

Applicable Standards and Guidelines for the Conservation of Historic Places in Canada

819-823, 825 and 827 Fort Street

4.3.1 EXTERIOR FORM

Recommended	Not Recommended
6 Retaining the exterior form by maintaining proportion, colour and massing and the spatial relationships with adjacent buildings.	
10 Reinstating the exterior form by recreating missing, or revealing obscured parts to re-establish character-defining proportions and massing.	

Additions or Alterations to the Exterior Form

12 Selecting a new use that suits the existing building form.	Selecting a use that dramatically alters the exterior form; for example, demolishing the building structure and retaining only the street facade(s).
13 Selecting the location for a new addition that ensures that the heritage value of the place is maintained.	Constructing a new addition that obscures, damages or destroys character-defining features of the historic building, such as relocating the main entrance.
14 Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.	Duplicating the exact form, material, style and detailing of the original building in a way that makes the distinction between old and new unclear.
15 Designing an addition that is compatible in terms of materials and massing with the exterior form of the historic building and its setting.	Designing a new addition that has a negative impact on the heritage value of the historic building.
24 Reinstating the building's exterior form from the restoration period, based on documentary and physical evidence.	N/A

4.3.4 EXTERIOR WALLS

Recommended	Not Recommended
9 Repairing parts of exterior walls by patching, piecing-in, consolidating, or otherwise reinforcing, using recognized conservation methods. Repair may also include the limited replacement in kind, or with a compatible substitute material of extensively	

deteriorated or missing parts of the exterior wall assembly. Repairs should match the existing work as closely as possible, both physically and visually.	
14 Repairing an exterior wall assembly, including its functional and decorative elements, by using a minimal intervention approach. Such repairs might include the limited replacement in kind, or replacement using an appropriate substitute material or irreparable or missing elements based on documentary or physical evidence. Repairs might also include dismantling and rebuilding a masonry or wood wall, if an evaluation of its overall condition determines that more than limited repair or replacement in kind is required.	<p>Over-cladding a deteriorated or poorly insulated exterior wall with a new material or assembly, without considering the impact on heritage value or the condition of underlying materials.</p> <p>Replacing an entire exterior wall assembly when the repair and limited replacement of deteriorated or missing elements is feasible.</p> <p>Failing to reuse intact cladding when only the internal parts of the wall assembly need replacement.</p>
19 Modifying exterior walls to accommodate an expanded program, a new use, or applicable codes and regulations, in a manner that respects the building's heritage value.	
20 Designing a new addition in a manner that preserves the character defining exterior walls of the historic building.	Constructing an addition that requires the removal of character-defining exterior walls.

4.3.5 WINDOWS, DOORS AND STOREFRONTS

Recommended	Not Recommended
15 Repairing windows, doors and storefronts by using a minimal intervention approach. Such repairs might include the limited replacement in kind, or replacement with an appropriate substitute material, of irreparable or missing elements, based on documentary or physical evidence.	<p>Replacing an entire window, door or storefront when the repair of materials and limited replacement of deteriorated or missing elements is feasible.</p> <p>Failing to reuse serviceable hardware, such as sash lifts and sash locks, hinges and doorknobs.</p>
16 Replacing in kind irreparable windows, doors or storefronts based on physical and documentary evidence. If using the same materials and design details is not technically or economically feasible, then compatible substitute materials or details may be considered.	<p>Removing an irreparable window, door or storefront and not replacing it with a new one that does not convey the same appearance or serve the same function.</p> <p>Stripping storefronts of character-defining materials or covering over those materials.</p>
17 Replacing missing historic features by designing and installing new windows, doors and storefronts based on physical and documentary evidence, or one that is	Creating a false historical appearance, because the new window, door or storefront is incompatible or based on insufficient physical and documentary evidence.

compatible in size, scale, material, style and colour.	
18 Designing and constructing a new window, door or storefront when it is completely missing, with a new design that is compatible with the style, era and character of the historic place, or a replica.	Changing the number, location, size, or configuration of windows, doors and storefronts, but cutting new openings, blocking in existing openings, or installing replacement units that do not fit the openings.
19 Using signs, awnings, canopies or marquees of a scale and design that is compatible with the historic building.	Introducing a new design that is incompatible in size, scale, material, style or colour.

Additions or Alterations to Windows, Doors and Storefronts

20 Replacing missing historic features by designing and installing new windows, doors and storefronts based on physical and documentary evidence, or one that is compatible in size, scale, material, style and colour.	Installing new windows, doors or storefronts that are incompatible with the building's style, era and character, or that obscure, damage or destroy character-defining elements.
--	--