design Guidelines and the Conservation Standards, the Conservation Standards shall prevail.

Issuance of Certificate

23. Subject to sections 24 and section 27, a Certificate of Appropriateness that is required under this By-law shall be issued by the Heritage Officer if the development meets the Conservation Standards and the Heritage Design Guidelines.

24. (1) A Certificate of Appropriateness that includes a substantial alteration to a municipal heritage property shall be considered by Council and Council will consider whether the development meets the Conservation Standards and the Heritage Design Guidelines.

(2) The Heritage Officer shall grant or refuse a Certificate of Appropriateness in accordance with the decision of Council.

25. If a Certificate of Appropriateness is refused by the Heritage Officer, the Heritage Officer shall inform the applicant, in writing, of the reasons for refusing it and explain the appeal provisions.

Requirement for Sign if Demolition Application

26. If an application has been filed for a demolition or removal of a building or structure, a sign shall be erected on the property notifying the public of the demolition application.

Demolition of Contributing Heritage Resource

27. If an application is for the demolition or removal of a building or structure that is a contributing heritage resource or a municipal heritage property, the Heritage Officer shall refer the application for a Certificate of Appropriateness to the Council for a public hearing and shall issue or deny such Certificate in accordance with the decision of council, but no certificate shall be issued until the time for appeal has elapsed or the appeal has been disposed of, whichever is the longer.

28. If an application is for demolition or removal of a municipal heritage property, the Heritage Advisory Committee shall review and make recommendation on the application to Council.

29. Prior to holding the public hearing respecting demolition or removal of a municipal heritage property, Council shall receive the recommendation from the Heritage Advisory Committee.

30. Notice of the public hearing shall be in accordance with Section 11 of the *Regulations*.

Result of Demolition for Contributing Heritage Resource

31. Notwithstanding Schedule B, if a Certificate of Appropriateness is issued for the demolition of a contributing heritage resource, the property containing the building is no longer a contributing heritage resource when the building is demolished.

Issuance of Certificate with Conditions

32. (1) The Heritage Officer may grant a Certificate of Appropriateness with conditions in accordance with Section 14 of the *Regulations*.

(2) In addition to the conditions set out in subsection 14(3) of the *Regulations*, a Certificate of Appropriateness may include conditions respecting

(a) a time limit under which a demolition or alteration can be carried out, providing such time does not exceed the time set in subsection 3; and

(b) the suitable restoration of the site following the demolition or removal of a building.

(3) A Certificate of Appropriateness shall be valid for a period of two years from the date of issuance.

Expiration of Certificate of Appropriateness

33. Before the expiration of a Certificate of Appropriateness and the written request of the applicant, a new Certificate of Appropriateness may be issued by the Heritage Officer, providing the development continues to meet the Conservation Standards and Heritage Design Guidelines.

Right to Appeal

34. The approval, imposition of conditions on, or denial of a Certificate of Appropriateness may be appealed to the Nova Scotia Utility and Review Board pursuant to the *Act*.

Done and passed in Council this day of A.D. 201 .

Mayor

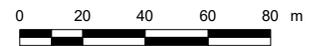
Municipal Clerk



Schedule A- Schmidtville Heritage Conservation District Boundary

HALIFAX

 Schmidtville Heritage Conservation District Boundary



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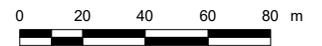


Schedule B - Heritage Properties and Resources

Schmidville Heritage Conservation District Boundary

HALIFAX

- Schmidville Heritage Conservation District Boundary
- Historic Park & Institutional Area
- Mirror Image Building
- Registered Municipal Heritage Property
- Contributing Heritage Resource/Building
- Georgian Style Building



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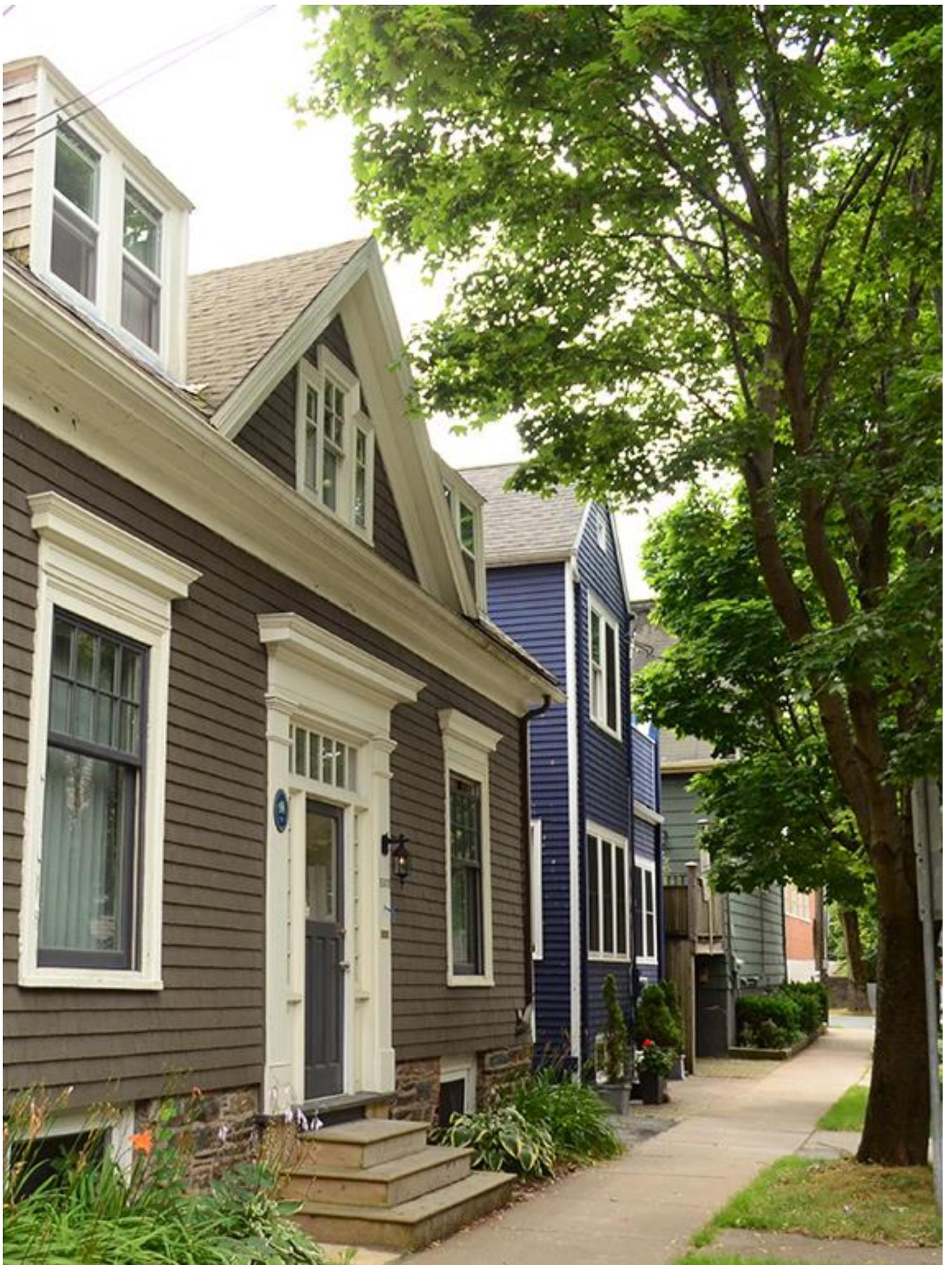
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Schedule C
Schmidville Heritage Conservation District
HERITAGE DESIGN
GUIDELINES

Halifax Regional Municipality
Planning & Development, 2018



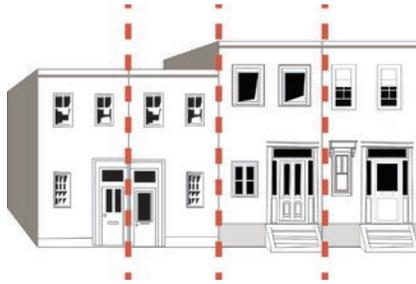


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- 2 Exterior Alterations of Existing Heritage Properties
- 3 Additions to Existing Heritage Properties
- 4 Construction of New Buildings
- 5 Signs
- 6 Utility Structures & Parking



1 DEFINITIONS IN THIS SCHEDULE,



- a. "Bay" means any of a number of major spatial divisions across a wall partitioned off in equal widths by principal vertical compartments;



- b. "Bay Window" means a window or series of windows projecting outward from the main wall of a building and forming a bay or alcove in a room within, the building with its own foundation;



- c. "Cornice" means a continuous molded projection dividing the front wall horizontally from the roof for compositional purposes;



- d. "Dormer" means a projecting structure built out from a sloping roof housing a vertical window;



- e. "Façade" means the front of a building or any of its sides facing a public street or space;



- f. "Gable Roof" means a roof sloping downward in two parts from a central ridge, so as to form a gable at each end.



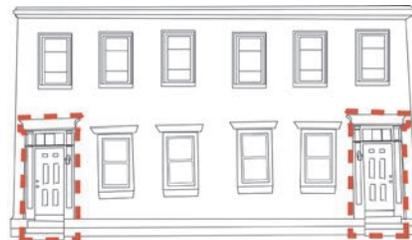
- g. "Heritage Building" means a building within a contributing heritage resource;



- h. "Heritage Property" means a contributing heritage resource or a municipal heritage property.



- i. "Hipped Gable Roof" means a roof having a hipped end truncating a gable;



- j. "Side Hall Entrance" means an entrance within a bay, on the front façade, nearest to the side of a building;

- k. "Scottish Dormer" means a dormer with five sides (faces) including two side walls, a vertical window encompassing the front face, narrow vertical windows encompassing the two faces flanking and angled inward from the front face, and a roof with hipped sections over each of the five faces; and

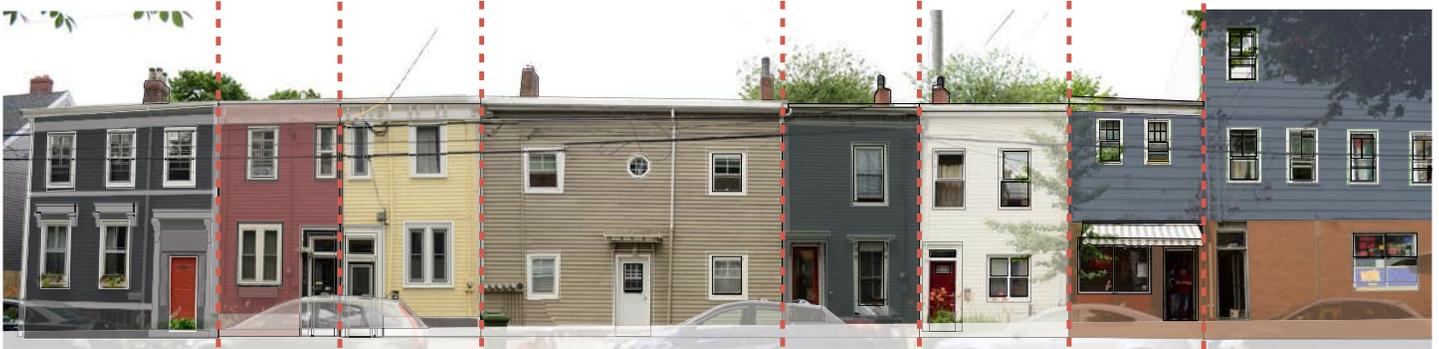


- l. "Truncated Gable Roof" means a gable roof where the central ridge is replaced by a plane which is no more than four meters in width along the length of the roof.





2 EXTERIOR ALTERATIONS of EXISTING HERITAGE PROPERTIES



Rhythm of bays: example of 8 connected buildings along Birmingham Street in a variety of widths

2.1 Rhythm of Bays

Historic buildings are either attached or very near to each other and create a streetscape rhythm comprised of approximately ten buildings in each block. Some buildings still occupy the 8 m by 30 m lots from Elizabeth Schmidt's original subdivision in 1831 while others occupy larger lot consolidations. However, buildings are relatively consistent in the widths of their façades throughout the neighbourhood which creates a cohesive form along the traditional streetscapes.

a. The traditional architectural elements of historic building façades such as columns, pilasters, dormers, and entrances which establish a pedestrian scale and rhythm, shall be retained.

b. Consolidating two or more buildings into one is discouraged, since it may result in the loss of entrances and windows that would reduce pedestrian interest. If such consolidation is proposed, the retention of original historic building features must not be compromised, even if this means retaining a redundant entry configuration

2.2 Doors

Many of the original doors in Schmitzville have been made of hardwood and are detailed with panels or window lights. Old doors should be retained and restored to their original finish. If removal is required, replacement doors of wood are preferred. However, steel or fibreglass doors that maintain the proportions, form, and details of the original door may be installed. Transoms and sidelights should be conserved or replaced as needed.

2.3 Windows & Dormers

The traditional windows and dormers were made of wood and generally double or single hung (vertical sliding) sash. The intent of these guidelines is to ensure the retention, repair, rehabilitation, and restoration of historically accurate windows.

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, repair, and rehabilitate them.

a. Repair and rehabilitation of existing wooden windows shall use wood sash and frames.



2 EXTERIOR ALTERATIONS of EXISTING HERITAGE PROPERTIES

- b. Where existing windows, referred to in clause a, are too deteriorated to repair, replacement windows shall replicate the original window as supported by archival information.
- c. Where existing windows are of a material other than wood, replacement windows may be of this same material but shall replicate the historical form and detail of the original window.
- d. Replacement of wooden windows on façades shall be in wood and shall match the shape, proportion, type of operation, detail, colour and clarity of glass of the wood original when painted.
- e. Elements surrounding windows shall be retained or replaced in like and kind.
- f. The original fenestration pattern shall be retained. Proposed new openings shall be compatible with the original composition in terms of alignment, proportion, surrounds, and ornamentation.
- g. In the event that the original windows have been replaced and the existing windows are inappropriate to the building, then new windows shall be designed to replicate the original windows' size, configuration and appearance as based on archival information. If such information is not available, the following criteria shall be referenced.



Home showing an example of a Georgian style fenestration pattern, including a street-oriented Scottish Dormer.

The dimensions of frames, sashes, muntins, etc., shall be similar to traditional wood windows.

- The window shall be divided into a minimum of two sashes;
- Glass must be clear. Windows that are tinted, coloured or have mirrored surfaces are prohibited.
- Frames and sashes shall be either painted or stained wood.

- Vinyl windows are prohibited; and
- The sash shall be recessed within the window frame at least 4 inches from the exterior surface of the building's exterior wall.

- h. Existing dormers on façades shall be conserved and shall not be replaced by dormers of different dimensions. Scottish dormers shall be restored to their original form.



2. EXTERIOR ALTERATIONS of EXISTING HERITAGE PROPERTIES



Converted shop front with picture frame windows on a historic Georgian mansion.

2.4 Materials

Traditional materials retain the character of historic building façades. These traditional materials shall be used or new materials shall resemble traditional materials:

- a. Wooden shingles are preferred or a high quality wood composite material, in like and kind appearance, may also be used.
- b. Masonry shall be repaired or replaced with a stone or brick material, in like and kind appearance. Parging may be used if masonry has lost structural stability.
- c. Wood shall be used for base panels and cornices.
- d. Windows and bay window framing shall be wooden on façades.

- e. For existing buildings, where new materials are required for repair, these materials shall match the original materials or be largely indistinguishable from the original materials.
- f. Vinyl siding, plastic, plywood, concrete block, and EIFS (exterior insulation and finish systems where stucco is applied to rigid insulation), and metal siding are prohibited.
- g. Darkly tinted or mirrored glass is prohibited.
- h. Flat roofs may be covered with a bituminous membrane such as tar or gravel finish, etc. Other historic buildings have asphalt shingle roofs. These roofs may be replaced with asphalt shingles in black or dark grey tones.

2.5 Shopfronts

The historic buildings in Schmidville were originally constructed to serve residential uses. A few buildings have been converted to retail commercial uses which resulted in exterior alterations that have impacted their architectural integrity, such as the addition of large picture frame windows.

Existing shopfronts may be maintained but new alterations shall conserve the exterior of the heritage building.



2. EXTERIOR ALTERATIONS of EXISTING HERITAGE PROPERTIES



Example of a Georgian mirror-image cottage demonstrating strong symmetry.

2.6 Decorative Elements

The objective is to recognize the architectural heritage value of decorative moldings including cornices, pilasters and lintels and to ensure the proper conservation of these elements:

- The retention of original decorative elements is required.
- Repairs shall be undertaken with matching materials.
- If structural considerations make conservation of existing decorative elements difficult, substitute materials may be considered.

- Where original decorative elements have disappeared, their replacement may be considered if there is evidence of pre-existence.
- Buildings, especially Georgian buildings identified in Schedule 2, shall not include classical elements from the Victorian period such as decorative brackets along the cornice, pilasters, and lintels unless there is evidence of their historic presence on the buildings. These features would create a false sense of historical development.

2.7 Symmetry of Mirror-Image Cottages

Alterations made to the front elevation of mirror-image cottages, identified in Schedule 2, shall preserve or re-establish a symmetric visual relationship between the two attached dwellings. This guideline does not apply to maintenance of existing features of the building.





3 ADDITIONS to EXISTING HERITAGE PROPERTIES



The addition exhibits an appropriate height, not extending beyond the heritage building, an appropriate width which preserves one of the rear bays of the home, and including a shed roof with similar pitch as the main building roof. The heritage building depicted includes a shed dormer of an appropriate size, and a rear yard set back.

3.1 Height of Heritage Buildings

Schmidville is characterized by its traditional buildings of varying heights. As such, the height of each heritage building is considered a character-defining element:

- An addition shall not extend a heritage building beyond its existing height
- An addition shall not exceed the height of the heritage building.
- A heritage building may be raised by no more than two feet to provide usable space in the basement.

3.2 Roof lines

Rear additions can add valuable living space to heritage buildings but consideration shall be given to the roof lines of the building:

- Rear additions shall connect under the eaves of the heritage building.
- The roof of an addition shall match the roof type and pitch of the heritage building.
- The roof of a one storey addition shall be either a flat or a shed roof.
- The rear slope of a roof may include a shed dormer along its width as long as it maintains at least two feet of the heritage building's rear roof on both sides. Character defining elements shall not be removed for this purpose.

3.3 Exterior Wall & Yard

- An addition to the rear shall preserve one bay of the heritage building's rear wall in its entirety.
- A rear addition shall preserve a rear yard. Small sheds may be allowed within the rear yard.
- Exterior walls of the building, including the rear wall, shall extend from the foundation being no cantilevered structure and posts supporting a structure shall be hidden from view using baseboards or other elements.







4 CONSTRUCTION of NEW BUILDINGS



Front façades showing variable appropriate widths, including three bays each, and a cornice line of less than 8m in height. Both images show windows which are taller than wide. The image on the right demonstrates one possible fenestration pattern which satisfies only the minimum requirement of one window within each bay and storey.

4.1 Building Articulation and Continuity with Georgian Style

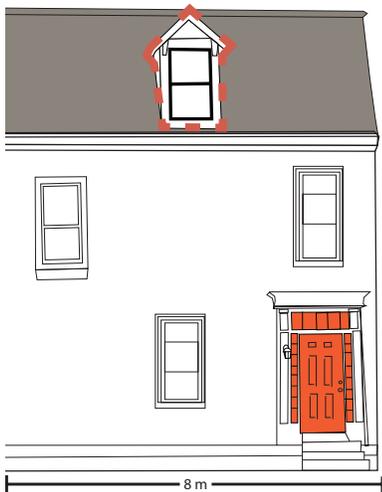
The articulation of a building is what gives it a human scale and a sense of quality, through attention to detail. Articulation implies a three-dimensional facade, where windows and other elements have depth, creating a dynamic play of light and shadows through the use of solids and voids. Typically the articulation will indicate the transition between floors and interior spaces, giving a human scale to the facade.

To encourage continuity with the Georgian and Georgian-style buildings in Schmidville and to ensure both horizontal and vertical “breaks” in the façade, buildings shall be designed to reinforce the following key elements:

- a. *Front Façade Widths and Bays*
The front façade of a building shall include a series of three bays. This series of three bays shall be between six to eight meters in width. The front façade can extend beyond this width but this portion of the front façade shall also include a series of three bays within a six to eight meter width at minimum. This additional portion of the front façade shall appear as a front façade of a separate attached building. These guidelines are repeated if a front façade extends beyond six bays in width, nine bays in width, etc.
- b. *Cornice*
Each series of three bays along the front wall of a building shall be crowned by a cornice. The cornice height shall not exceed eight meters to create a consistent streetwall height, reinforcing the “frame” of public streets and spaces.
- c. *Windows and Dormers*
Windows along the front façade, including dormers, shall appear obviously taller than wide and shall align horizontally and vertically with one another across each windows’ respective storey and bay. There shall be a minimum of one window on each storey within each series of three bays. And there shall be a minimum of one window contained entirely within each bay. Dormer windows are encouraged but not required on the roof, above the cornice, but a dormer shall be contained entirely within its bay and a wall shall not extend across a cornice into the roof to form a dormer. A dormer window will be considered a window within its respective bay and it can be a bit smaller than the windows on the front façade.



4 CONSTRUCTION of NEW BUILDINGS



Front facade showing appropriate 8m width, including three bays, and demonstrating one possible fenestration pattern which satisfies only the minimum requirement of one window for each bay and storey, including dormers. Prominent side hall entrances slightly above grade, and including a transom window and side light are also highlighted.

If the building extends beyond three bays in width, symmetry shall apply to the placement of dormers across the entire width of the front façade.

d. *Side Hall Entrance*

For each series of three bays along the front façade, there shall be a side hall entrance to the building. The entrance shall be prominent, recognizable, and accessible at grade or slightly above grade. It shall include an articulated surround with either a transom window, a pair of sidelights, or both.

4.2 Streetwall Setback and Design

- a. New buildings shall provide a streetwall setback that is no greater or less than abutting heritage buildings.
 - b. All façades of the building, which are visible from the streets, shall have a consistent design expression.
 - c. New buildings shall not include classical elements from the Victorian period such as decorative brackets along the cornice, pilasters, and lintels. These features would create a false sense of historical development within the neighbourhood.
 - d. Mechanical or utility functions such as vents, trash vestibules, and propane vestibules, should not be placed along the streetwall.
- d. Stucco and stucco-like finishes are prohibited as a principle exterior wall material.
 - e. Vinyl siding, plastic, plywood, concrete block, EIFS (exterior insulation and finish systems where stucco is applied to rigid insulation), and metal siding are prohibited.
 - f. Darkly tinted or mirrored glass is prohibited.
 - g. Unpainted or unstained wood, including pressure treated wood, is prohibited as a building material for permanent decks, balconies, patios, verandas, porches, railings and other similar architectural embellishments, except that this guideline shall not apply to sidewalk cafés.

4.3 Materials

Building materials help define the character and quality of a building and how it relates to its context:

- a. Buildings shall be clad in wood or a wood composite material and exterior trim and finishes may be of another material but shall exhibit quality of workmanship.
- b. The building materials shall be the same to achieve a unified building image.
- c. Materials used for the front

4.4 Roof lines

New buildings shall include a roof that relates to the character of the neighbourhood.

- a. New buildings shall include one of the following roof types:
 - Gable roof;
 - Truncated gable roof;
 - Flat roof.
- b. A single roof type shall extend across all three bays of



building's front façade and shall extend along the entire width of a building. A separate roof type may extend across the next three bays if the front façade extends beyond three bays in width. This same guideline applies if a front façade extends beyond six bays in width, nine bays in width, etc.

- c. A wing at the rear of the building that is not visible from the streets shall match the roof type of the main building or it may include a flat or shed roof.
- d. Dormers shall include one of the following types:
 - Dormer with gable roof;
 - Dormer with hipped gable roof;
 - Scottish dormer.

4.5 Windows

- a. Windows in new construction shall be sympathetically designed in accordance with adjacent historic façade openings.
- b. The dimensions of frames, sashes, and muntins shall be similar to traditional wood windows.
- c. Glass shall be clear: tints, colours or mirrored surfaces are prohibited.
- d. The sash shall be recessed within the window frame at least 4 inches from the exterior surface of the building facade



Photo showing an enclosed porch

4.6 Porches and Bay Windows

- a. An open or enclosed porch may encompass a side hall entrance. Where there is a porch, it shall include a cornice, a gable or flat roof, and an entrance, slightly above grade, at its side. There shall be a vertical window at the front of an enclosed porch.
- b. A large Scottish dormer, paired vertical windows, or a two-storey bay window may encompass the two bays immediately next to the side hall entrance.

detailed and proportioned in accordance with adjacent heritage buildings.

4.8 Exterior Alterations of Existing Buildings Which are Not Heritage Buildings

Where there is construction proposed on an existing property which is not a heritage property, the alteration should seek to introduce elements of new construction as described in the above guidelines for construction of new buildings and shall not introduce new elements that do not complement these elements.

4.7 Doors

Doors in new construction shall be sympathetically



5 SIGNS



Example of indirectly lit signage in the Hydrostone neighbourhood.

5.1 Basic Principles

Design guidelines for signs apply to all properties within the Heritage Conservation District. For the purpose of these guidelines, the main function of “business signs” is to identify the business. Business signs are intended to be permanent, exterior signs, usually mounted on buildings. These signs do not carry advertising or temporary or changeable messages. Content is restricted to only the business name and visual identity graphics, plus brief text and appropriate graphics to describe products and services. No sign shall be located so that it disfigures or conceals any significant architectural feature of the building. Sign sizes and location shall be

considerate of views to neighbouring businesses and their signs. A “good neighbour approach” will ensure that each business has good visibility, with their signage mass roughly proportional to the size of their premises. This approach shall help implement highly visible signage for all, without creating a clutter of competing signs. These guidelines shall apply to all buildings within the Heritage Conservation District.

5.2 Sign Lighting

With the exception of restrictions on internally lit sign boxes, or awnings, for aesthetic reasons there are no specific restrictions in these guidelines for lighting methods. In general, non-illuminated signs or indirectly illuminated signs (which reflect

light from a source intentionally directed upon it) are preferred.

Any lighting used to illuminate signs or façades shall be designed in such a way that the light source is not visible from the street. Lighting hardware which is visible on building façades shall respect the integrity of the architecture in the same way intended for signage.





Awning sign from Downtown Halifax

5.3 Materials

It is not the intent of these guidelines to restrict design creativity by restricting materials, except for the specific examples prohibited below. Owners and their designers are encouraged to select durable, high quality material for signs which complement or contrast with their storefronts, and which are designed and placed so as to help businesses use their entire storefronts to communicate awareness of their identity, image and location. Prohibited Materials include:

- a. internally-illuminated fascia signs or internally-illuminated awning signs;
- b. stretch skin plastics for awning or canopy signs; and
- c. textile banners, with or without frames.

4.4 Allowable Sign Types

a. Fascia Signs and Flat Wall-Mounted Signs

A fascia sign is typically a sign board mounted parallel to (or individual letters fixed to) the face of a building to create a sign in the format of a horizontal band.

- i. Where fascia signs are installed, they shall be located in the architectural frieze above the door and the size of the frieze dictates the maximum size of the sign
- ii. If no frieze or other other similar architectural feature exists, fascia signs for ground-floor businesses shall be located in a horizontal band above the upper line of ground floor door, and below the lower sill of second storey windows. Fascia signs for upper floor occupants shall be similarly located above a window on their respective floor

Wall-mounted signs are also suitable for placement at eye level for viewing by pedestrians approaching, or in front of the premises. As a result, the size of such signs shall be scaled for reading at close proximity. These types of signs are also useful for identifying businesses on upper floors of a building, which are accessed from a street level door. In these cases, signs shall be placed close to the door at a height comfortable for viewing from the street

- iii. The size of such a wall-mounted sign shall be no greater than 50% of the area of the door.
- iv. Flat wall-mounted signs shall project no more than 10 cm from the wall if they are located closer than 2.5m vertical to the sidewalk. Wall signs which are above that elevation shall project no more than 30cm from the wall.



5 SIGNS



Window sign and projecting sign from Downtown Halifax

b. *Projecting Signs*

These are signs which project horizontally from an exterior wall of a building using brackets or other hardware to frame or hang the sign. Such signs typically have two faces, back-to-back, but may be multifaceted and have more than two faces.

- i. Projecting signs that identify a ground floor business shall be located above or adjacent to the entrance to the business premises.
- ii. Projecting signs may be used to identify businesses in upper storeys if they are accessible from a street level door. In this case one projecting sign is allowable for each such entrance in addition to projecting signage for the ground floor occupant.

- iii. Projecting signs may be comprised of 3-dimensional, flat and contour shapes, including effigy signs and symbols. In most cases the imagery represented by sculptural effects or shapes shall relate to the business, its products and services so that they serve to identify the business and convey its image.

c. *Window Signs*

Window signs are typically those where the name of the business is painted on a window to both identify the business and provide a visual screen through which the window display can be viewed. For these reasons, window signs shall be designed so that they do not unduly obscure vision through the window.

Generally, this can be achieved by choosing slender fonts and limiting sign area to no more than 25% of the window area - the size limit established by the Land Use By-law. Businesses do have the freedom to place temporary signs and other display material inside their premises, viewable through the window, and these guidelines do not restrict the use of windows for viewing interior advertising and promotional material. Multiple window signs may also be used, subject to the 25% coverage limit per window. Signs may also be used on upper storey windows to identify business occupants.

Windows, doors and glass transoms above doors are also



often good locations for painted civic number signs. Generally, the size of lettering for civic number signs shall be no greater than 15cm.

For window signs, materials such as gold, silver and aluminum leaf (or simulations of same), glass etching, vinyl applique and paint are allowed, for placement on the interior face of the windows.

d. Number of Signs

In order to minimize signage clutter, only one of any of the following sign types shall be used for any one business:

- i. Fascia or wall mounted sign;
- ii. Projecting sign;
- iii. Window sign
(including multiple window signs).



6 UTILITY STRUCTURES & PARKING



6.1 Utilities

For all properties within the Heritage Conservation District:

- a. Generally, utility equipment should be placed on the exterior of any building within the Schmidville Heritage Conservation District in a manner which is least disruptive to the visual quality of the building and the area.
- b. Heating, venting and air conditioning vents should be placed away from public streets. Locate utility hook-ups and equipment such as gas meters should be placed away from public streets and to the sides and rear of buildings.
- c. Solar panels should be placed out of public view on the rear slopes of pitched roofs or on the rear portion of flat roofs. Solar panels shall not be propped up if visible from public streets.

6.2 Surface Parking

For all properties within the Heritage Conservation District: Parking areas, except for access to and from the parking, shall be located out of sight behind buildings or inside neighbourhood blocks rather than adjacent to streets or at corners.



SCHEDULE D

CONTENT OF HERITAGE IMPACT STATEMENTS

1. The purpose of a heritage impact study is to determine if a contributing heritage resource or municipal heritage property will be conserved in the context of redevelopment or site alteration.
2. A heritage impact statement respecting a contributing heritage resource or a municipal heritage property shall detail the impacts of a specific proposed development or site alteration, including:
 - (a) identifying the heritage value and character defining elements based on:
 - (i) information available in the municipal Registry of Heritage Property or the Inventory of Potential Heritage Property, and
 - (ii) information supplemented by additional research, site analysis, or evaluation;
 - (b) describing the proposed development or site alteration by detailing:
 - (i) the rationale and purpose for the development or site alteration,
 - (ii) the proposed works and graphical layout, and
 - (iii) how the development or site alteration fits with the objectives of the Municipality as expressed in planning documents;
 - (c) identifying the impact of the proposed development or site alteration, such as the direct or indirect impact and the physical or aesthetic impact;
 - (d) explaining how the proposed development or site alteration complies with the Conservation Standards and Design Criteria;
 - (e) recommending mitigative or avoidance measures, or alternative development or site alteration approaches;
 - (f) a schedule and reporting structure for implementing the recommended conservation or mitigative or avoidance measures, and monitoring as the development or site alteration progresses; and
 - (g) a summary statement and conservation recommendations respecting
 - (i) the heritage value and character defining elements of the heritage resource or municipal heritage property,
 - (ii) the identification of any impact that the proposed development will have on the contributing heritage resource or municipal heritage property,
 - (iii) the conservation or mitigative measures, or alternative development or site alteration approaches; and
 - (iv) reasons why some conservation or mitigative measures, or alternative development or site alteration approaches are not appropriate.