

# SCHEDULE D-TOWN OF NEW GLASGOW ARCHITECTURAL GUIDELINES

Town Of New Glasgow, Nova Scotia  
Architectural Guidelines

MacFawn and Rogers Architects Limited

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## 1. Introduction

This document has been produced to supplement the Municipal Development Strategy as it relates to the built environment of downtown New Glasgow. Specifically, it states a set of architectural guidelines for facade renovation and new construction in the downtown area. In other cases, it makes recommendations in lieu of hard guidelines where appropriate.

The guidelines were developed from an analysis of the significant older buildings along Provost Street and immediate area. This analysis identified important architectural features common to these buildings, such as roof cornice lines, window proportions, building material, transparency at ground level, and so forth. In addition, reference was made to original design, where this information was available through local archival sources.

If new facades and new buildings respond to the guidelines, there will be a continuity and harmony of streetscape and a respect for the older buildings. The guidelines are not intended to produce museum replicas. They may be used to renovate or restore existing facades but are equally applicable for the creation of contemporary architecture which, if designed with sensitivity, can add consistency and vitality to the street.

The downtown is comprised of distinct "architectural precincts", each precinct displaying its own architectural characteristics. The various precincts are labelled as Provost Street, Riverfront South, Riverfront Centre, Riverfront North, Archimedes Street, and Heritage. This document analyzes each one of these districts and tabulates suitable guidelines.

Provost Street has the highest concentration of buildings and also the highest concentration of commercial/retail activity. The success of the architectural image of downtown will depend mainly on the careful and sensitive renovation of

facades along Provost Street. Although not high in commercial/retail activity, the Heritage precinct imparts a strong architectural image which should be protected and developed to support Provost Street activity.

There are a number of components to the overall success of a street facade program. Aside from a special section on "Heritage Walk", this document deals with one component only, that is, buildings.

In addition to the above, a comprehensive street facade program would include detailed recommendations on the following:

- heritage conservation program
- street elements
- landscaping
- signage

The above components are beyond the scope of this document, but ought to be included for detailed study as part of an overall street rejuvenation program. These are highlighted in the appendix for further consideration.

This report is organized into the following sections: a description of the various architectural precincts and resulting guidelines, a proposal for a "heritage walk", recommendation for a resource/review committee, an appendix illustrating use of the guidelines, and finally an appendix dealing with related issues outside the scope of this work.

March, 1989

## 2. Objectives

1. to develop architectural guidelines for facade renovation and new building in downtown New Glasgow
2. to develop other related architectural recommendations about the thematic linking of various parts of the downtown area, the location of certain activities, and the development of landscaped areas.
3. to foster interest in and encourage the use of guidelines
4. to present the guidelines so that:
  - (a) they may be used by the town in developing its own projects
  - (b) they may be used by private owners who wish guidance in developing building designs sympathetic to the architectural character of New Glasgow



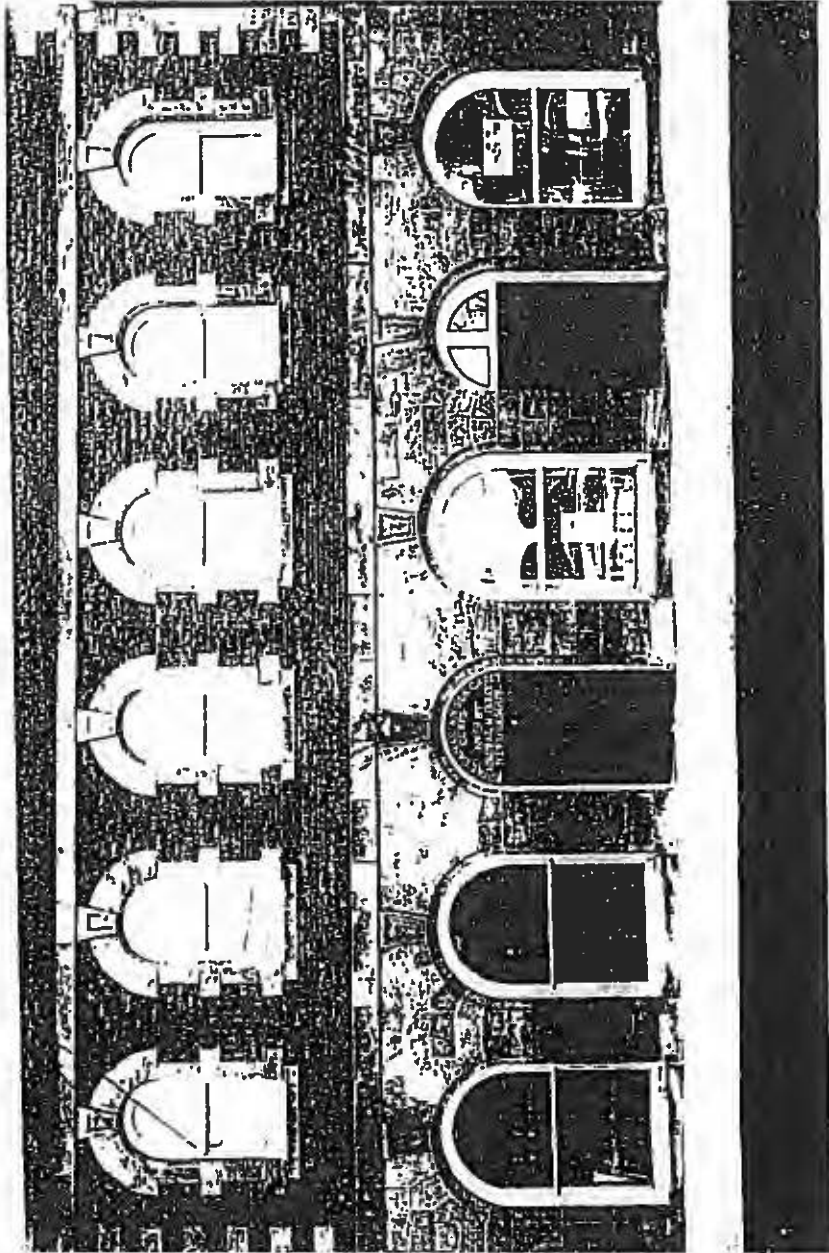
### 3. Architectural Precincts And Guidelines

In considering the various architectural precincts which make up the downtown of New Glasgow, we have developed a set of priorities for the expenditure of effort by the town. The reasoning which establishes these priorities is described in this section, together with a general introduction to the architectural guidelines and recommendations. In the sections which follow, the specific guidelines and recommendations are listed and illustrated. The various precincts are illustrated on Map 3.1.

#### Method

The method for developing the architectural precincts and architectural guidelines for downtown New Glasgow involved the following steps:

1. The buildings were carefully viewed, photographed and analyzed using overlay sketches where necessary.
2. According to the characteristics of the buildings, as well as the ways in which they are grouped, and the quality of the natural and manmade landscape around them, the various architectural precincts were identified.
3. The relative importance of each area was considered as a potential resource for drawing visitors, as well as from an architectural point of view. The priorities were thus assigned to each area (in consultation with the Mainstreet Committee).
4. The "Heritage Walk" was identified as a thematic architectural link between the precincts with the highest priority.
5. For Provost Street and Archimedes Street, specific architectural guidelines were developed for the design of individual buildings.



clear overall character for the street which they make.

The Provost Street Precinct is one of the two most valuable assets of New Glasgow from an architectural and urban point of view. (The other equally valuable asset is the Heritage Precinct.) If Provost Street is cherished and treated with care, it can become a stronger asset in the town's economy, drawing more visitors to participate in New Glasgow's noteworthy history. Hence, we recommend that this area be given first priority in New Glasgow's efforts to improve the downtown area.

The Archimedes Street Precinct presents the most difficult problems for New Glasgow's downtown area. The original pattern of downtown streets was such that the lots between Provost and Archimedes streets were all "through" lots. In earlier times, there were apparently more "through" businesses, with entries from both streets, but today almost all buildings emphasize Provost Street, making Archimedes Street the "back street" in the language of the town. So the street is usually edged by blind buildings with few windows or doors, and carparks. The uneven line of the street edge and the lack of consistent enclosure almost destroys the sense of street in the Archimedes Precinct. Thus, the guidelines for this area are concerned with establishing the strongest possible sense of street edge and enclosure, and the greatest possible relief from building faces which have no windows and/or doors. Unless almost all of the gaps in Archimedes Street are filled in with structures which face the street, it will be difficult to create the coherent image which is so clearly possible in the Provost Street Precinct. Given the expressed requirement for parking, this seems highly unlikely. Hence, we recommend that everything possible be done to improve the existing situations along the street while the current orientation of businesses is maintained and the carparking remains. In the overall picture of downtown New Glasgow's improvement program, we recommend that Archimedes Street be given third priority.

For the Heritage and various Riverfront precincts, general architectural recommendations were developed.

### Precincts and Priorities

The recommended priorities for the expenditure of effort on improvement programs are:

- Priority 1: Provost Street Precinct  
Heritage Precinct
- Priority 2: Riverfront Centre Precinct  
N.B. all of above linked by Heritage Walk

- Priority 3: Archimedes Street Precinct
- : Riverfront North Precinct
- : Riverfront South Precinct

The architectural requirements of the various precincts fall into three types:

- 1) guidelines for the design of buildings in the Provost Street Precinct
- 2) guidelines for the design of screens, awnings, signs, displays and landscaping for the Archimedes Street Precinct
- 3) recommendations, rather than design guidelines, for the location of new structures and landscaping, relocation of existing structures for the Riverfront (North, Centre, South) and Heritage Precincts

In the Provost Street Precinct, the guidelines are aimed at making a coherent street with consistent qualities, edged by buildings which are good neighbours. The aim is not to make individual existing buildings into outstanding examples of architecture (unless they already are, in which case maintenance and restoration are recommended). Rather, the aim is to make a collection of buildings with similar good qualities so that they each reinforce the group's collective presence. This will eventually achieve a street of impressive and memorable character. A collection of disparate buildings with a variety of qualities cannot add up to a

The Heritage Precinct represents one of the two most valuable architectural assets in New Glasgow. Many of the town's institutions are within this area, or face onto it. Several important churches are also located here. A number of stately historic houses make up one part of this precinct, and others face onto it. The landscaping overall has a parklike quality, and the topography allows beautiful views of park, downtown and river. We recommend that this area be maintained and protected with minor changes, and linked to Provost Street and Riverfront Centre by a "Heritage Walk" which is introduced below. We recommend that the Heritage Precinct receive first priority.

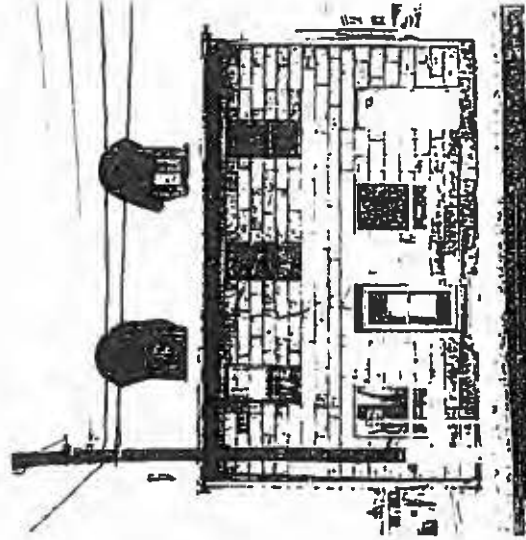
The Heritage Walk is proposed as an architectural and urban theme which links the Provost Street Precinct with the Heritage Precinct above it and the Riverfront Centre area below it. The walk should be along Dalhousie Street, Temperance Street, George Street, and Riverside Parkway. This route already has on it many of the buildings and sites of historic interest in downtown New Glasgow. By recognizing and marking the building and sites, and relocating and building some display elements, the walk will truly sum up the history and significance of New Glasgow. Section 4 makes detailed recommendations in this regard.

The Heritage Walk, together with the Heritage Precinct, Provost Street Precinct, and the Riverfront Centre Precinct should be a top priority of the town.

The Riverfront Centre Precinct is potentially a recreation place for the whole town and especially the downtown itself. The riverfront offers visitors a first view of the downtown approaching from the west bank of East Pictou River across George Street bridge. This image is an extremely important first impression, and recommendations are made for efforts to develop a coherent, memorable urban image from this approach. We recommend that this precinct should receive second priority for effort by the town.

The Riverfront North Precinct is the other major part of the first impression from the George Street bridge. Already the natural landscaping provides some coherence to the river edge on this side, and this should be maintained and developed. A key site in this precinct is the carpark behind Dandy's building. Specific alternative recommendations are made for this site. We recommend that this precinct receives third priority, because its general impact on the downtown is not detrimental at present.

The Riverfront South Precinct completes the first impression of the town from George Street bridge. Riverside Parkway should receive the same attention as in Riverfront Centre. If the open carpark on the south side of Bridgeview Mall is developed, it should be done carefully, and recommendations are made for this site. In general, this precinct does not have a significant influence on the downtown area, and we recommend that it receives third priority.



## ARCHITECTURAL CATEGORIES

### Introduction

In the Provost Street Precinct, six main categories of buildings were identified. Each of these is described below, and shown on streetscape photographs.

The buildings in categories A and B were analyzed in detail to extract in simple, clear terms the architectural principles which make them noteworthy buildings. (In later sections, these principles are developed into the minimum number of design guidelines which, if followed, will produce buildings of character and quality sympathetic with downtown New Glasgow. The guidelines are equally applicable for facade renovations, or for new buildings.)

The existing qualities of buildings in the Provost Street and Archimedes Street precincts can be described under six different categories:

#### Type A: Landmark:

A landmark building is a most significant building in downtown area and has regional or provincial importance. The building should be restored to original details and design. Detailed archival research is recommended.

#### Type B Landmark Complimentary:

A landmark complimentary building is important as indigenous architecture and should be preserved with original design and details. Detailed archival research is recommended.

#### Type C Compatible Building With Significant Features:

A building in this category has certain original features worthy of retention and the balance of the facade should be refurbished using design criteria. Recommended changes may range from essential to desirable.

#### Type D Compatible Building:

In this case, the facade displays no outstanding architectural features but nonetheless it is compatible with Landmark buildings and the general design should be retained. Changes should be to elements that are inconsistent with Landmark buildings, using the guidelines. Recommended changes may range from essential to desirable.

#### Type E Incompatible Buildings:

In this category, the building facade is inconsistent with Landmark buildings and has no redeeming features. Major renovations are required, using the guidelines.

#### Type P Recent Building:

Any building of recent design is unlikely to change in the immediate future. A building in this category may or may not meet the guidelines. The guidelines should be applied if changes are eventually contemplated.

PROVOST STREET East Side  
George St.- Dalhousie St. Block)

- 1: Landmark Building
- 3: Landmark Complimentary
- 2: Compatible Building With Significant Features
- 3: Compatible Building
- E: Incompatible Building
- F: Recent Building

E

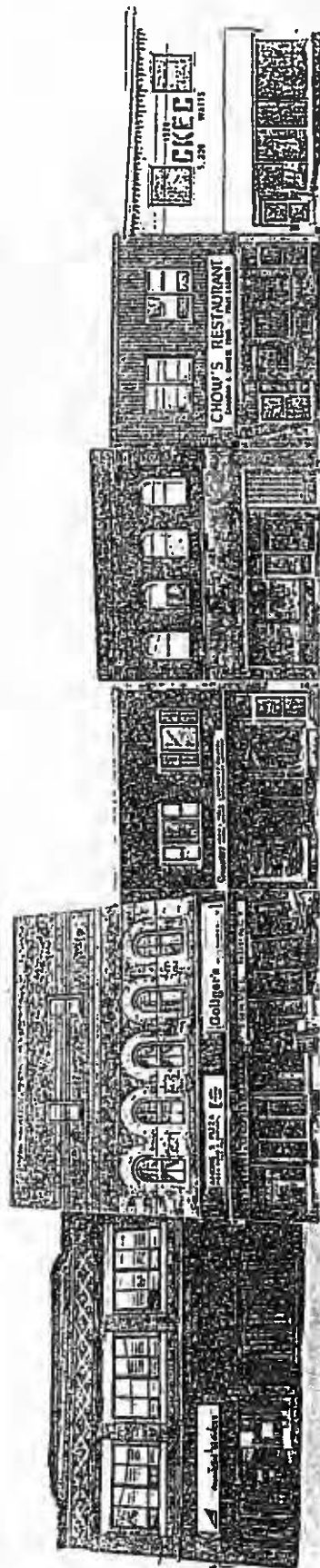
E

C

D

C

C



PROVOST STREET East Side  
(George St. - Dalhousie St. Block)

- A: Landmark Building
- B: Landmark Complimentary
- C: Compatible Building With Significant Features
- D: Compatible Building
- E: Incompatible Building
- F: Recent Building

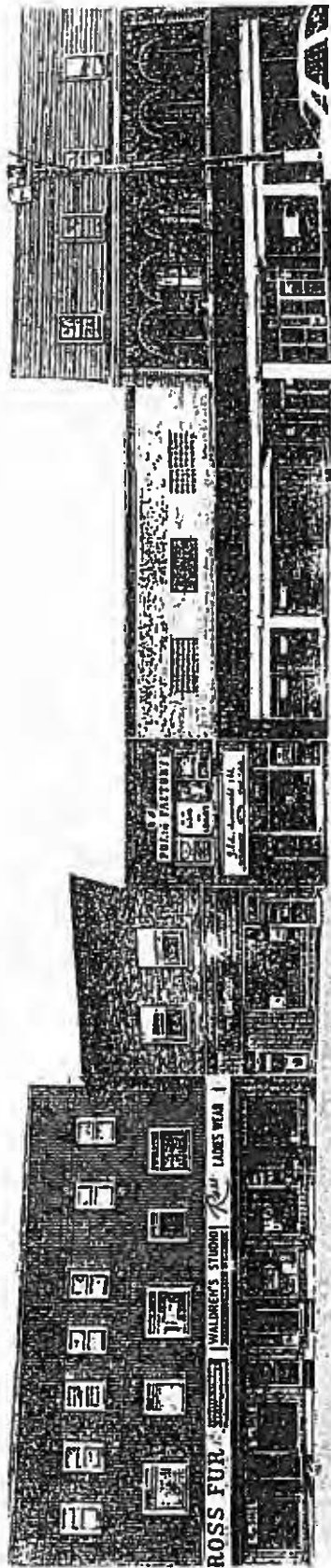
E

C

D

E

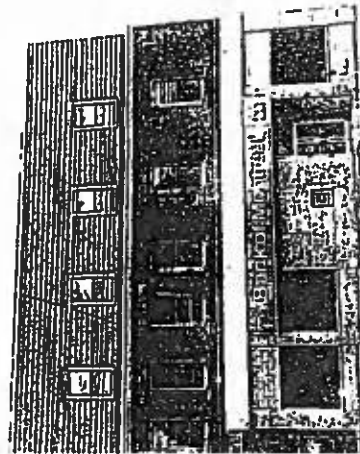
C



ROVOST STREET East Side  
Dalhousie St.- MacLean St. Block)

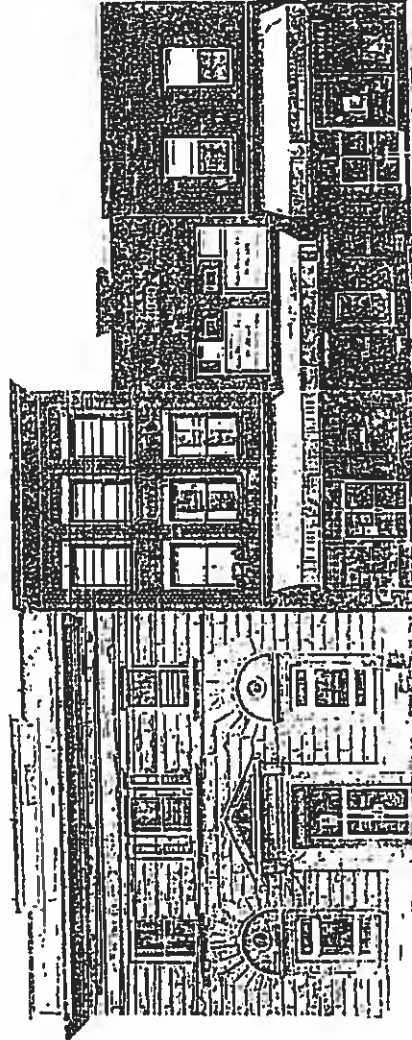
- : Landmark Building
- : Landmark Complimentary
- : Compatible Building With Significant Features
- : Compatible Building
- : Incompatible Building
- : Recent Building

C



Dalhousie Street

A



B

B

B

B

6

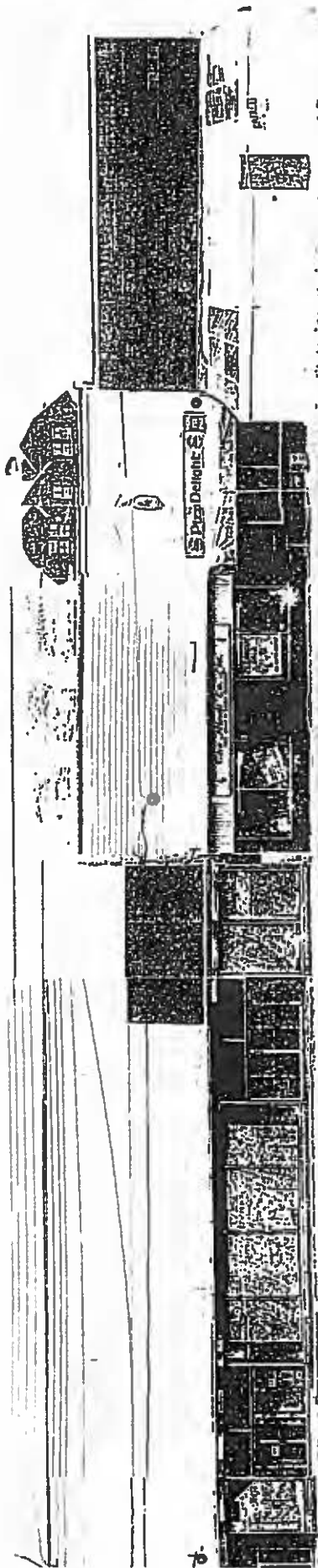
6

6

PROVOST STREET East Side  
(Dalhousie St.- MacLean St. Block)

- A: Landmark Building
- B: Landmark Complimentary
- C: Compatible Building With Significant Features
- D: Compatible Building
- E: Incompatible Building
- F: Recent Building

E E E F





PROVOST STREET East Side  
(MacLean St. - Forbes St. Block)

PROVOST STREET East Side  
(Forbes St. - Jury St. Block)

- A: Landmark Building
- B: Landmark Complimentary
- C: Compatible Building With Significant Features
- D: Compatible Building
- E: Incompatible Building
- F: Recent Building

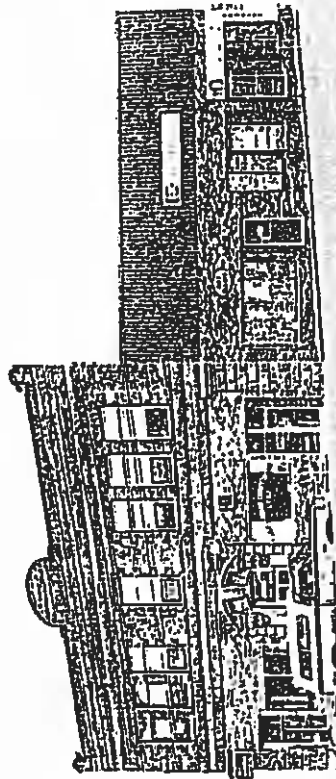
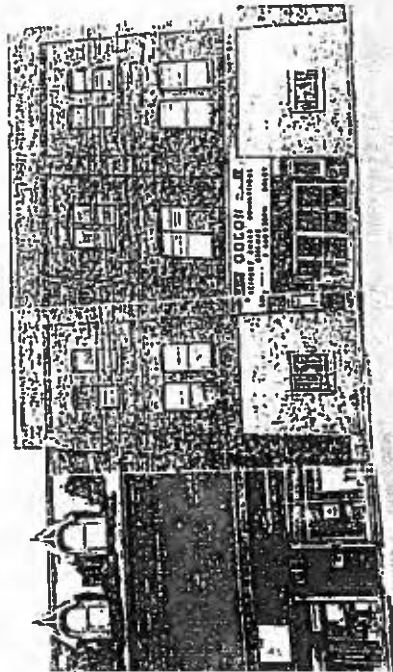
E

A

Forbes St.

C

C



ROVOST STREET West Side  
ury St.- Forbes St. Block)

- : Landmark Building
- : Landmark Complimentary
- : Compatible Building With Significant Features
- : Compatible Building
- : Incompatible Building
- : Recent Building

F

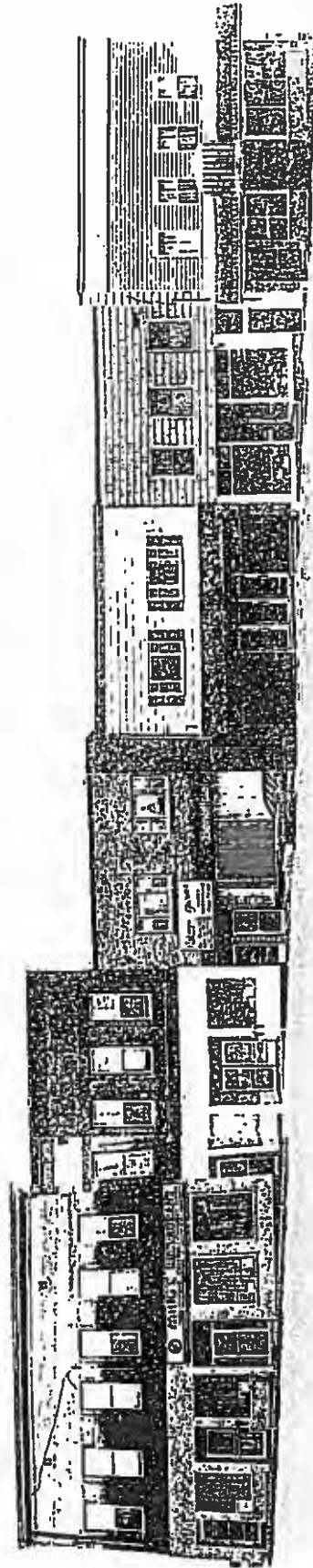
D

E

D

C

C



8

6

8

PROVOST STREET West Side  
(Forbes St. - MacLean St. Block)

- A: Landmark Building
- B: Landmark Complimentary
- C: Compatible Building With Significant Features
- D: Compatible Building
- E: Incompatible Building
- F: Recent Building

A

C

C

C

E

E



PROVOST STREET West Side  
(MacLean St. - Dalhousie St. Block)

Architectural Types

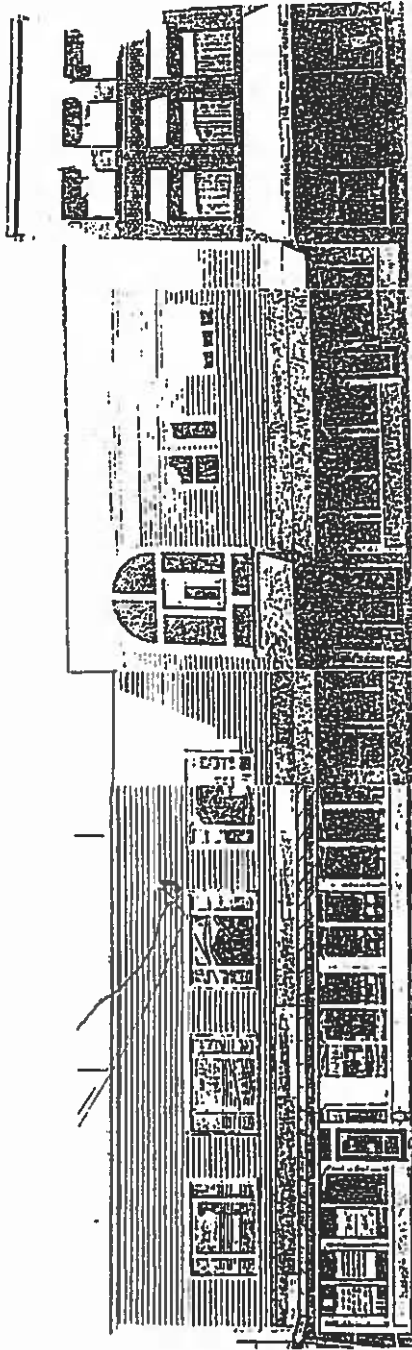
- A: Landmark Building
- B: Landmark Complimentary
- C: Compatible Building With significant Features
- D: Compatible Building
- E: Incompatible Building
- F: Recent Building

E

MacLean Street

F

B



PROVOST STREET West Side  
(MacLean St. - Dalhousie St. Block)

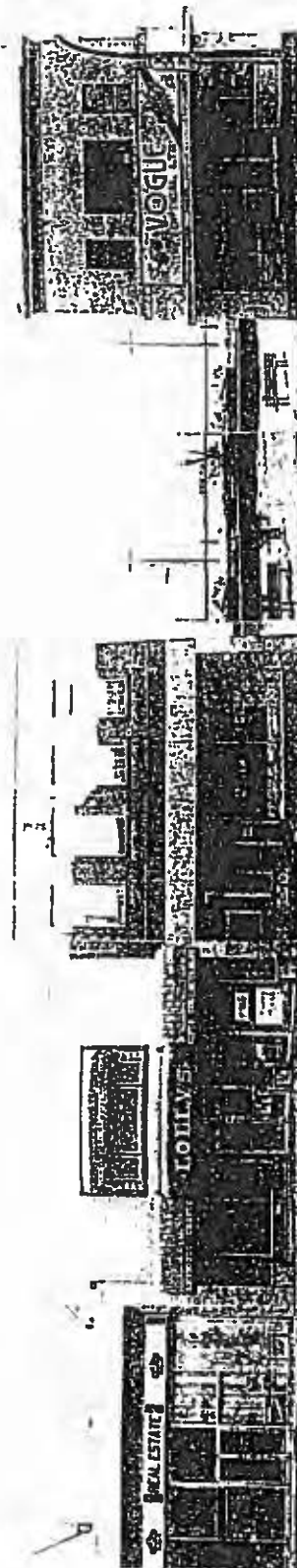
- A: Landmark Building
- B: Landmark Complimentary
- C: Compatible Building With Significant Features
- D: Compatible Building
- E: Incompatible Building
- F: Recent Building

E

D

C

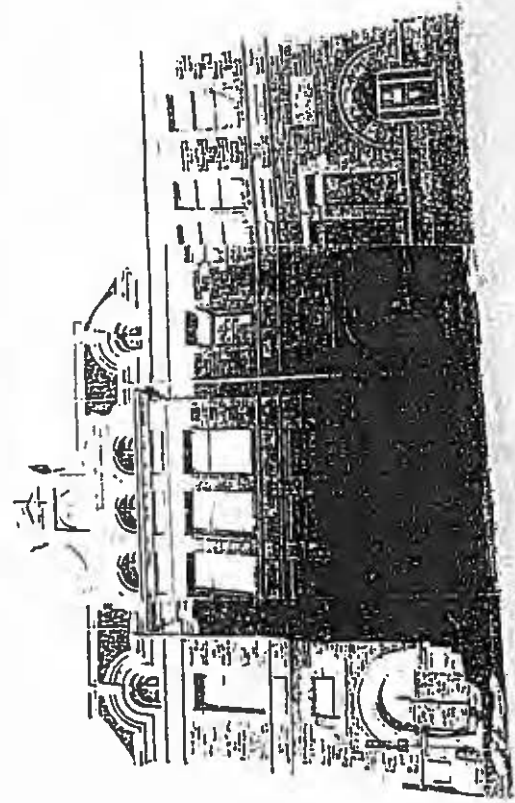
D



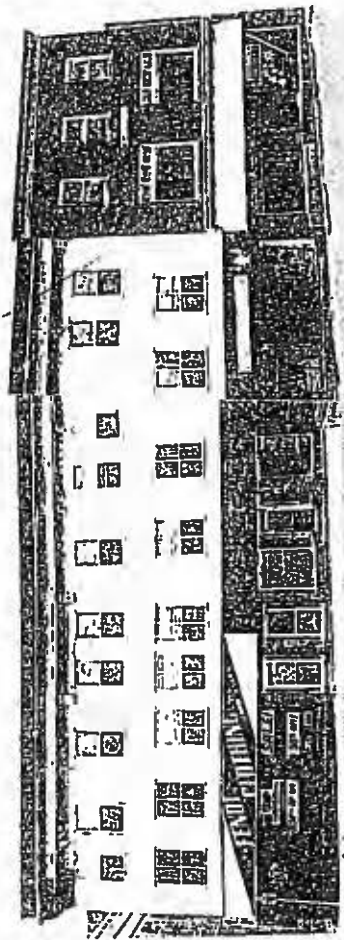
PROVOST STREET West Side  
(Dalhousie St. - George St. Block)

- A: Landmark Building
- B: Landmark Complimentary
- C: Compatible Building With Significant Features
- D: Compatible Building
- E: Incompatible Building
- F: Recent Building

C D



A



6

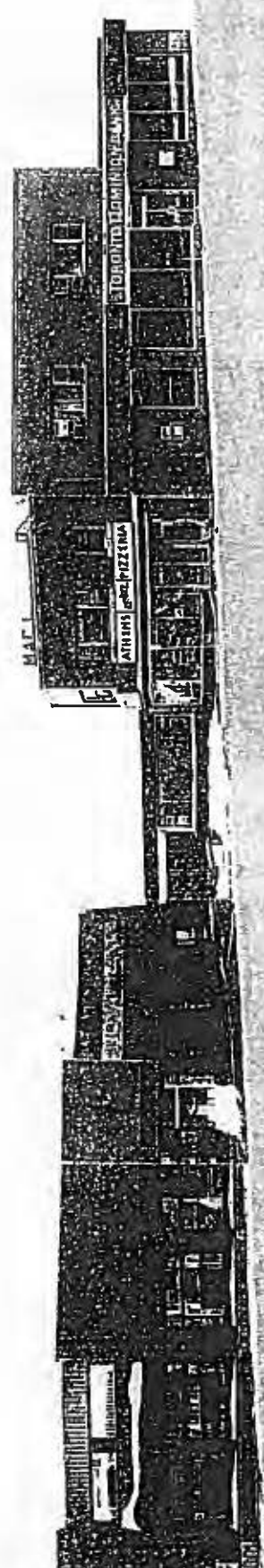
PROVOST STREET West Side  
(Dalhousie St. - George St. Block)

- A: Landmark Building
- B: Landmark Complimentary
- C: Compatible Building With Significant Features
- D: Compatible Building
- E: Incompatible Building
- F: Recent Building

F

D

F



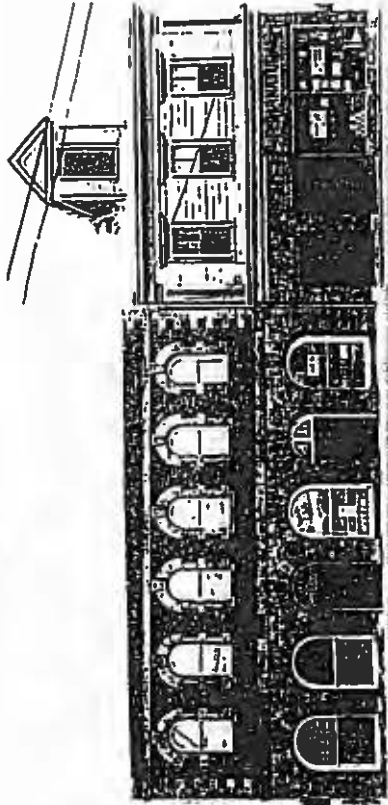
Architectural Types

GEORGE STREET North Side  
(Riverside Pkwy. - Provost St. Block)

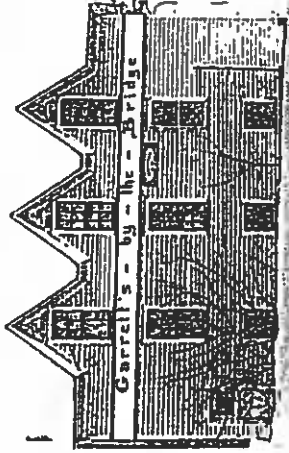
GEORGE STREET South Side  
(Riverside Pkwy. - Provost St. Block)

- A: Landmark Building
- B: Landmark Complimentary
- C: Compatible Building with Significant Features
- D: Compatible Building
- E: Incompatible Building
- F: Recent Building

A



C

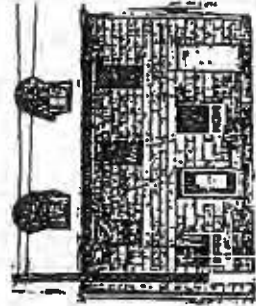


A

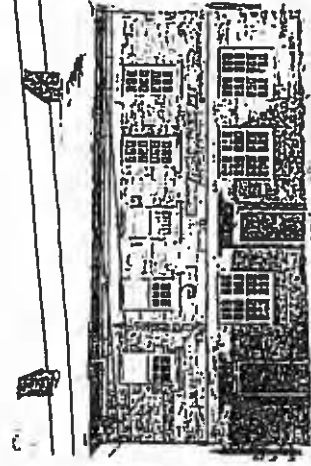
F



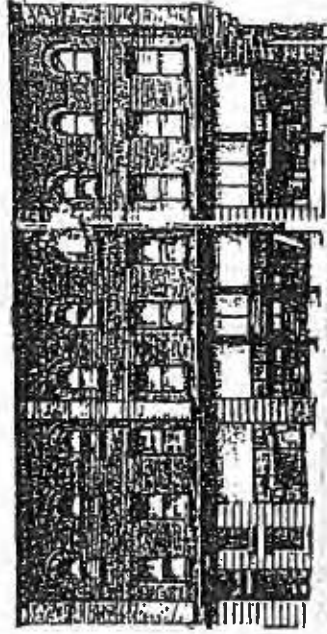
A



A



A



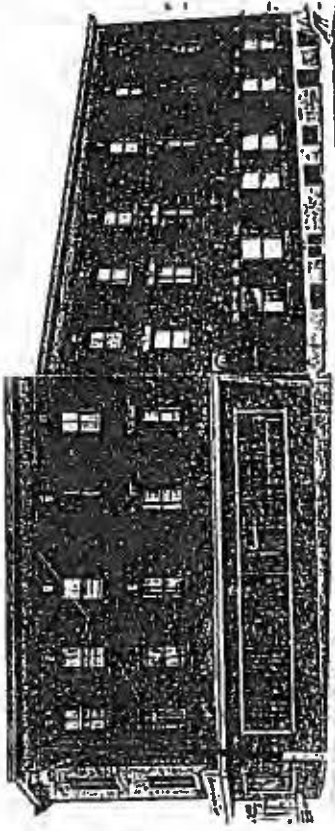
ARCHIMEDES STREET  
 JURY STREET  
 EAST RIVER ROAD Intersection

- A: Landmark Building
- B: Landmark Complimentary
- C: Compatible Building With Significant Features
- D: Compatible Building
- E: Incompatible Building
- F: Recent Building

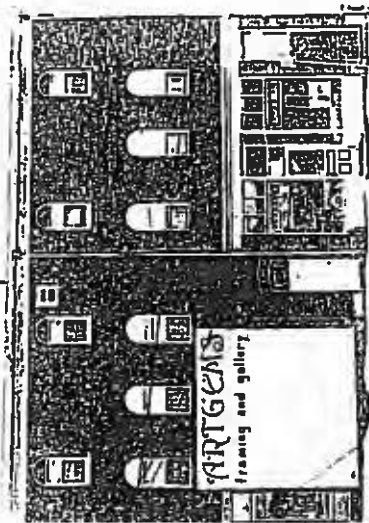
A



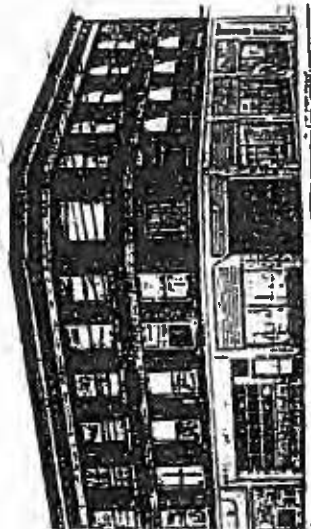
B



B



A

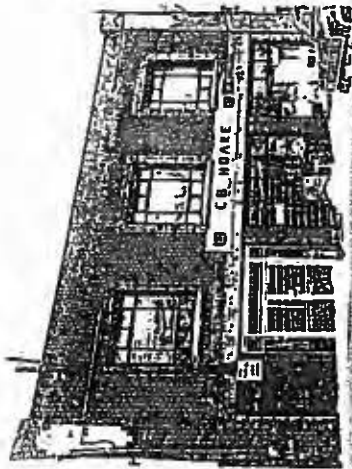


chitectural Typ-

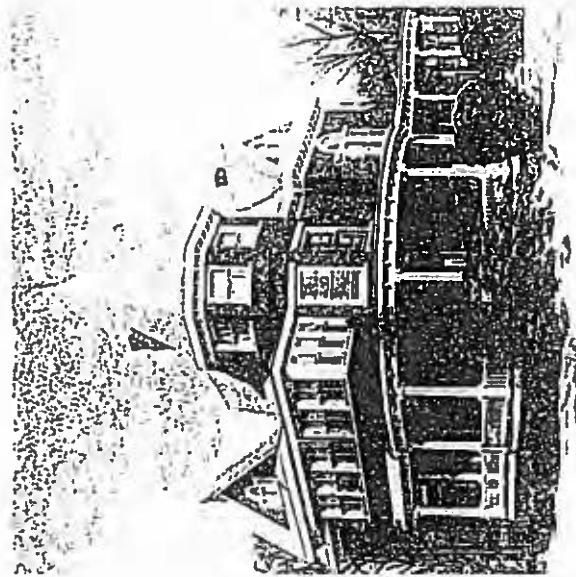
Heritage Precinct

- A: Landmark Building
- B: Landmark Complimentary
- C: Compatible Building with Significant Features
- D: Compatible Building
- E: Incompatible Building
- F: Recent Building

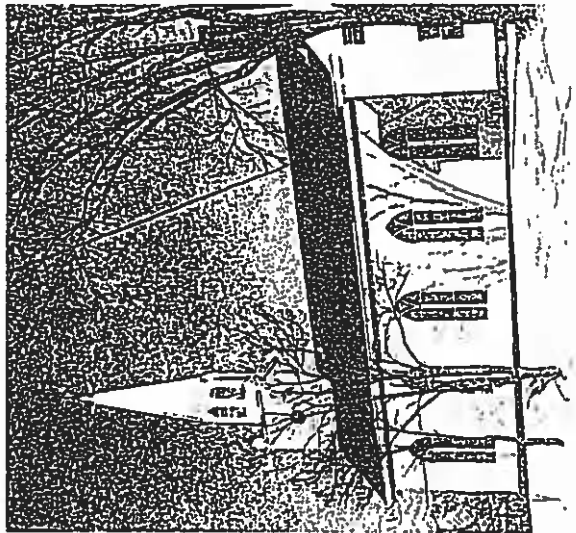
B

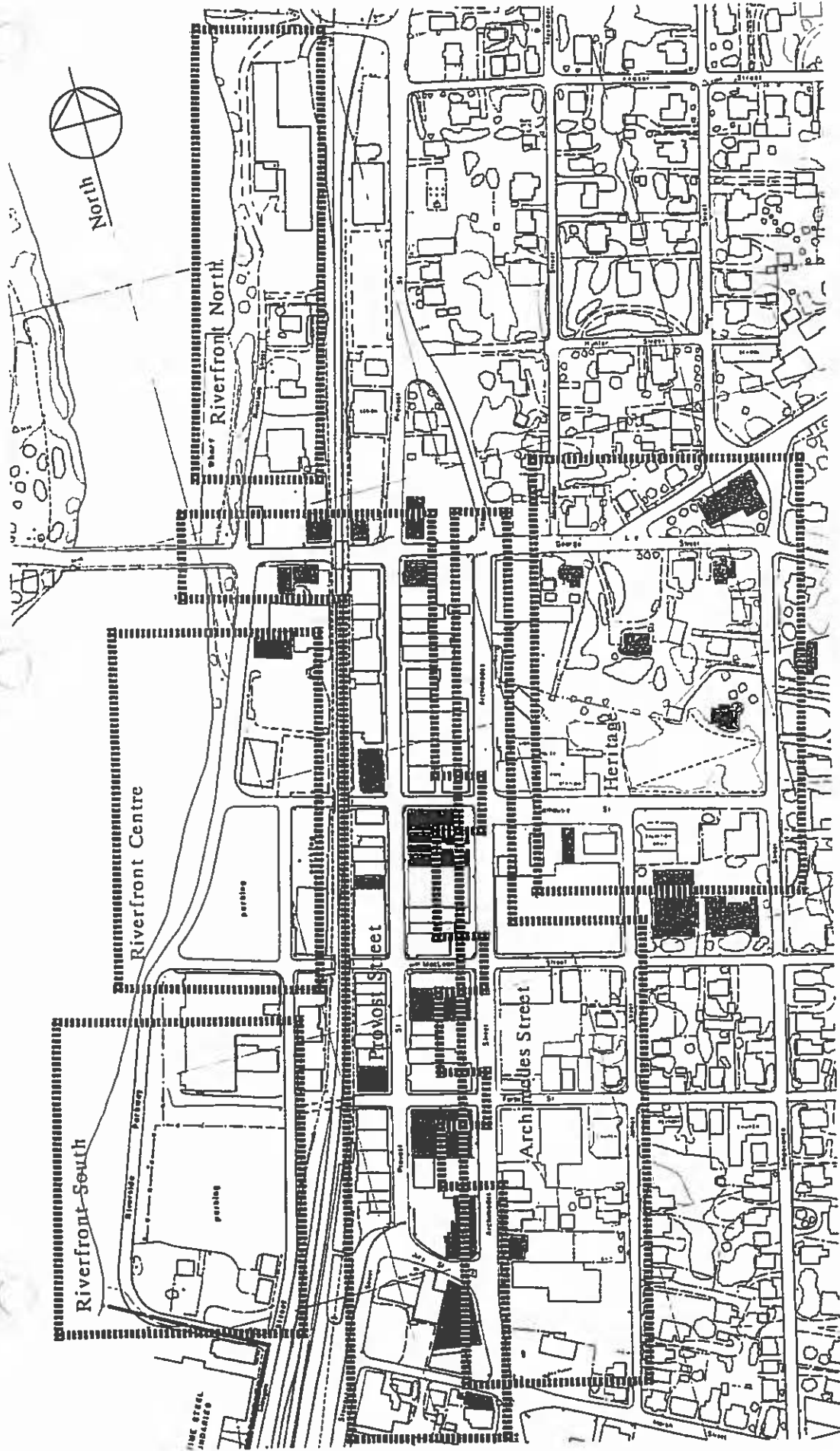


A Typical Landmark House



A





Not To Scale

Indicates Architecturally Significant Buildings Types A and B

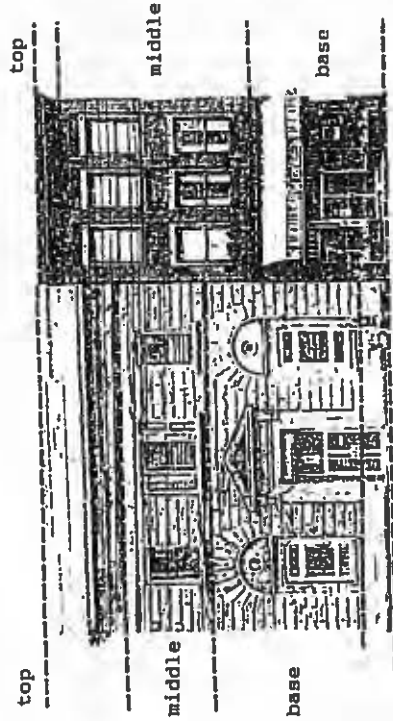
Map 3.1 Architectural Precincts

PROVOST STREET PRECINCT: ARCHITECTURAL GUIDELINES

This precinct represents an important architectural resource for the town of New Glasgow, and for the Province of Nova Scotia as well. The quality of the street, although significantly eroded by some insensitive renovations, can be regained to make a consistent, memorable environment capable of drawing visitors to the town. This can only be achieved by co-ordinated effort on the part of individual owners, and these guidelines are designed as the minimum necessary to achieve architectural and urban coherence. The guidelines are designated "essential", "important", and "desirable" to indicate their relative importance in achieving a coherent street image.

Guideline 0: Design Process

**Essential:** When dealing with the renovation of a building in the Landmark (type A or type B), or the Compatible categories, archival research should be undertaken to establish the original composition, materials and details of the building. The renovations where possible should restore architecturally significant composition, materials and details.



Guideline 1: Vertical Organization

**Essential:** Ensure that the building is visually divisible into base, middle, and top (for example, this may be done by detailed mouldings or lines on the facade, or changes of texture.)

**Desirable:** It is desirable that the bottom part of the base (where the building meets the ground) be a masonry line (stone or brick or concrete).

Guideline 1: Vertical Organization

Guideline 2: Horizontal Organization

**Essential:** Ensure that the outside corners of the building are emphasized (for example, this may be done by vertical continuity of piers, or cornerboards).

**Essential:** Ensure that structural continuity is retained vertically so that, in general, openings align and solid elements align.

Guideline 3: Openings

**Essential:** Ensure that windows in the upper floors have proportions which are taller than wide. If wide windows are required, they should be composed of elements which are taller than wide.

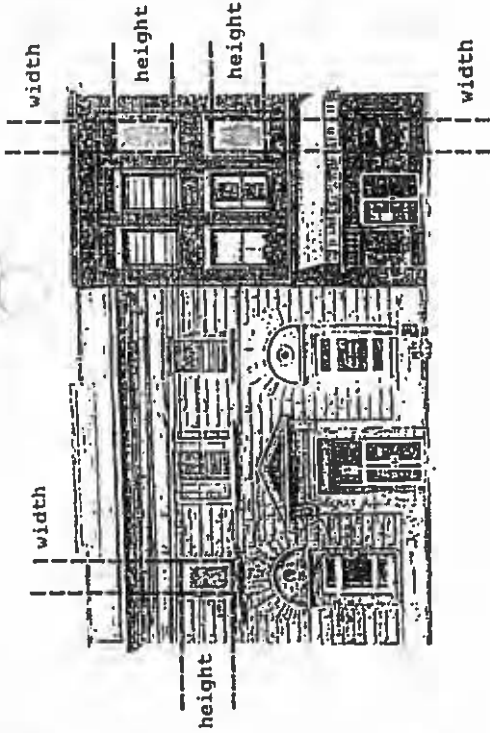
**Essential:** Ensure that "blind" storeys (storeys without windows) are avoided.

**Important:** It is important that the largest windows are at the base to create the maximum feeling of openness to the street.

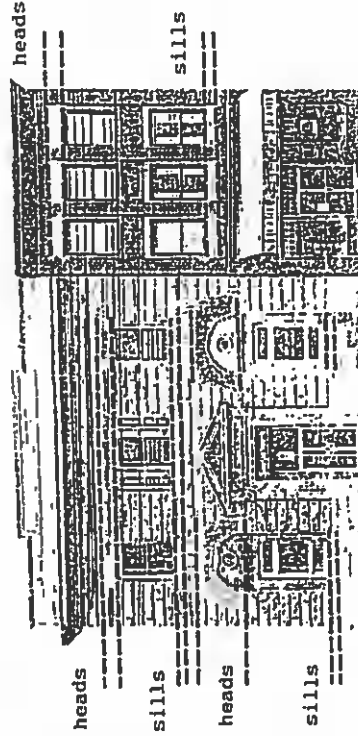
Guideline 4: Heads and Sills

**Essential:** Ensure that the heads and sills to window openings, especially to upper floors are visually emphasized, whether in masonry or wood construction.

**Desirable:** It is desirable that the sills to large windows in the base are as low as possible, preferably resting on the masonry line mentioned in guideline 1.

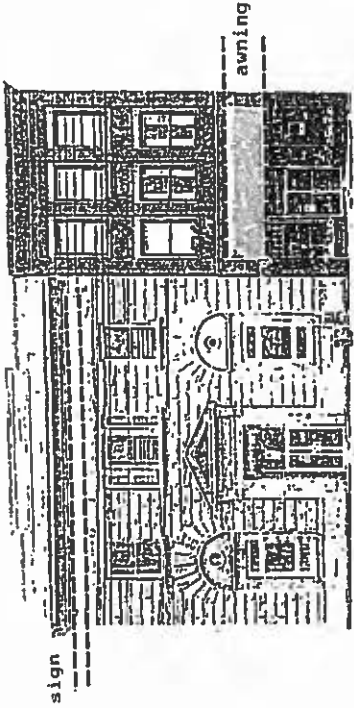


Guideline 3: Openings



Guideline 4: Heads & Sills

Guideline 2: Horizontal Organization



Guideline 5: Awnings & Signs

Guideline 5: Awnings and Signs

- Essential:** Ensure that signs fit and fill the architectural lines of the building vertically and horizontally.
- Desirable:** It is desirable that the building has an awning, or horizontal protection from weather (may be retractable). This should be in a clear band zone at the upper part of the base and should fit and fill the architectural lines of the building vertically and horizontally.
- Desirable:** It is desirable that signs be integrated with awnings.

Guideline 6: Materials

- Essential:** Ensure that the facades be of the fewest number of materials in the following list: stone, brick, concrete (in structural applications), wood siding, wood detailing.
- Essential:** Avoid metal siding, vinyl siding, ceramic or clay tiles imitative sheets (e.g. brick sheet), glass block (except as accent).
- Important:** Wood siding should have small exposure (4") rather than large.

Guideline 7: Details

**Essential:**

Ensure that when renovating buildings in Landmark or Compatible categories, the original visible details are restored as far as possible.

**Essential:**

Ensure that at least some of the following aspects are emphasized with articulated details:

**Base:**

the stone line, window and door frames

**Middle:**

window sills and heads

**Top:**

eave line or cornice line

**Corners:**

the vertical edges of the building (NB: if the building occupies more than one original lot, the original lot rhythm of the street should be emphasized with the composition of the facade)

**Structure:**

exposed or expressed connections such as column to beam or column to wall above

Guideline 8: Archimedes Street, East River Road, Jury Street Intersection

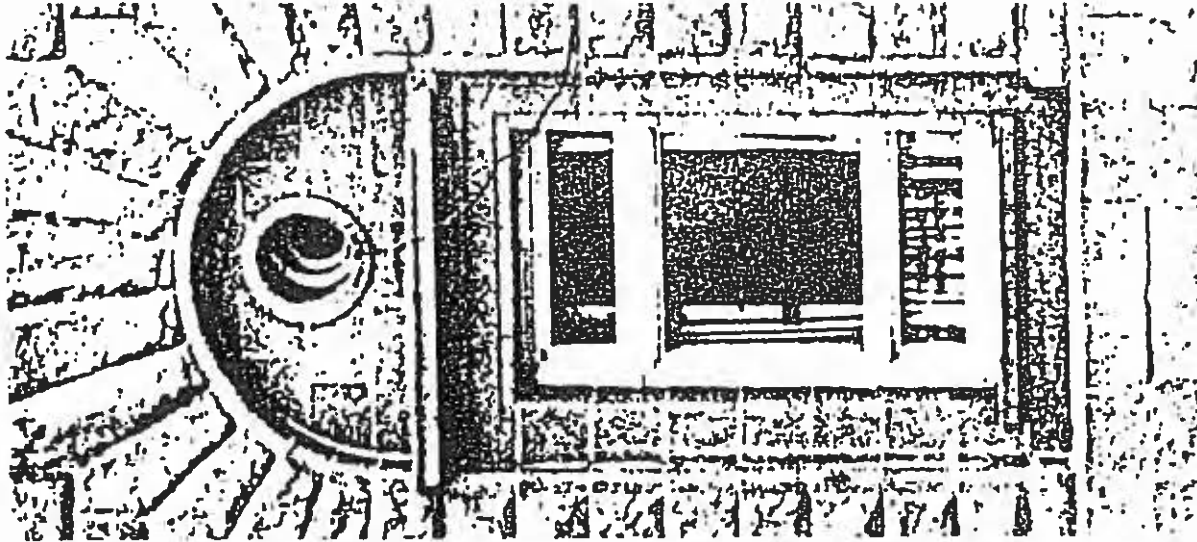
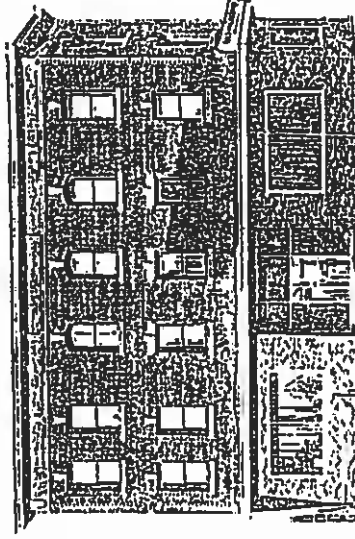
**Essential:**

Three brick buildings marking this corner (especially the Norfolk Hotel) should be restored to original lines and details wherever possible.

Guideline 9: Street Elements

**Important:**

Replace existing power/light poles with slim, elegantly designed pole which integrates street lighting, attachments for power and other lines, attachments for Christmas and other ornaments, garbage containers, signage, etc.



RIVERFRONT CENTRE: ARCHITECTURAL RECOMMENDATIONS

This precinct comprises the first impression of the downtown from George Street bridge approach. The recommendations are intended to unify and make memorable this impression.

Recommendation 1: Riverside Parkway

**Essential:** Plant a full avenue of trees both sides of Riverside Parkway, to landscape architect's advice.

**Important:** Move Shipbuilding Monument on axis with Dalhousie Street to achieve maximum visual impact in view to river down street. Develop detailed landscape plan for immediate area around monument. Examine the possibility of open air recreation activities (e.g. sailing in summer, skating in winter) being located at the foot of Dalhousie Street, integrated with monument (see Heritage Walk section).

Recommendation 2: Site Between Central Trust and Garrett's

**Important:** Examine the possibilities for relocating the Farmers' Market to the open land between Garrett's and Central Trust.

Recommendation 3: Carparks Between Dalhousie and MacLean Streets

**Essential:** Make a detailed architectural/landscape study of the parking/bus stop areas between Dalhousie and MacLean Streets.

**Important:** Examine the possibility of locating a New Glasgow Tourist Information Kiosk at the corner of Glasgow and Dalhousie Streets.

Recommendation 4: Overpasses

**Desirable:** Examine careful landscaping to railway overpasses. (Supergraphics as previously recommended are not appropriate for the treatment of these.)

Recommendation 5: Building Facades to East Fictou River

**Essential:** Ensure high quality maintenance to facades.

HERITAGE PRECINCT: ARCHITECTURAL RECOMMENDATIONS

This precinct has a clear, coherent character and provides an extremely pleasant support area of parks and institutions for the Provost and Archbishops business precincts. There is little which needs to be done here, except to recognize the importance of this area, name it, and mark the important places related to significant people and events.

Recommendation 0: Design Process

**Essential:** When dealing with the renovation of a building in the Heritage precinct, archival research should be undertaken to establish the original composition, materials, details of the building. The renovations where possible should restore architecturally significant materials and details.

Recommendation 1: Existing Buildings

**Essential:** Ensure that when nearby churches and houses are being renovated, they are maintained or restored to original materials and details.

Recommendation 2: Landscape

**Essential:** Ensure that when landscape is being considered, the informal parklike character of the area is sustained and reinforced. Landscape advice is essential here. (See also recommendation 4.)

Recommendation 3: Heritage Walk

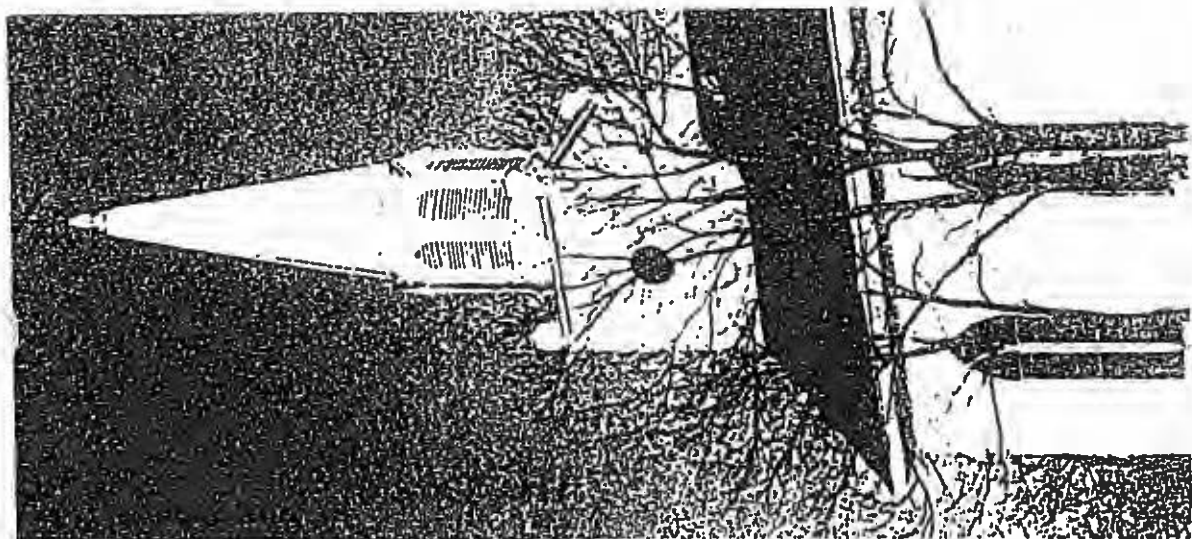
**Essential:** Through archival research, recognize and mark significant events, people, places with a professionally designed integrated set of signage/display elements along the Heritage Walk. (See Section 4.)

Recommendation 4: Compatible Uses

**Important:** Examine the possibility of relocating the Farmers' Market (see Riverfront Centre, recommendation 2) and developing a formal Heritage Park on this site. The park should be integrated with the Heritage Walk and designed to link visually with the park diagonally across the street. The park should also recognize its relationship to the future library extension as the site of the former town hall. Professional architectural/landscape design is necessary to consider all of these elements (Heritage Walk, two parks, library) together.

**Important:**

Examine the possibility of relocating Gallery 42 to a site outside the Heritage Precinct (e.g. vacant Woolworth's building?). Develop this building for civic use, e.g. police station, museum, courthouse.



ARCHIMEDES STREET PRECINCT: ARCHITECTURAL GUIDELINES

Guideline 1: Shallow Carports

- Essential:** Restrict wherever possible parked cars overhanging the sidewalk.
- Important:** Make overhead screen or awning to provide edge and enclosure to street wherever possible.

Guideline 2: Deep Carports

- Essential:** Provide edge and enclosure to street with screen and gate, or planting of tall slim trees.

Guideline 3: Backs of Buildings on Street Line

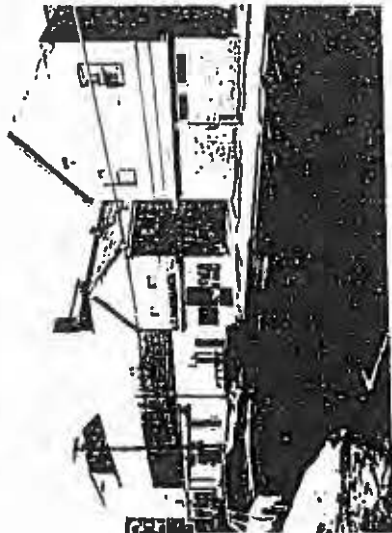
- Essential:** Provide as many windows as possible, especially at street level (follow guidelines 3 and 4 for Provost Street Precinct). Where windows are not possible, provide large, well lit, well maintained displays (possibly in glass cases), or carefully and consistently designed signs which announce the activities in the buildings.

Guideline 4: Fronts of Building on Street Line

See Provost Street Precinct Guidelines.

Guideline 5: Street Elements

- Important:** Replace existing power/light poles with slim, elegantly designed pole which integrates street lighting, attachments for power and other lines, attachments for Christmas and other ornaments, garbage containers, signage, etc.



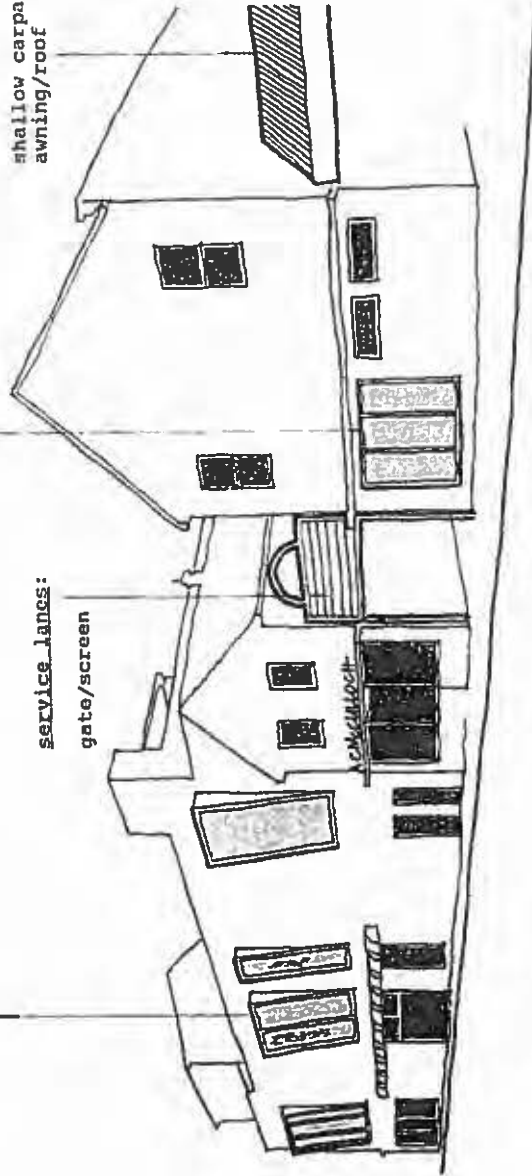
**upper storeys:**

large well lit displays & signs angled to be visible from car

service lanes:  
gate/screen

lower storeys:  
large well lit signs & displays, flush on wall

shallow carports  
awning/roof



RIVERFRONT NORTH: ARCHITECTURAL RECOMMENDATIONS

The most important parts of this precinct are the George Street and Riverside Street edges.

Recommendation 1: Dandy's Carpark

**Essential:** Design and erect built screen of brick or wood which conforms with as many Provost Street guidelines as possible, at George Street edge of carpark.

or

Alternatively, plant tall trees to form screen from corner to stone house (Squire Fraser's).

**Desirable:** Encourage building to be designed and constructed for this site, to Provost Street guidelines.

Recommendation 2: Riverside Street

**Essential:** Maintain existing natural landscape of riverbank.

RIVERFRONT SOUTH: ARCHITECTURAL RECOMMENDATIONS

Recommendation 1: Riverside Parkway

**Essential:** Plant a full avenue of trees both sides of Riverside Parkway, to landscape architect's advice. (See Riverfront Centre Recommendation 1.) Continue around to Glasgow Street.

Recommendation 2: Parking Area South of Bridgeview Mall

**Essential:** Any new buildings on existing parking area should face river, and make a continuous edge along the parkway. Servicing and parking should be from Glasgow Street.

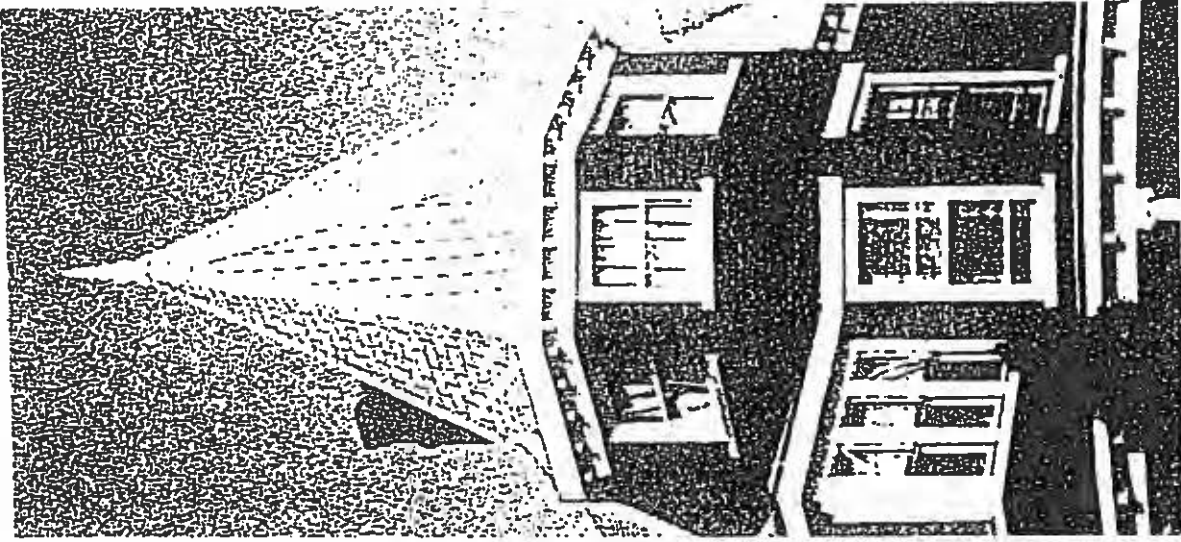
## 4. Heritage Walk

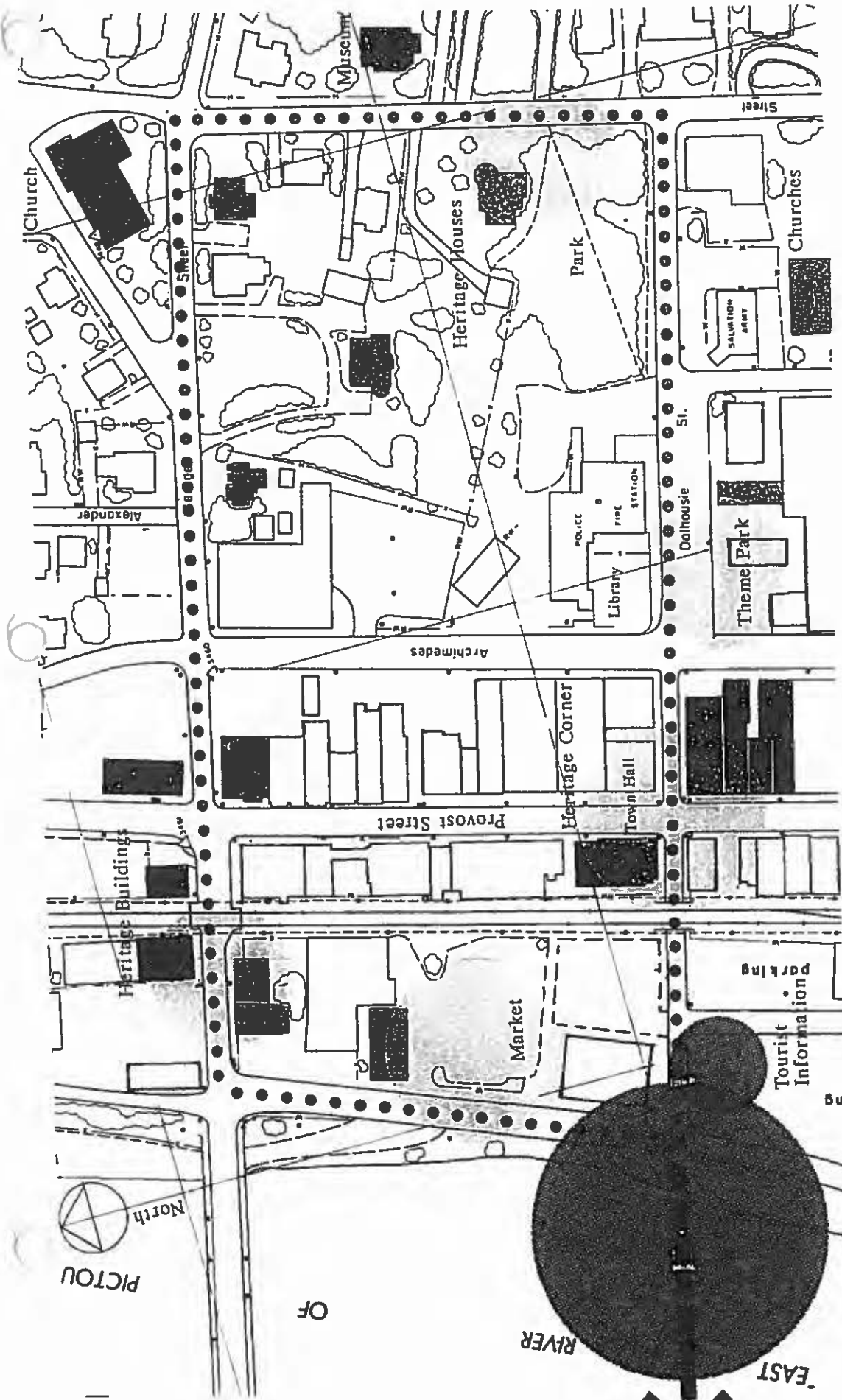
As an extension of the study of the architectural precincts, there exists an unique opportunity in downtown New Glasgow to create a major theme attraction by linking together several key areas. These areas are the Riverfront Centre, Provost Street and Heritage precincts. Many heritage buildings, historic sites, the museums, churches, and the older residential area are located in a very compact way within these areas. The areas may be linked by a designated walk which, for emphasis, may be called "Heritage Walk". The areas and the walk are illustrated on drawing 4.1. The following is a description of Heritage Walk as if it were in place.

### DESCRIPTION

The walk starts on the riverfront at the intersection of Riverside Parkway and Dalhousie Street. In addition to car and commuter bus parking, there is new designated parking for tour buses. A New Glasgow tourist information kiosk is located adjacent to the parking area together with a directory/display board illustrating shops and services available in downtown. At the kiosk, there are hand-out pamphlets describing the features as one proceeds along Heritage Walk. On the riverbank, on axis with Dalhousie Street, is the monument commemorating shipbuilding with benches and picnic tables integrated with new landscaping. A floating finger pier accommodates small boats and a charter boat for river tours. A second phase of this development will extend the pier to a permanent structure as a berth for a museum ship, a type traditional to New Glasgow in the early days.

Proceeding east from the waterfront, one crosses Provost Street, the main shopping street of downtown. The architecture of the town hall and neighbouring heritage buildings is illustrated in the guide brochure, along with important events and people in the history of the town. The buildings themselves are marked with well designed plaques.





Map 4.1 Heritage Walk

Not To Scale

Indicates Architecturally Significant Buildings Types A and B

Major Focal Point  
 Museum Vessel  
 Marina  
 Shipbuilding Monument

At the intersection of Archimedes and Dalhousie is the new library, bell monument, and Samson Museum. The library routinely arranges special displays of early New Glasgow as a feature on Heritage Week. Across the street from the library is the new Heritage Park, a formal garden in the summer, with historic displays.

Proceeding east on Dalhousie Street are the park and early churches of New Glasgow. The park features summertime displays or events such as band concerts, and the churches are open for viewing and or afternoon tea in the church hall. Looking back down the street, a flagpole, east or other tall element marks the hipbuilding monument.

Along Temperance Street, interpretive signage describes the age, construction, and style of the various large houses and the history of development of the neighbourhood.

Returning to the waterfront via George Street, one passes by various historic buildings marked with plaques. Along the waterfront is the avenue of trees along Riverside Parkway, and the relocated market, enhanced by landscaping, flags, and banners. This is a major feature on the waterfront and complements the monument, picnic area, marina, museum vessel display, and information kiosk.

#### IMPLEMENTATION AND MANAGEMENT

A heritage walk developed along the lines described above comprises many components, and implementation may be phased depending on resources available. It will require attentive management and co-operation by various groups for it to be successful.

Various components include the following:

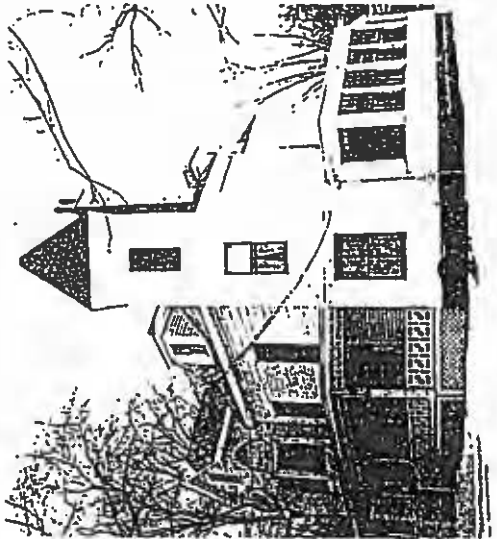
- landscaping
- signage
- a guide map
- possible special lighting
- promotion/advertising
- staging of events
- maintenance

- possible special surface treatment of the walk itself
- financing for capital works for information kiosk, relocation of the market, new park, marina works, etc.

#### BENEFITS

The benefits of this project are the following:

1. It will preserve the character of downtown New Glasgow.
2. It will enhance those features which make downtown New Glasgow unique, and make residents aware of the importance of their history.
3. It will be a point of reference for downtown New Glasgow.
4. It will be an attraction for visitors with resulting economic return.



## 5. Resource/Review Committee

To administer the guidelines and other recommendations made in this document, there will be need for a committee with a suggested broad base representation. The committee's mandate is seen as assisting rather than legislating with emphasis on its resource capability. The function and composition of the committee is described below.

### FUNCTION

- to review proposed designs for downtown and to determine if they fit in with suggested design guidelines; to make recommendations to owners, as appropriate
- to act as a resource where owners may come to obtain design advice based on the guidelines before any design work is started
- to collect archival material that would assist owners in renovating buildings to original conditions
- to carry out a public liaison program to advance interest in and use of design guidelines
- to initiate action on related matters pertaining to streetscape improvements and enhancement of the downtown environment, such as signage, landscaping, and pedestrian amenities
- to review guidelines from time to time and update as required

### COMPOSITION

A suggested committee composition is as follows:

- a representative from the downtown business association
- municipal staff member
- architect, or professional design-related person
- town councillor

- representative from heritage group
- citizen at large

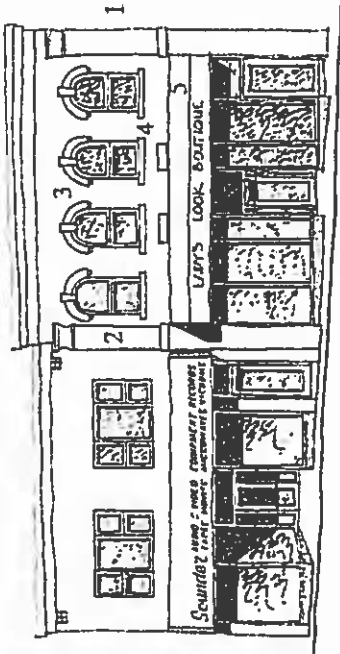
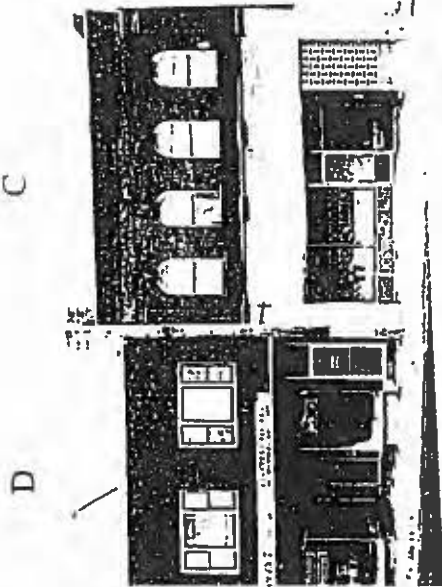
Meetings of the committee and management of review of design proposals would be determined by the committee.

# Appendix A

## Application Of Guidelines - Examples

The sketches adjacent illustrate application of the following Provost Street guidelines to building types C, D and E:

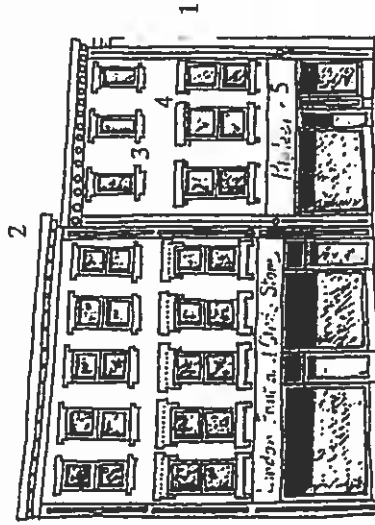
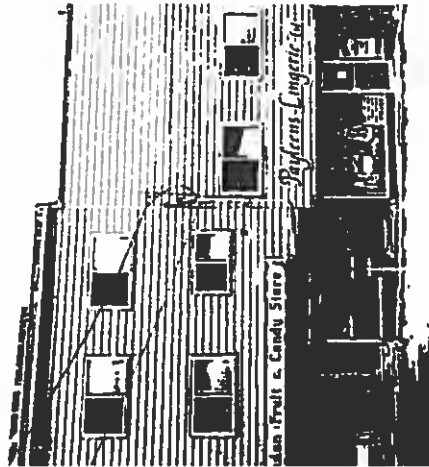
- Guideline 1
- Guideline 2
- Guideline 3
- Guideline 4
- Guideline 5



Building Types C and D - Existing Conditions

After Application of Guidelines

E E



Building Type E - Existing Conditions

After Application of Guidelines

# Appendix B

## HERITAGE BUILDINGS

This section addresses the recognition and protection of historic buildings in downtown New Glasgow. Historic buildings have an intrinsic value in themselves and are an economic resource by way of an attraction.

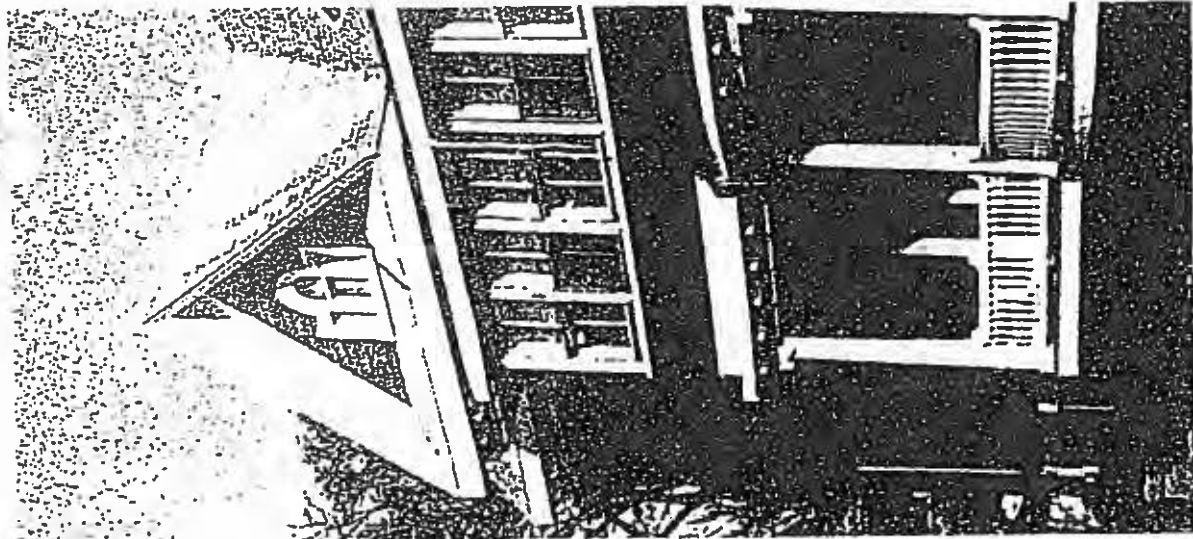
The following is suggested as a phased program leading to recognition and protection of heritage resources:

**Step 1.** Form a heritage advisory committee as a committee responsible to Town Council on matters of heritage. As the name implies, this is an advisory committee only, whose function is to make recommendations to Town Council on all matters relating to heritage preservation. Town Council would make final decisions on any recommendations.

**Step 2.** The committee will draw up an inventory of buildings in the downtown that are likely candidates for heritage designation. Note that this is an initial list only and may be revised or expanded as time goes on.

**Step 3.** Initiate a public awareness program on the value and importance of historic buildings. Consider a weekly newspaper feature or arrange displays or illustrated talks on the history of selected buildings. This could be strongly promoted with the concept of Heritage Walk.

**Step 4.** At a suitable time, adopt the heritage bylaw under the Provincial Heritage Property Act. This will give the town the authority to designate and protect heritage buildings. Under this bylaw, the exterior of a designated building may not be changed without approval of Town Council. Should an owner wish to make a change the council does not agree with, however, then this restriction applies for a period of only one year. In addition, this restriction applies only to the exterior and not to the interior.



A recommended reference manual for the above is A Guide to Better Signs, produced for the Harrington Street Business Improvement District by the City of Halifax, 1986.

advice to develop a landscape master plan for the downtown. This may be a phased program as resources become available, and the program would address the following:

1. The upgrading of Riverside Parkway as a tree-lined avenue including selection of a tree species of size and shape to be attractive both from the opposite side of the river and while driving along the Parkway itself; consideration of landscaping of the riverbank and proper screening of the riverfront parking areas.
2. Enhancement of Provost Street and Archimedes Street by trees where appropriate, including design of higher level of landscaping in the mini parks, the through lanes, and screen planting at edges of parking lots in and around Archimedes Street.
3. As the market is relocated to the waterfront, development of the present area opposite the library as a park, different in character and function than the present park diagonally opposite. This would enhance the urban sense of the library and the new park would be designed as a feature along Heritage Walk.

#### SIGNAGE

Recognize that good signage is an integral part of a successful streetscape. Consider a sign guideline manual as a reference document to owners contemplating new signs. The manual may contain description on the following:

1. sign types, e.g. wall signs, free-standing signs, projecting signs, awnings and canopy signs, etc.
2. combining signs and architecture
3. typography
4. fabrication, e.g. wooden signs, metal signs, fabric signs, glass signs, etc.
5. lighting techniques
6. maintenance

Step 5. Following adoption of the heritage bylaw, adopt an evaluation system. This system may include consideration of the age of the building, important persons or events associated with the building, the architecture of the building, the relationship of the building to the immediate area.

A numerical scoring system may be developed wherein points would be applied to each one of the above criteria. A building would need a minimum number of points to be eligible for designation.

Using the above system, evaluate buildings listed in the inventory. As a gesture, first score and designate the Town Hall.

Step 6. Develop an incentive program to encourage heritage protection. The provincial government already has in place sales tax rebate on materials used to repair the exterior of designated historic buildings. Consider a plaque program, a grants or tax relief program.

Step 7. In due course, designate heritage conservation districts wherein the entire area as opposed to building-by-building preservation would be protected. Changes to any buildings whether designated or not would require approval of Town Council so that the character of the area is maintained. A separate set of criteria would be developed for area conservation.

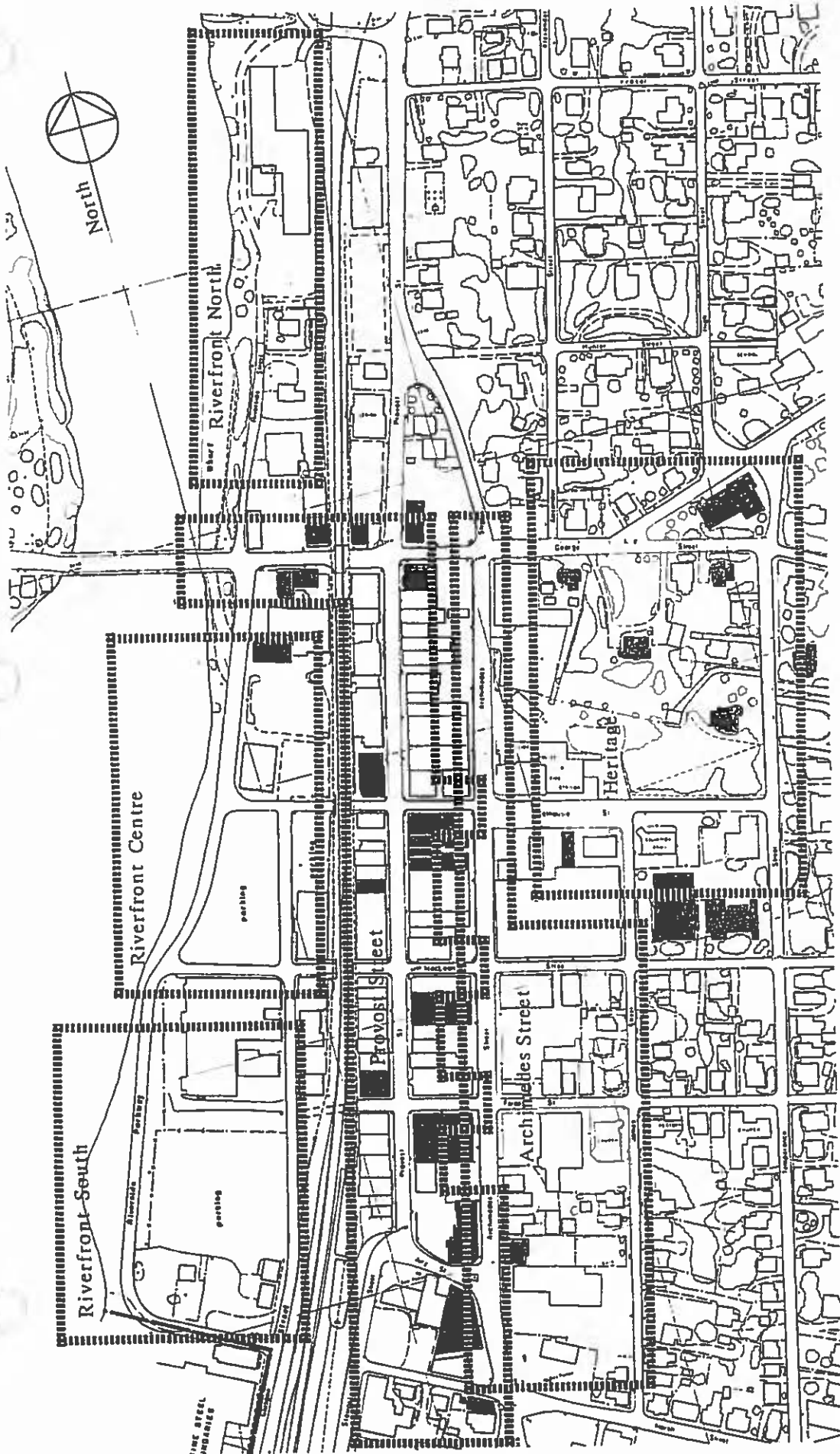
#### STREET ELEMENTS

As a long-term goal, consider underground wiring on Provost Street and Archimedes Street. In the interim, consider replacement of power poles to a type aesthetically designed which would integrate street lighting, waste containers at the base, sign displays and attachments for plants and civic ornaments at Christmas, etc.

#### LANDSCAPING

As further enhancement to the downtown, consider professional landscape

# SCHEDULE D-1-PROVOST STREET PRECINCT AND ARCHIMEDES STREET SUBJECT PROPERTIES



Map 3.1 Architectural Precincts

Indicates Architecturally Significant Buildings Types A and B

Not To Scale

# SCHEDULE D-2-PROVOST STREET GUIDELINES 1 THROUGH 6

## PROVOST STREET PRECINCT: ARCHITECTURAL GUIDELINES

This precinct represents an important architectural resource for the town of New Glasgow, and for the Province of Nova Scotia as well. The quality of the street, although significantly eroded by some insensitive renovations, can be regained to make a consistent, memorable environment capable of drawing visitors to the town. This can only be achieved by co-ordinated effort on the part of individual owners, and these guidelines are designed as the minimum necessary to achieve architectural and urban coherence. The guidelines are designated "essential", "important", and "desirable" to indicate their relative importance in achieving a coherent street image.

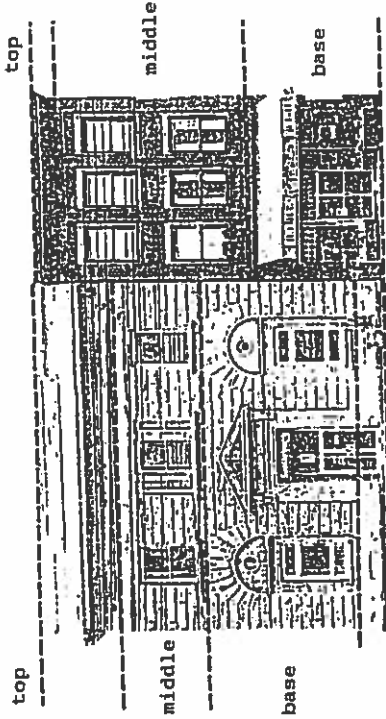
### Guideline 0: Design Process

**Essential:** When dealing with the renovation of a building in the landmark (type A or type B), or the Compatible categories, archival research should be undertaken to establish the original composition, materials and details of the building. The renovations where possible should restore architecturally significant composition, materials and details.

### Guideline 1: Vertical Organization

**Essential:** Ensure that the building is visually divisible into base, middle, and top (for example, this may be done by detailed mouldings or lines on the facade, or changes of texture.)

**Desirable:** It is desirable that the bottom part of the base (where the building meets the ground) be a masonry line (stone or brick or concrete).



Guideline 1: Vertical Organization

Guideline 2: Horizontal Organization

**Essential:** Ensure that the outside corners of the building are emphasized (for example, this may be done by vertical continuity of piers, or cornerboards).

**Essential:** Ensure that structural continuity is retained vertically so that, in general, openings align and solid elements align.

Guideline 3: Openings

**Essential:** Ensure that windows in the upper floors have proportions which are taller than wide. If wide windows are required, they should be composed of elements which are taller than wide.

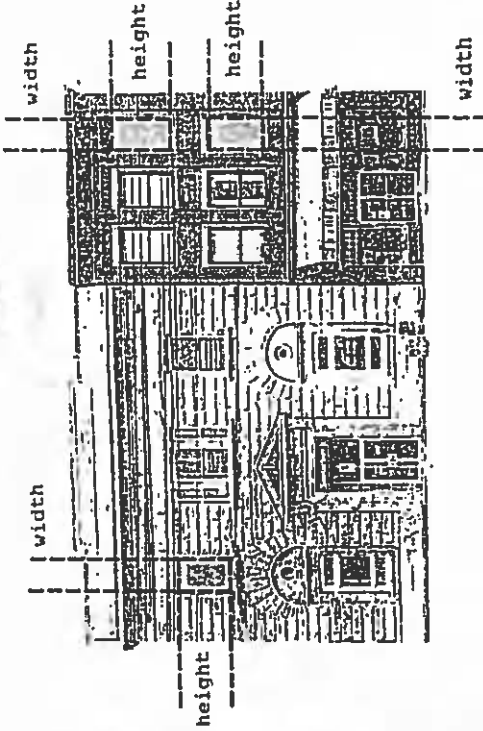
**Essential:** Ensure that "blind" storeys (storeys without windows) are avoided.

**Important:** It is important that the largest windows are at the base, to create the maximum feeling of openness to the street.

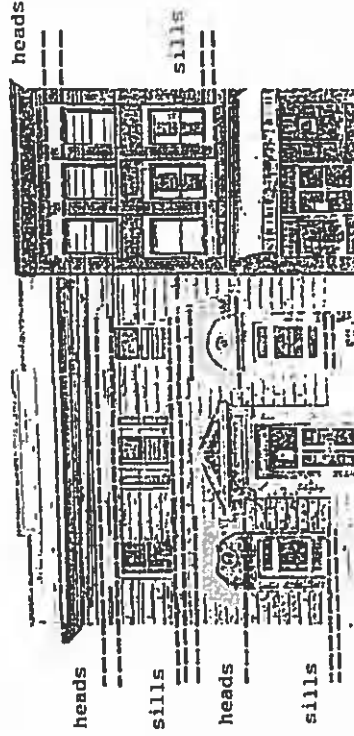
Guideline 4: Heads and Sills

**Essential:** Ensure that the heads and sills to window openings, especially to upper floors are visually emphasized, whether in masonry or wood construction.

**Desirable:** It is desirable that the sills to large windows in the base are as low as possible, preferably resting on the masonry line mentioned in guideline 1.

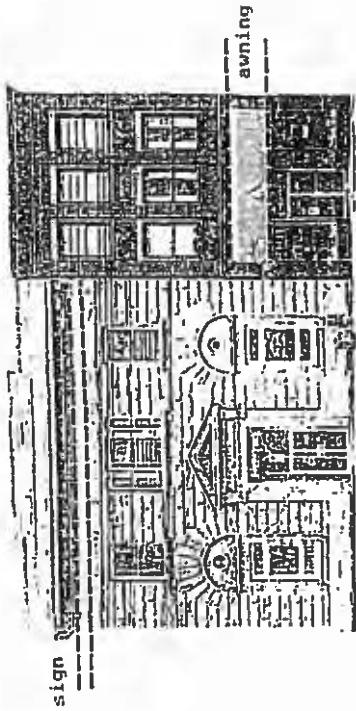


Guideline 3: Openings



Guideline 4: Heads & Sills

Guideline 2: Horizontal Organization



Guideline 5: Awnings and Signs

**Essential:**

Ensure that signs fit and fill the architectural lines of the building vertically and horizontally.

**Desirable:**

It is desirable that the building has an awning, or horizontal protection from weather (may be retractable). This should be in a clear band zone at the upper part of the base and should fit and fill the architectural lines of the building vertically and horizontally.

**Desirable:**

It is desirable that signs be integrated with awnings.

Guideline 5: Awnings & Signs

Guideline 6: Materials

**Essential:**

Ensure that the facades be of the fewest number of materials in the following list: stone, brick, concrete (in structural applications), wood siding, wood detailing.

**Essential:**

Avoid metal siding, vinyl siding, ceramic or clay tiles imitative sheets (e.g. brick sheet), glass block (except as accent).

**Important:**

Wood siding should have small exposure (4") rather than large.

