



SECTION 2

BUILDINGS

BUILDINGS BIG MOVE #1

Restore the fronts of Downtown buildings to reflect Shelburne's heritage

Shelburne's Downtown consists of 1-3 storey buildings with landmark buildings such as the Shelburne Town Hall and various churches. Due to the redevelopment of various buildings, there are inconsistencies across buildings, such as with fenestration, materiality, and signage. The CIP presents an opportunity to provide a vision for the façades of buildings in the Downtown that not only reflects the Town's heritage but creates a recognizable and unique area.

EXISTING CONDITIONS



applicable area

applicable buildings



Building façades are one of the most significant elements of Shelburne's Downtown. They are the 'first impression' given by Downtown businesses to patrons and visitors, and collectively shape the character of the area. It is of great importance that the Community Improvement Plan assist business owners and developers with building the best possible façades, or improving those that already exist.

In Downtown Shelburne, and especially on Main Street, building façade guidelines should:

- ensure a sense of stylistic unity;
- respect the historic Main Street façade conventions of Downtown Shelburne; and,
- allow for creativity and innovation in individual buildings.

The following guidelines are informed by the 2006 Heritage Façade Improvement Program Guidelines, created as part of the 2007 Community Improvement Plan.

ELEMENTS OF A BUILDING

Roof

The roof condition should be distinguished from the rest of the building and designed to contribute to the visual quality of the streetscape.

Upper Storeys

The middle or body of the building should distinguish the upper storeys from the storefront level with distinct architectural features & window openings.

Storefront

The base should be clearly defined and well proportioned. It is the anchor to the storefront with windows at the pedestrian level, contributing to an animated street.



CHANGES TO EXISTING BUILDINGS WITH HERITAGE VALUE

In general, the original, distinctive qualities and character of a historic building, such as bulkhead details, piers, windows, transoms, entrances, cornices and various façade accessories, shall be preserved, wherever possible. The removal or alteration of any traditional materials or distinctive features shall be avoided. In instances where removal is required due to damage or deterioration, the materials shall be replaced with the same material or with materials that are compatible and/ or complementary to the original architectural character.

Changes to a building of heritage value should:

1. Treat distinctive stylistic features or examples of skilled craftsmanship with sensitivity.
 2. Repair or replace missing architectural features with an accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural design of different architectural elements from other buildings or structures.
 3. Respect changes to a historic building or resource which may have taken place over the course of time and may have acquired significance in their own right. The valid contributions of all periods to a historic building or resource should be respected.
 4. Avoid historical misrepresentation. Buildings tell the story of historical development of the area. It is important that the historical record does not get confused through the mimicry of past architectural styles.
 5. Façade design should be complementary to a building's original materials, as well as to those of adjacent buildings.
6. Ensure the selection of windows be undertaken in a manner that the materials and surrounds be based on those of the original building. The type of window (double hung etc.) and the resulting profile should reflect that of the original building.

GENERAL CHARACTERISTICS OF A BUILDING

Materials

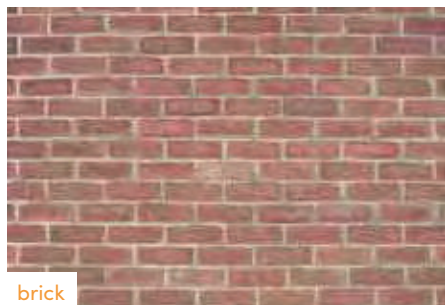
Much of Downtown Shelburne's historic character comes from the preservation and continued use of traditional cladding materials. Appropriate façade cladding materials to ensure the continuation of this character include:

- brick
- stone
- clapboard
- batten board

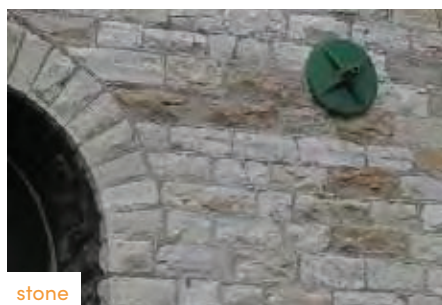
Façades may be made from a single cladding material, or two, with a different material used on the first storey. In the case of the latter, the material should be applied uniformly across the entire first storey façade, including base panels, pilasters and areas above and beside the shop window. First storey façades should be primarily glazed.



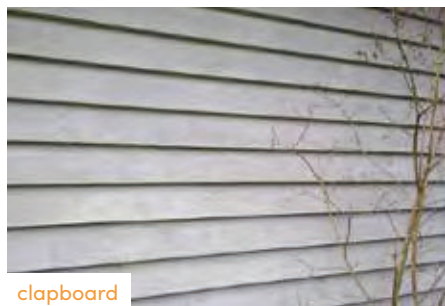
Common materials to be avoided on façades include vinyl or aluminum siding, shingles (wood or asphalt), precast concrete or glass (if used as a curtain wall). Stucco is no longer recommended due to difficulties with its maintenance and the lack of historic application in Shelburne. Wood is discouraged, in favour of brick or stone.



brick



stone



clapboard



batten board

Colours and Painting

Closely related to the range of preferred façade materials is that of colour. Red brick tones strongly characterize the façades of buildings in the Downtown area, especially above the first storey.

Guidelines for colours and painting include:

- Brick and stone façades should be left unpainted to reveal the natural colours of the materials. Efforts should be undertaken to remove paint from painted brick or stone façades.
- Clapboard or batten board should be painted in 'earth tone' colours, including white, beige, brown, red-brown and grey. These colours closely approximate those of the exposed brick or stone.
- Upper cornices and window trims, if not made of brick or stone, should be painted in light colours only, including white, pale grey and pale beige. This will highlight and contrast them against the darker building façades.
- The first storey of façades may be painted in a wider range of colours, in order to express the tastes and themes of individual shops. These colours may include pale yellows, reds, blues and greens.



ELEMENTS OF A FAÇADE

The diagram below and the following guidelines identify various façade elements. For façade renovation or restoration projects, it is encouraged that these elements are preserved or re-introduced, where applicable, in order to fit within the historical character of Downtown Shelburne.





STOREFRONT

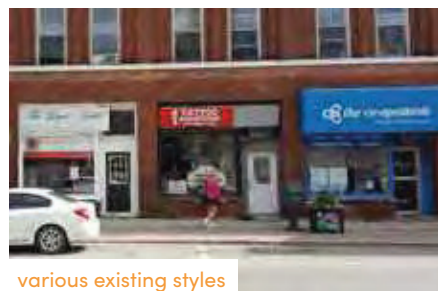
Well-proportioned and designed storefronts can contribute positively to the pedestrian environment by providing animation and visual interest at the sidewalk. A defining characteristic of a main street is the mix and variety of storefront styles and types, in addition to the narrow widths and high level of transparency that lends to the vibrancy and animation of the street. Entryways, doors, windows, window bases, signing bands, awnings, canopy, lighting, and ground signs are all elements of successful storefronts.

Entryways & Doors

1. Doors and doorways should be designed to reflect the scale and character of those found in Shelburne.
2. Traditional doorway surrounds should be incorporated into the façades of buildings including sidelights, clear transoms and vision panels.
3. All entrances and exits should be barrier-free.
4. Storefronts should have access at grade with the sidewalk.



traditional doorway surrounds



various existing styles

Windows

1. Transparent glass is preferred over dark tinted or textured glass to increase visibility into the business.
2. Historic features such as frames, special glass, and decorative mouldings should be conserved.
3. The height and width of transparent glass on a storefront should be maximized.
4. Window frames should be minimized and painted to add a colour complementary to the building.
5. Window signs are subject to the following guidelines:
 - The maximum sign area of any permitted first floor window sign shall not cover more than 20% of the window space;
 - For premises which front on a public right-of-way, the window sign on the second storey shall not exceed 10% of each single window pane or other transparent surface available for display;
 - No window signs shall be permitted above the second story of any building;
 - Window signs no greater than .30 m² (3.0 sq.ft) indicating that the business is 'open' are permitted;
 - Neon tubing, except as a concealed light source forming part of an approved back-lit sign, is prohibited; and,
 - Whole window decals are not permitted i.e. perforated vinyl.



Window Base

1. Window bases should use high quality and easy-to-maintain materials.
 - High quality materials include stone, brick, concrete, wood, metal panels, ceramic tiles, and other masonry materials.
2. Window bases should be designed for multiple storefronts in a building using consistent materials and resulting in a straight horizontal line.



Sign Band, Awning & Canopy

Signs should contribute to the quality of individual buildings and the overall streetscape, and should reflect the unique characteristic of their context. High quality, imaginative, and innovative signs are also encouraged. Commercial storefront signage should be subject to the following guidelines:



Fascia and Banner Signs

1. A fascia sign shall be erected no higher than the upper limit of the first storey of a building.
2. Back-lit or internally illuminated fascia signs are prohibited, except where only the individual lettering is back-lit. Fascia signs shall not be more than 90% of the width of the building's 1st storey façade.
3. Max. height of a fascia sign is 62 cm (2.0 ft.).
4. Copy must not exceed 30 cm (12.0 in.) in height.
5. Individual letters mounted directly to a wall shall be allowed.
6. Sign shall not project greater than 20.32 cm (8.0 in.) from the adjacent wall.
7. Sign shall not exceed a thickness of 15.24 cm (6.0 in.).
8. Fascia signs on the second or third floor are permitted for building identification purposes only and shall only be permitted if:
 - The applicant can provide historical evidence that a similar sign existed in the past at that location;
 - The sign is the name of the building and not a specific business;
 - The lettering is replicated to appear like a faded or ghost-like original historical sign;
 - The sign faces a street or public lane; and,
 - The total sign area for painted fascia wall signs (per location) shall not exceed 65 m² (700.0 sq. ft.).



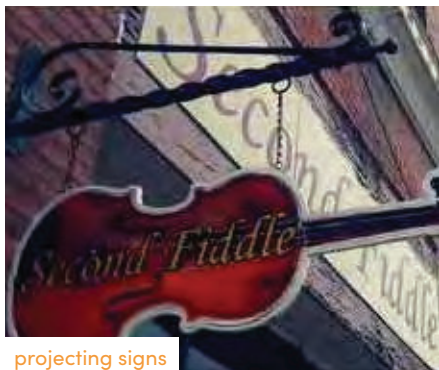


fascia and banner signs



Projecting Signs

1. Min. clearance of 2.5 m (8.0 ft.) above the finished grade or floor level and located between the first and second storey
2. Projecting sign area shall not exceed 0.75 m² (8.0 sq. ft.)
3. Projecting sign shall not project greater than 1.0 m (3.0 ft.) from the adjacent wall
4. Projecting sign shall not exceed a thickness of 10.0 cm (4.0 in.)



projecting signs



guidelines for projecting signs

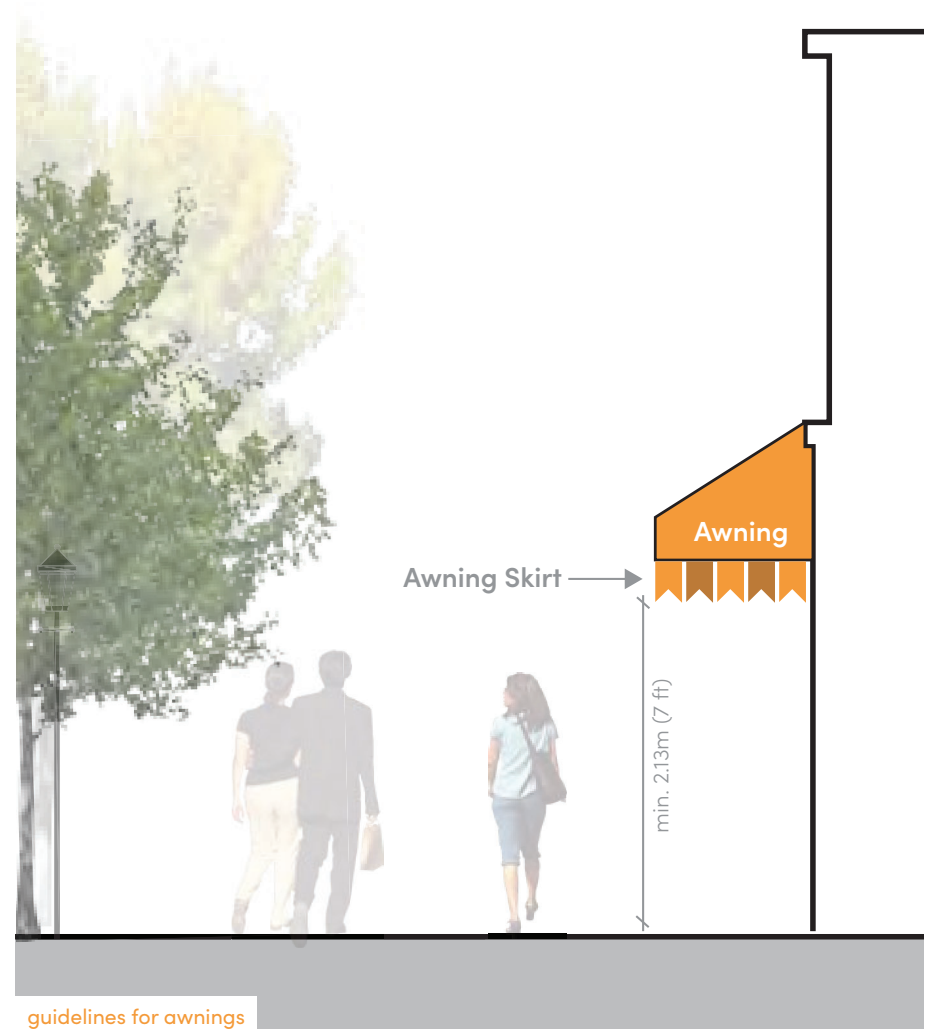
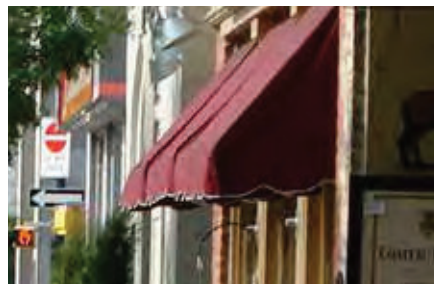
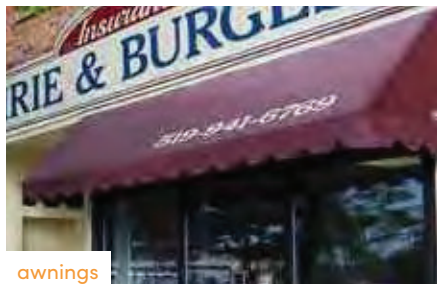


Canopy Signs

1. Canopy signs are prohibited

Awning

1. Maximum of 1 awning per business frontage.
2. The bottom edge of awning shall be a minimum of 2.13 m (7.0 ft.) above the ground surface.
3. New awnings shall have the traditional profile, retractable with a skirt (valance) utilizing canvas or material similar in appearance .
4. No sign shall be suspended from an awning covering or support structure.
5. Canopy, bubble awnings or non-retractable awnings are not permitted.
6. Valence or bottom edge of awning sign shall not exceed 15.24 cm. (6.0 in.) in height.
7. Signs shall be a non-illuminated, painted or stenciled on the fabric surface of an awning.
8. Awning skirt shall not exceed 15.0 cm (6.0 in.) in height.

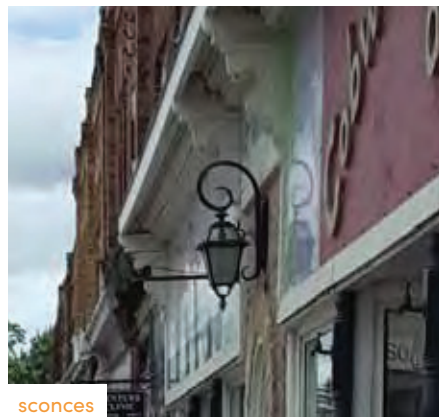


Lighting

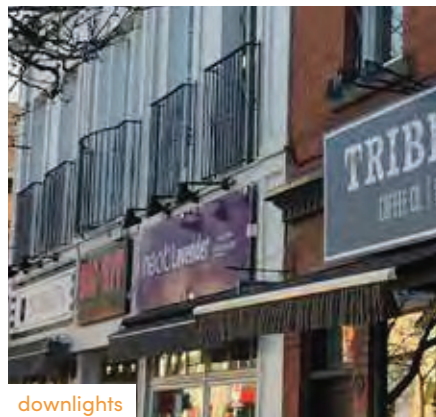
1. Lighting along the storefront is encouraged for safety purposes and to highlight signage.
2. All approved signs may be illuminated only by an external light source.
3. Lighting should be balanced with adjacent buildings' lighting.
4. Lighting should be located above the signband or the window to encourage window shopping without interfering with pedestrian traffic.
5. Fixtures should be of an appropriate size and style to complement the overall architectural expression of the building.
 - Sconces, gooseneck lights and downlights are encouraged.
6. External light sources shall be shielded so that the light source is not visible off the property on which the sign is located.
7. The use of back-lighting is restricted to copy only.



gooseneck lights



sconces



downlights

Ground Sign

1. The maximum height shall not exceed 0.91 m (3.0 ft.)
2. Maximum width shall not exceed 0.61 m (2.0 ft.)
3. Maximum sign area shall not exceed of 0.56 m² (6.0 sq. ft.) per side
4. Maximum 1 sign per street frontage
5. The sign shall be placed directly in-front of a business property and shall not to obstruct pedestrian traffic
6. Sign use - only during operating hours of the business
7. The sign shall not be located on roadways (including paved shoulders), centre medians, medians between main roads and service roads, traffic circles, or any islands/medians separating traffic





UPPER STOREYS + ROOF

The upper storeys and roof of a building most often incorporate key architectural features that make up the Town's historical character. Moreover, elements, like cornices, have the potential to stitch the buildings together, creating a cohesive built form.

Windows, Sill and Lintel

1. The historic window style including the window, sill and lintel should be conserved and promoted.
2. Where possible, the window openings and architectural style should be restored to the historic window style and should maintain datum lines and match the rhythm of the window spacing on the rest of the façade and/or on surrounding buildings.



Cornices

Cornices add a sense of completion and historic ornamentation to storefront buildings. Many older buildings in Downtown Shelburne have had their cornices removed, while newer ones have in some cases been built without cornices. While developing greater unity in cornices should be the goal, this is challenged somewhat by the steep slope of Shelburne's Main Street, which results in varying roof heights.



Guidelines for cornices include:

1. Adjacent buildings of the same height should have a single, unified cornice treatment.

2. Where buildings of slightly different height are adjacent to one another, the use of a false front extension on the shorter building can allow them to share a single cornice.
3. Cornices should be constructed out of wood, pressed metal or stone.
4. Cornices should be of a light colour to provide contrast with the rest of the building.



historic window and cornice style

