



BOARD OF ARCHITECTURAL REVIEW PUBLIC HEARING

CITY HALL, MARKET SQUARE GARAGE AND PLAZA RENOVATION

05 NOVEMBER, 2025

DISCUSSION AGENDA

- I. MARKET SQUARE STRUCTURES
- II. 5TH FLOOR GLAZING
- III. HYPHENS
- IV. CENTER BAY

MARKET SQUARE STRUCTURES

- I. **Seat walls** revised with rectilinear corners (with eased edges for durability), but ergonomics of sloped profile are desired - **ACCEPTED**
- II. **Stone base** in lieu of metal at elevator building - **ACCEPTED**
- III. **Canopy** at east revised to mimic west with integrated railing around ramp opening - **ACCEPTED**
- IV. **Elevated pop-ups at canopies** should have glazing panels to protect from all elements - **ACCEPTED**

5TH FLOOR GLAZING

- I. No glazing should be visible from Cameron and Royal Streets - **ACCEPTED**

HYPHENS

- I. All glass with fewer mullions - **ACCEPTED**
- II. Raise canopy to jack arch height, align width with doors, leave sides open to above - **ACCEPTED**
- III. Solid dark bronze doors - **ACCEPTED**
- IV. Hipped roof – **ACCEPTED**

CENTER BAY

- I. 3-story expression comprised of pilasters & entablature with alternate materials – Studies for three options have been submitted for consideration - **FOR SELECTION**
- II. Roofline above central portion should remain as existing - **ACCEPTED**
- III. Chimneys – all options feature alternates with and without - **FOR SELECTION**
- IV. Brick infill transom or arched entryways at vestibule doors - **FOR SELECTION**

DESIGN CONSIDERATIONS

The team has taken the BAR's recommendation to apply the principles of Georgian design to the south entrance. Of particular relevance:

“Restrained ornamentation: While Georgian architecture embraces classical motif, ornamentation is generally restrained...emphasizing simplicity and elegance over extravagance. This approach reflects the Georgian ideal of balance and proportion ensuring that ornamentation enhances rather than overwhelms the overall design.”

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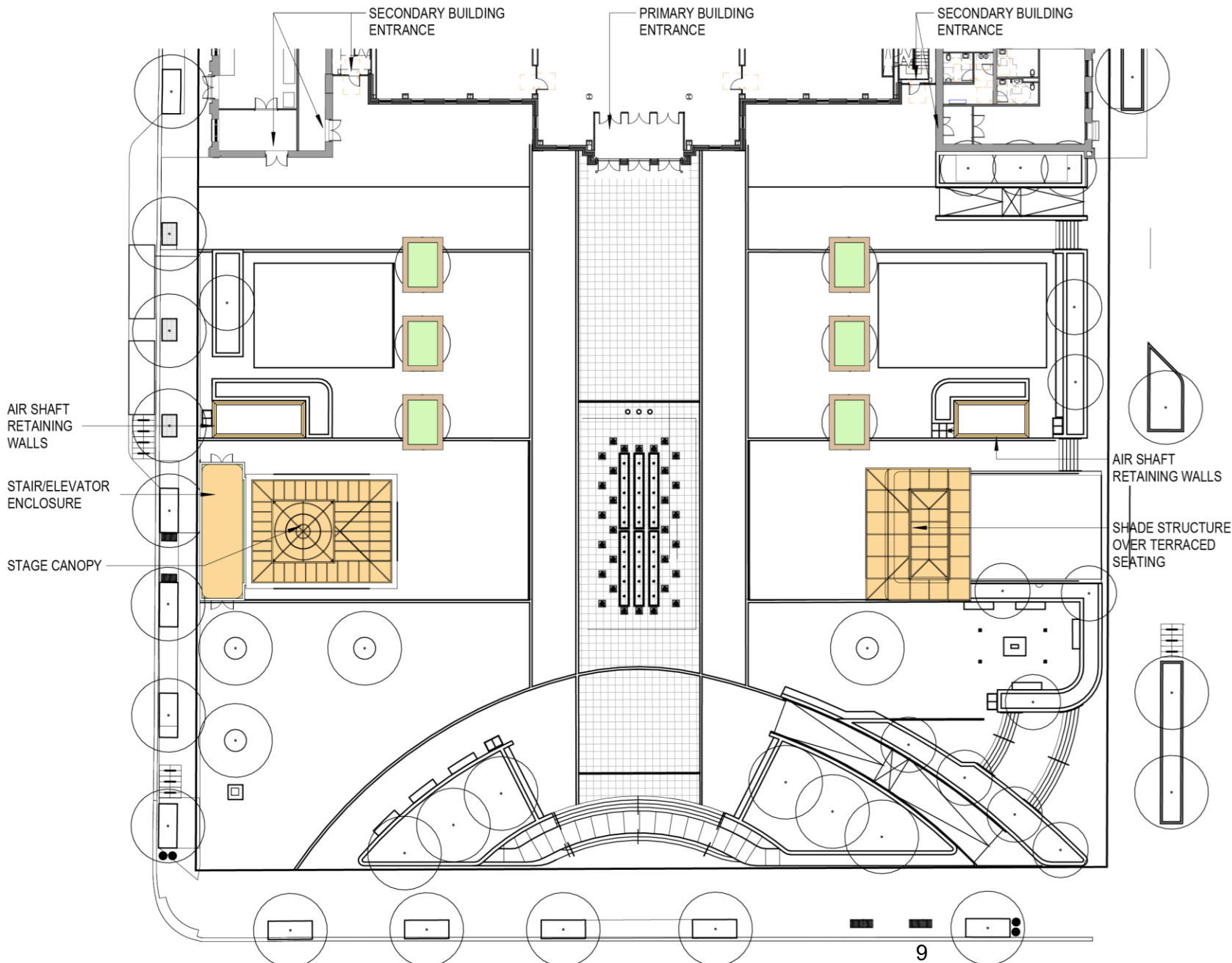
MARKET SQUARE



SOUTH ELEVATION



MARKET SQUARE PLAZA ELEMENTS



MARKET SQUARE

UPDATED SHADE STRUCTURES



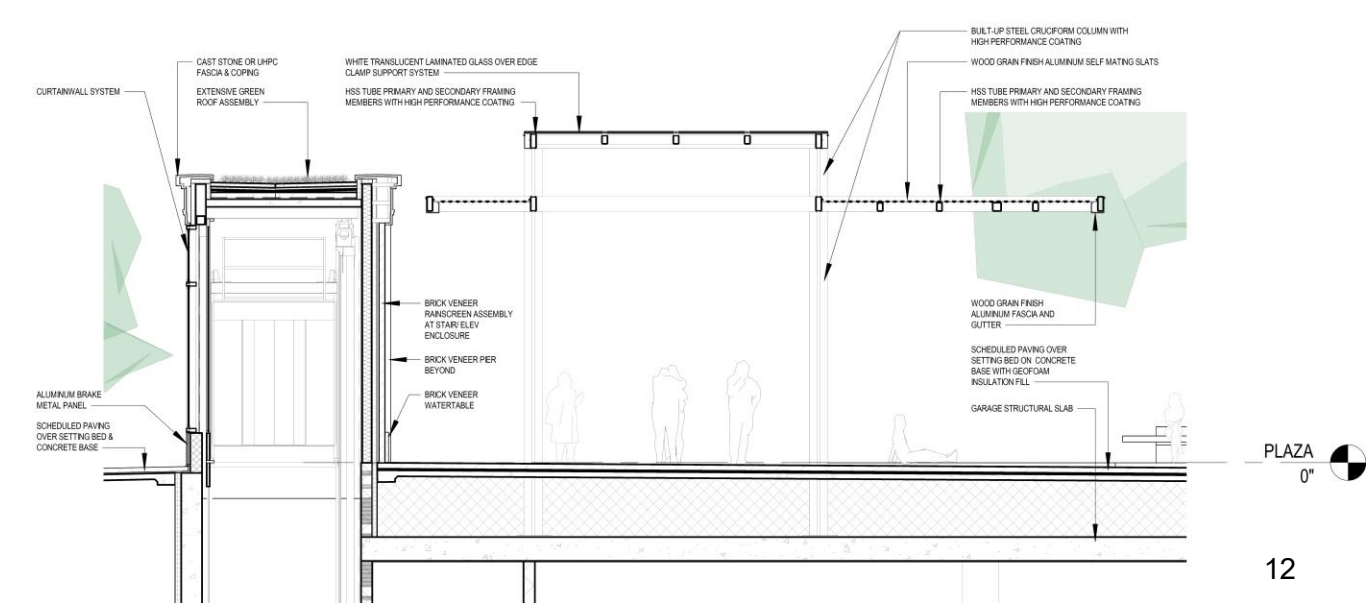
MARKET SQUARE PLAZA : SHADE STRUCTURE & STAGE CANOPY



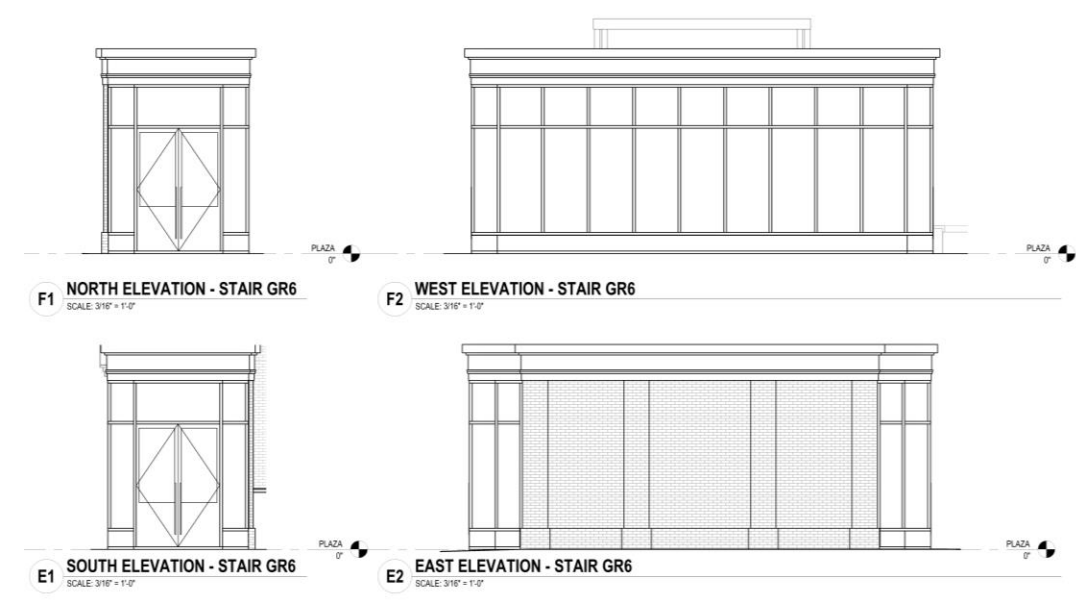
MARKET SQUARE PLAZA ELEMENTS



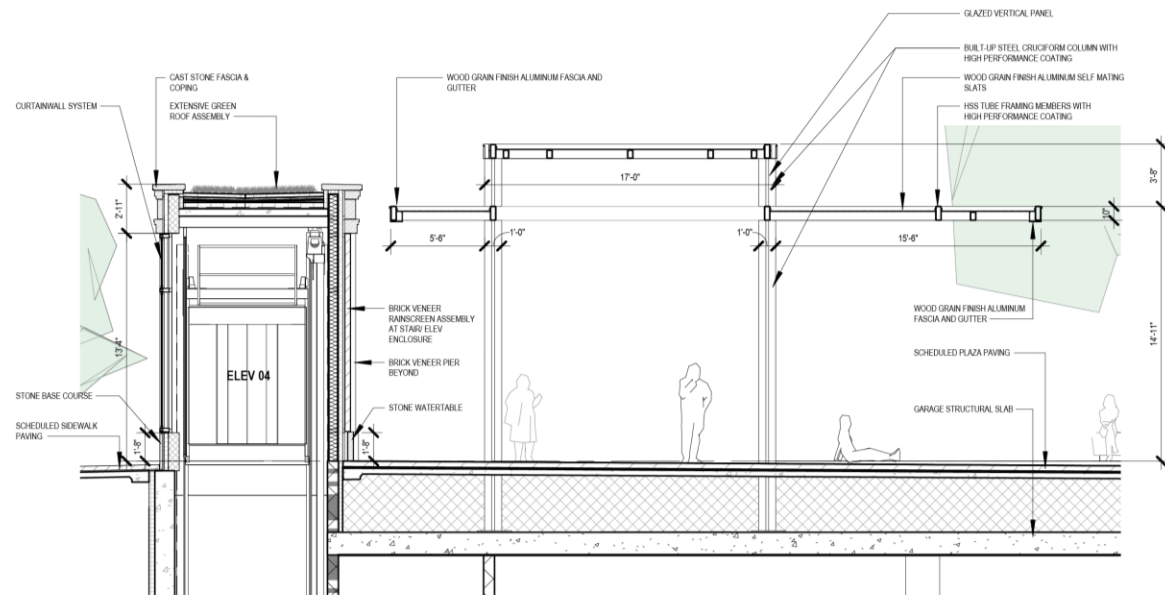
ELEVATION FROM KING ST.



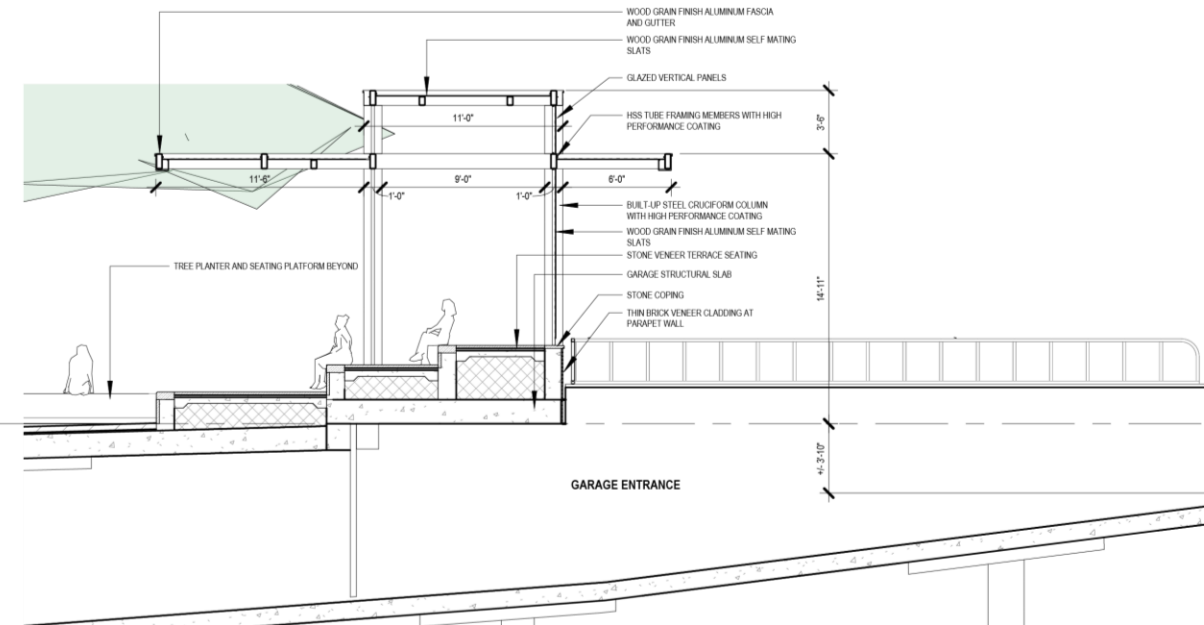
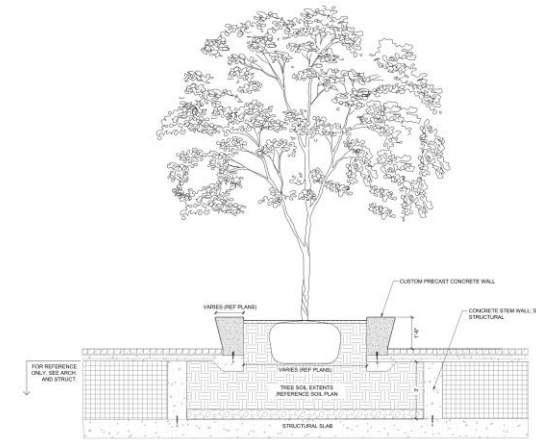
SECTION THROUGH WEST STAGE CANOPY & STAIR/ELEVATOR ENCLOSURE



ELEVATIONS OF STAIR/ELEVATOR ENCLOSURE

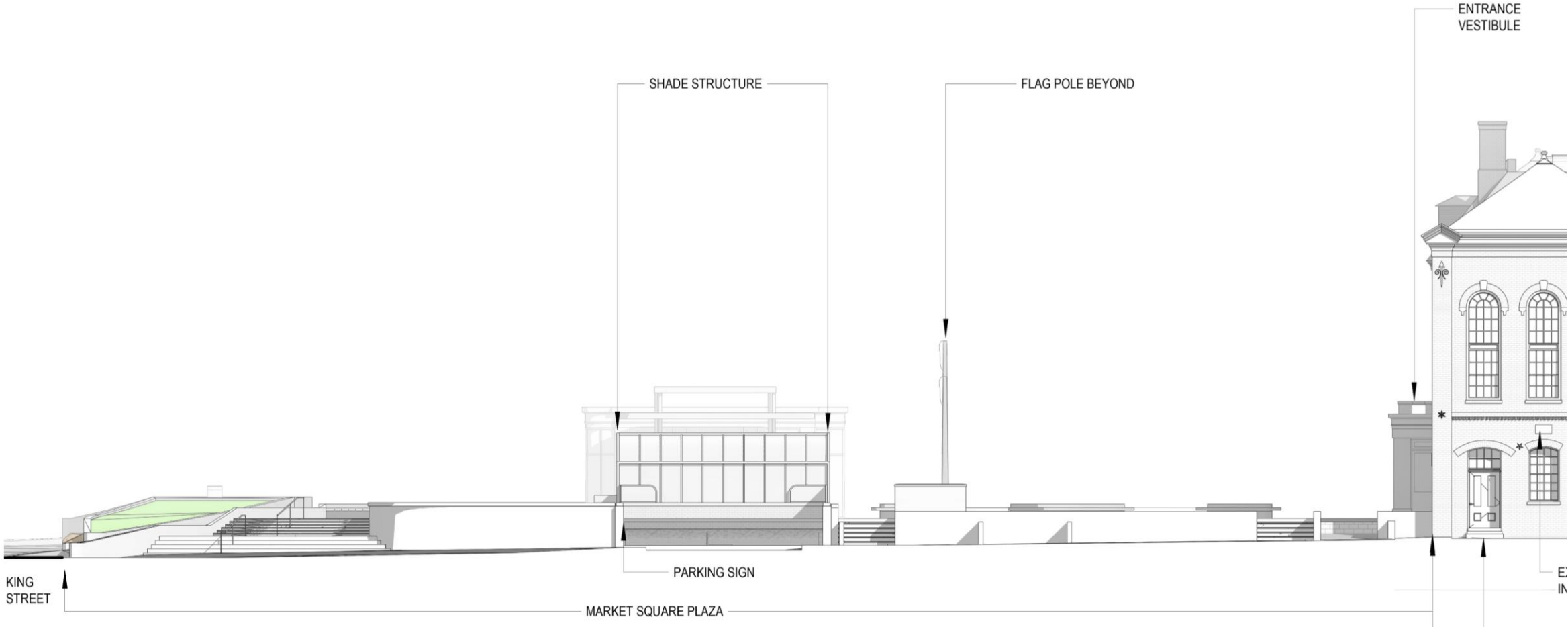


SECTION THROUGH WEST STAGE CANOPY & STAIR/ELEVATOR ENCLOSURE



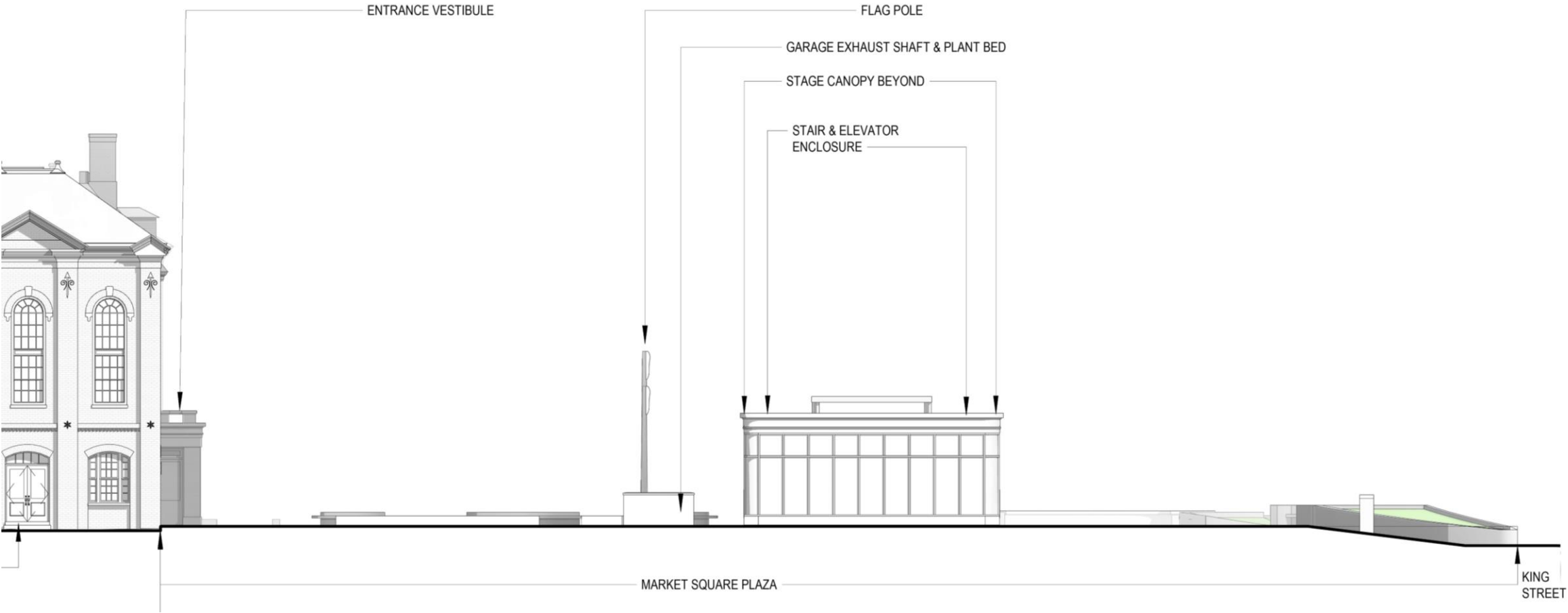
SECTION THROUGH EAST CANOPY & TIERED SEATING

MARKET SQUARE PLAZA ELEMENTS



ELEVATION FROM FAIRFAX ST.

MARKET SQUARE PLAZA ELEMENTS

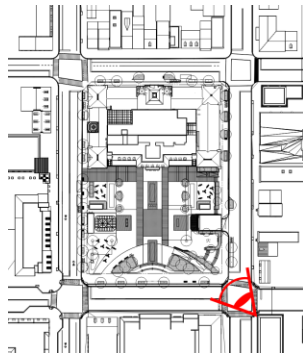


ELEVATION FROM ROYAL ST.

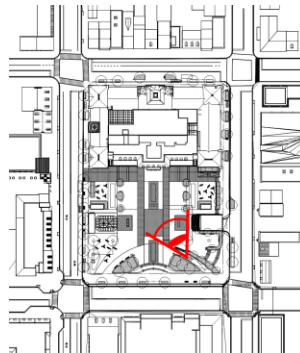
MARKET SQUARE PLAZA ELEMENTS



VIEW FROM KING ST. & FAIRFAX ST.



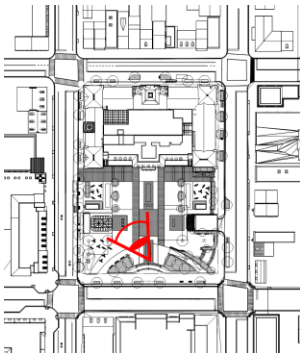
AERIAL VIEW FROM KING ST. – ACCESSIBLE ROUTE



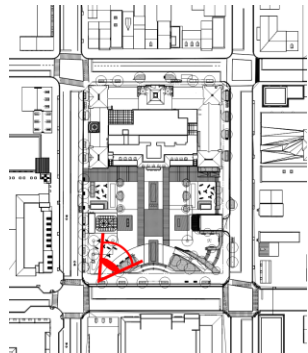
MARKET SQUARE PLAZA ELEMENTS



VIEW FROM MIDDLE OF MARKET SQUARE TOWARD STAGE CANOPY



VIEW FROM THE INTERSECTION OF KING ST. & ROYAL ST.



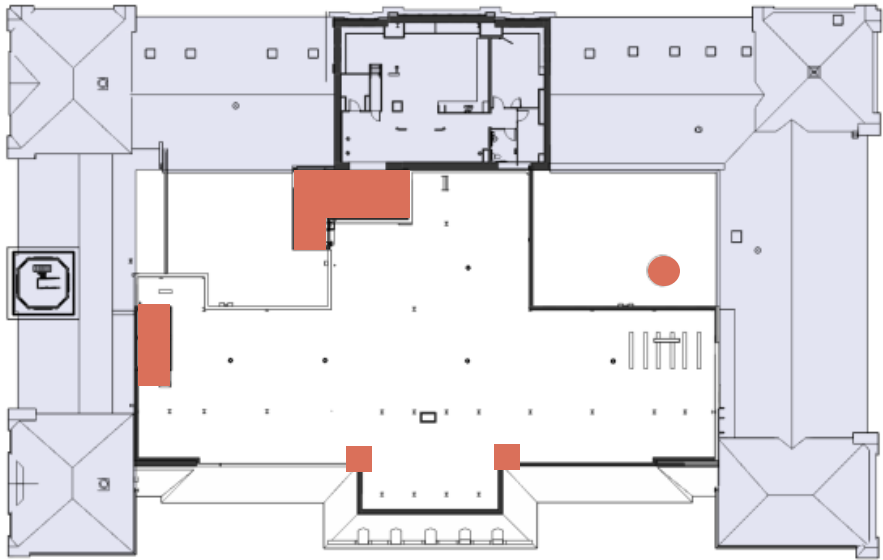
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5TH FLOOR GLAZING

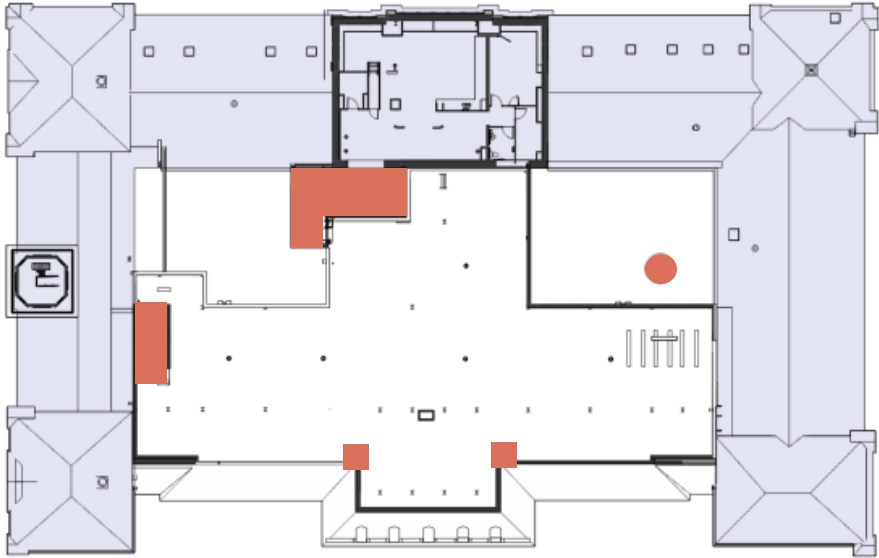
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FIFTH FLOOR: EXISTING ROOF STRUCTURES



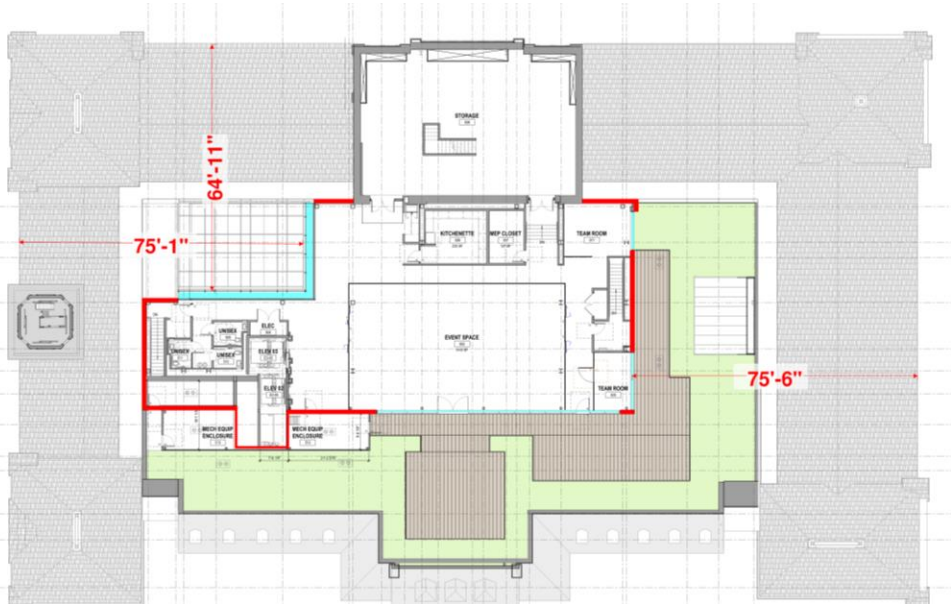
LEVEL 5 - FLOOR PLAN

FIFTH FLOOR: EXISTING ROOF STRUCTURES

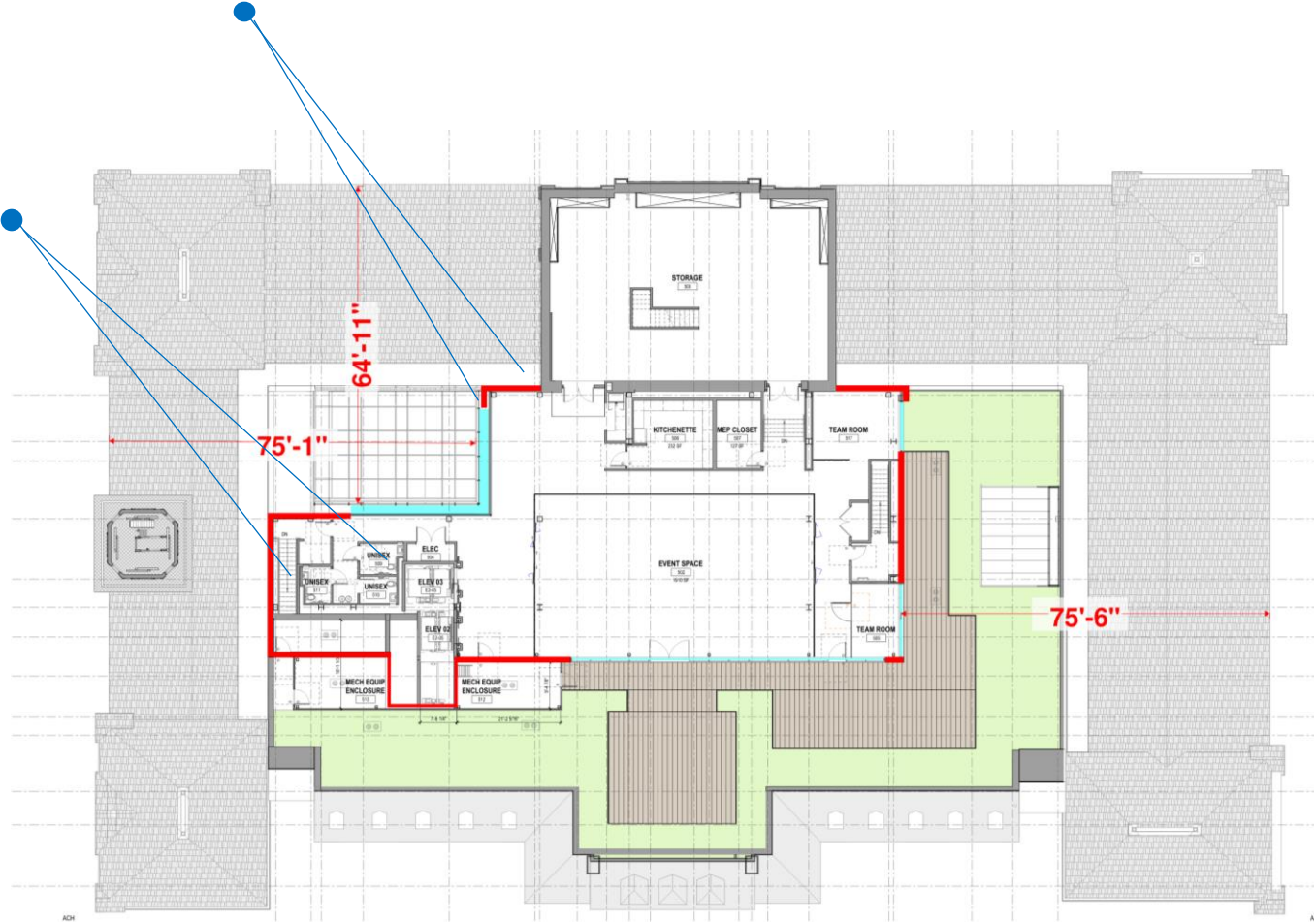


LEVEL 5 - FLOOR PLAN

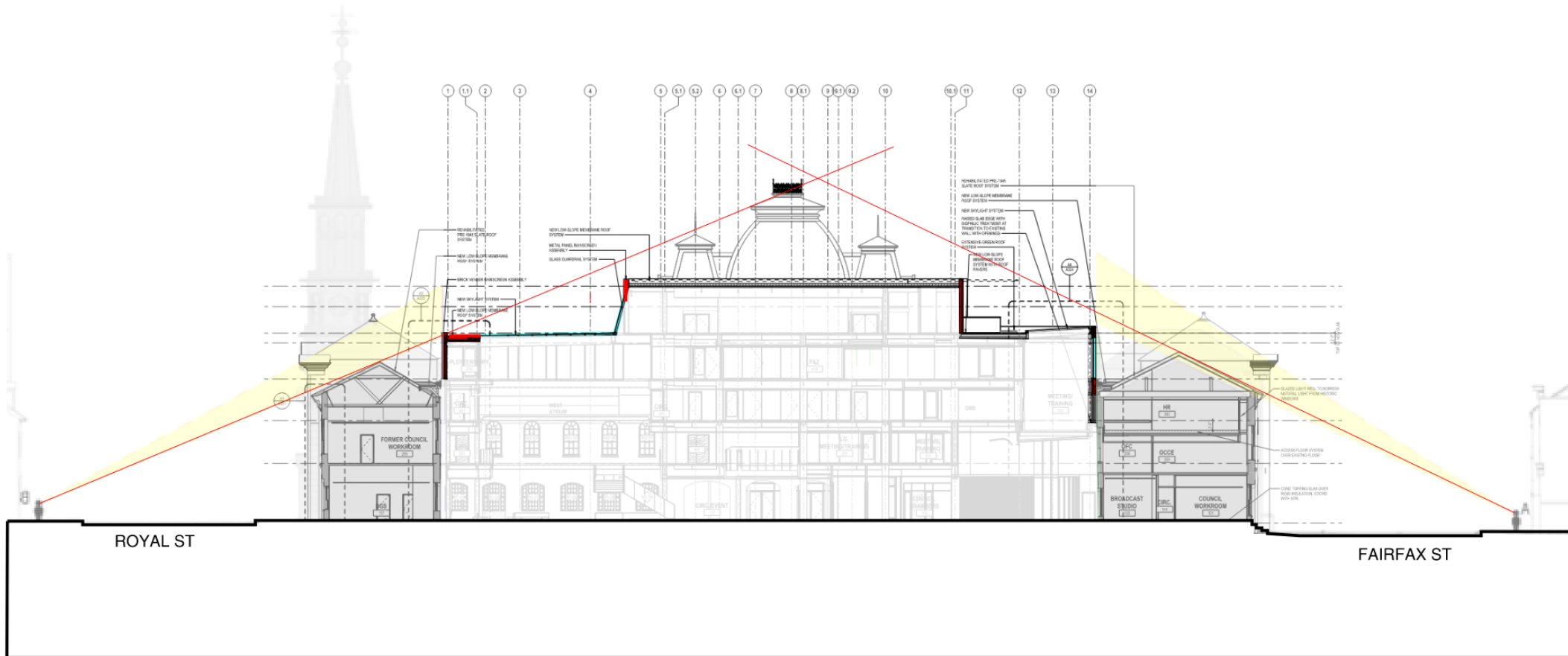
FIFTH FLOOR PROPOSED PLAN: SETBACKS FROM LOWER ROOF



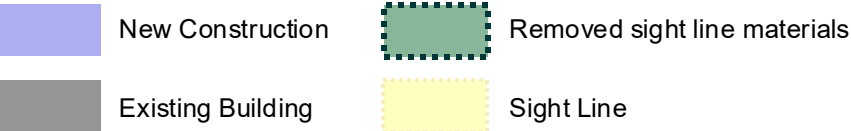
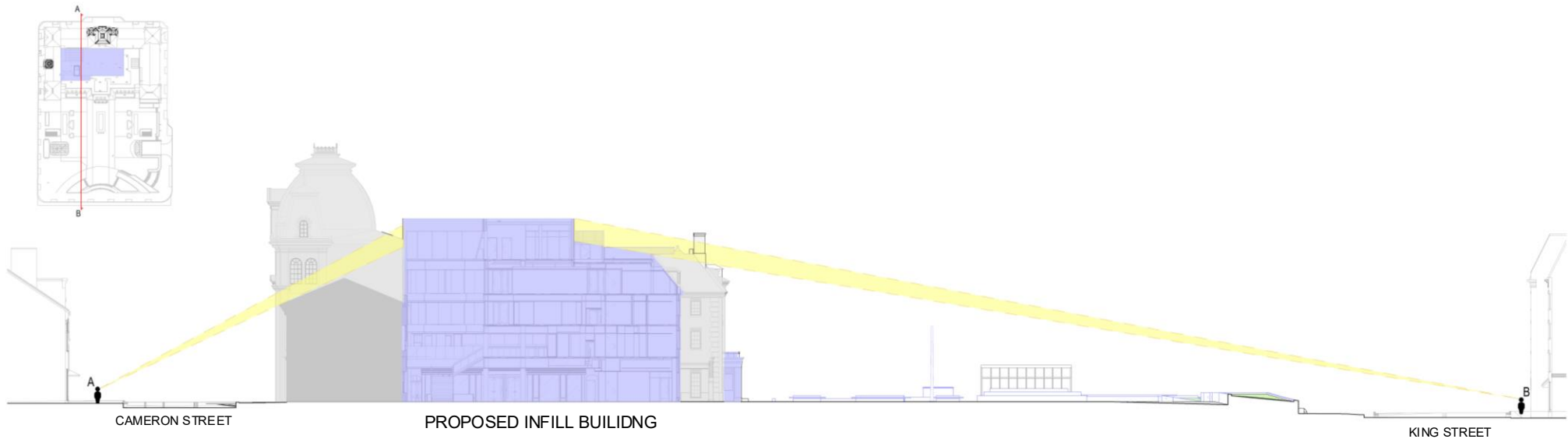
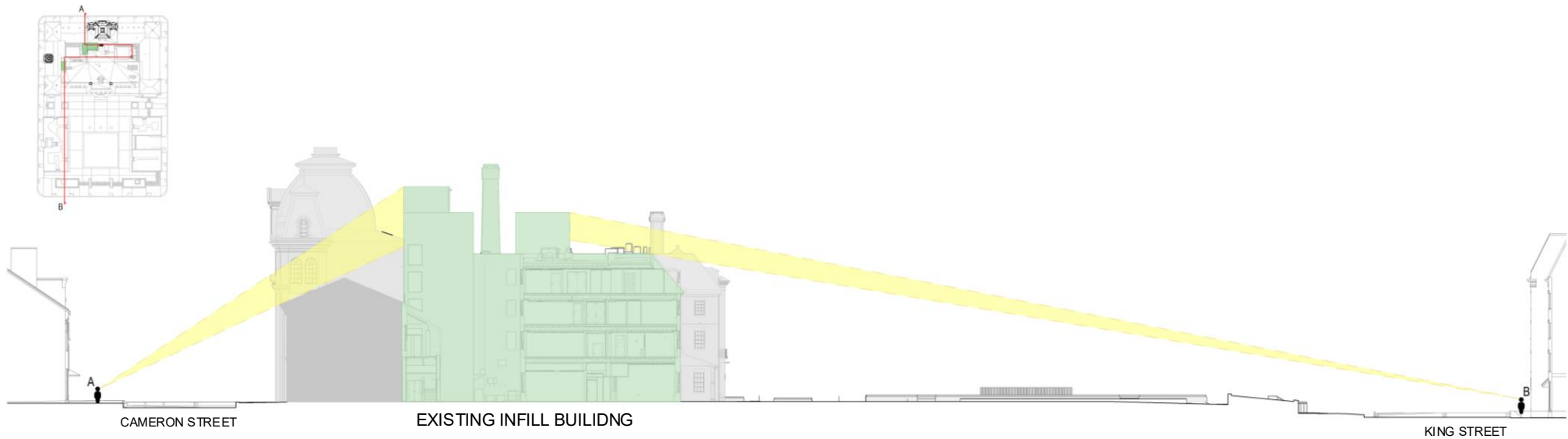
PREVIOUS ROOF PLAN



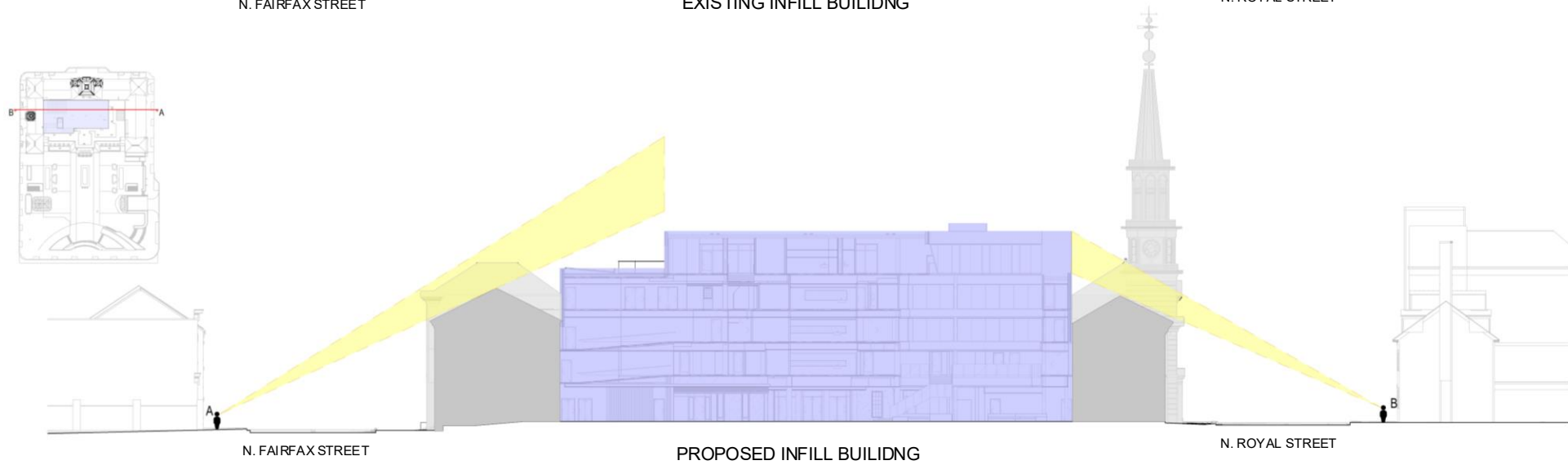
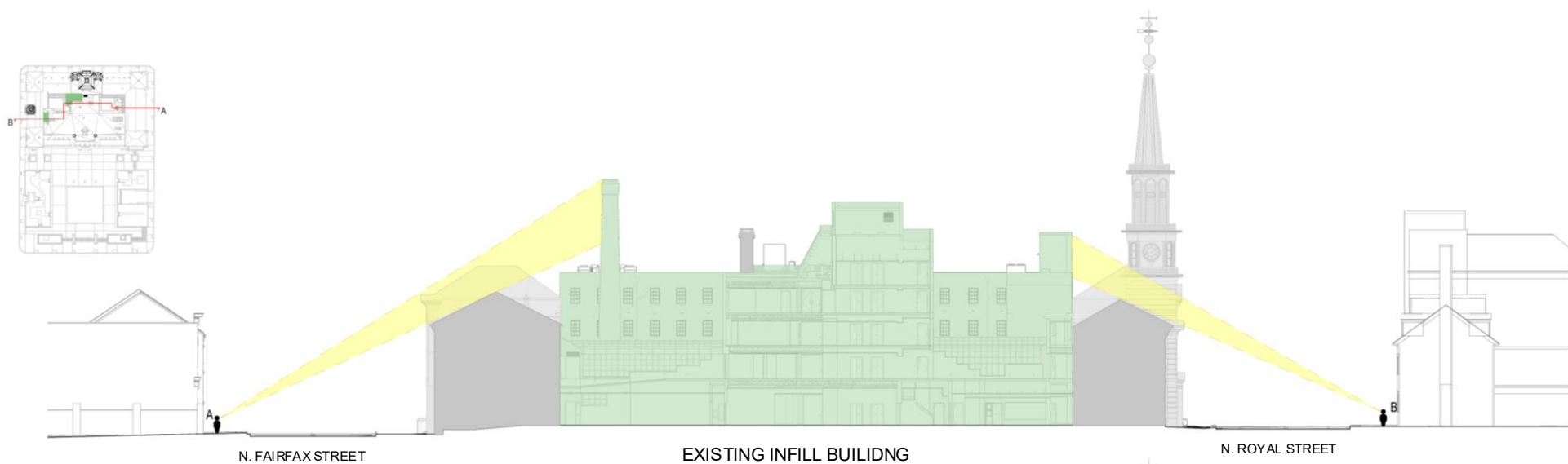
UPDATED ROOF PLAN



FIFTH FLOOR: SIGHT-LINE DIAGRAMS



FIFTH FLOOR: SIGHT-LINE DIAGRAMS



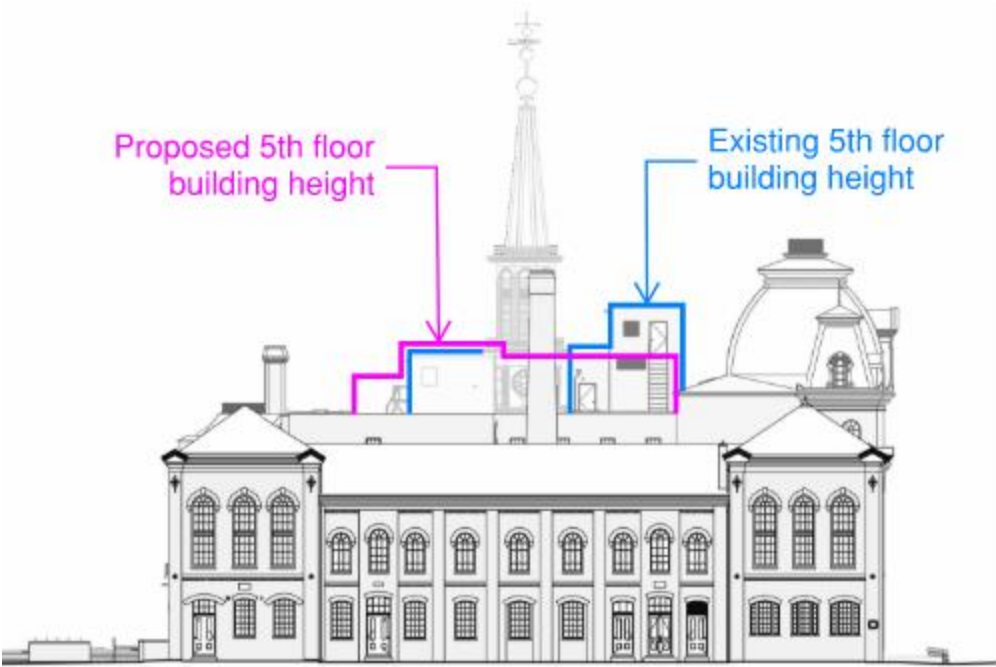
New Construction

Existing Building

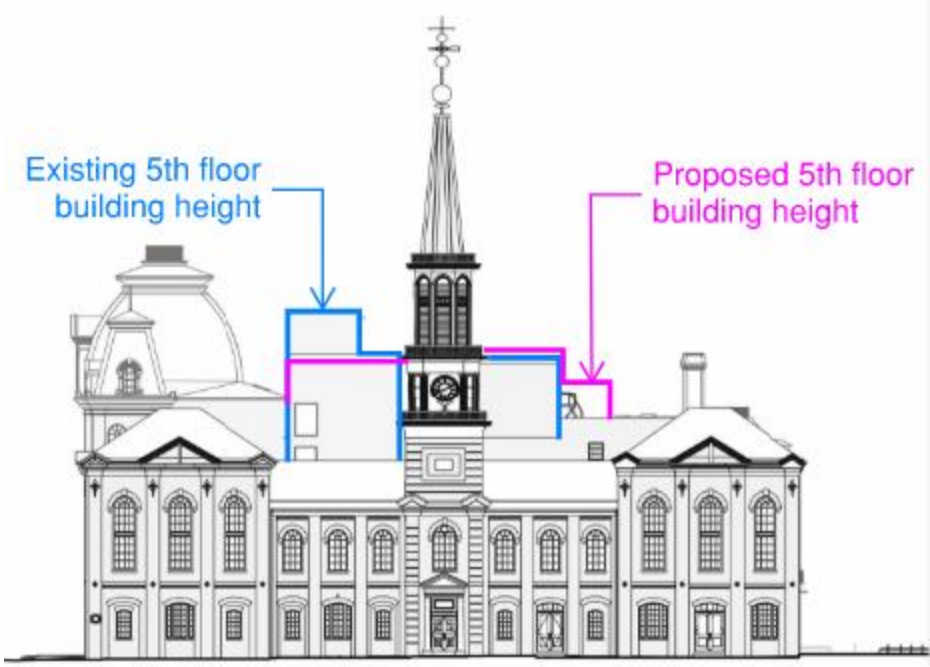
Removed sight line materials

Sight Line

FIFTH FLOOR: BUILDING SILHOUETTES STUDY



EXISTING EAST ELEVATION



EXISTING WEST ELEVATION

OVERALL BUILDING MASSING 5TH FLOOR



STREET VIEW AT INTERSECTION OF S. ROYAL & KING ST.



STREET VIEW AT INTERSECTION OF S. FAIRFAX & KING ST.



OVERALL BUILDING MASSING 5TH FLOOR



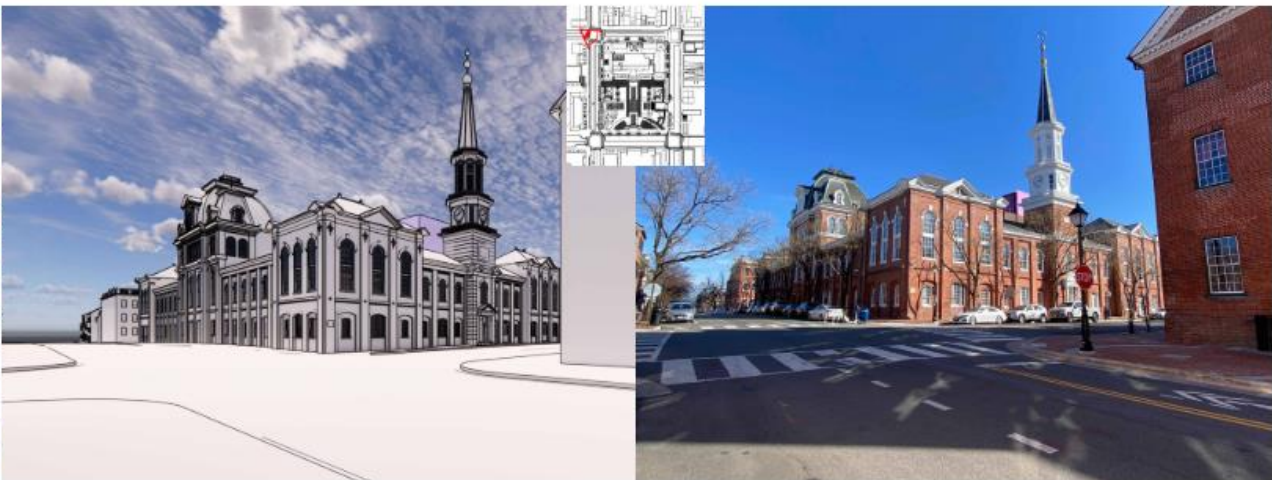
STREET VIEW AT N. ROYAL



STREET VIEW AT N. FAIRFAX



STREET VIEW AT INTERSECTION OF N. FAIRFAX & CAMERON ST.

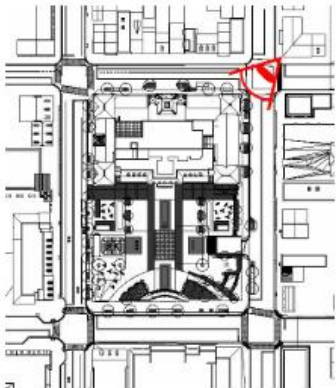


STREET VIEW AT INTERSECTION OF N. ROYAL & CAMERON ST.

OVERALL BUILDING MASSING 5TH FLOOR



STREET VIEW AT INTERSECTION OF N. FAIRFAX & CAMERON ST.



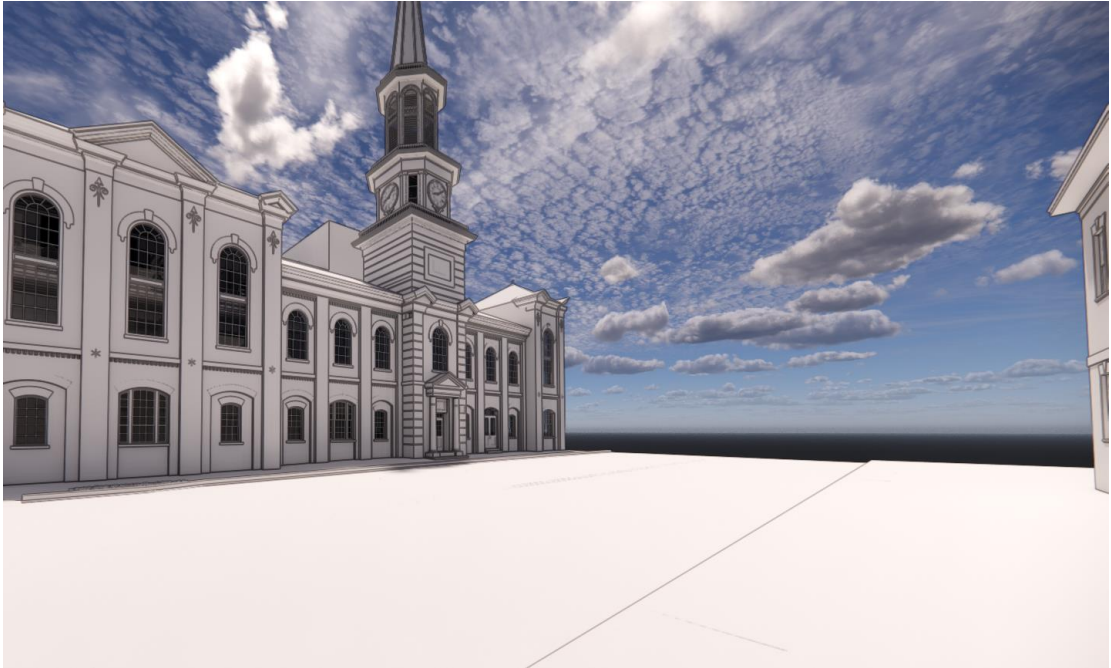
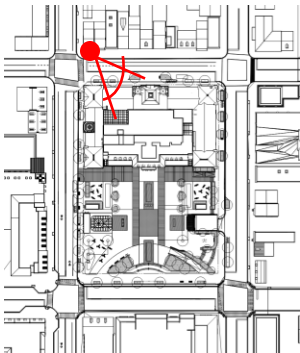
STREET VIEW AT INTERSECTION OF N. ROYAL & CAMERON ST.



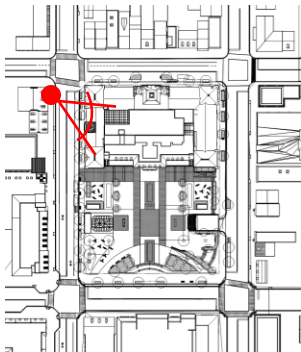
OVERALL BUILDING MASSING 5TH FLOOR



VIEW FROM N. ROYAL ST NEAR CORNER W/CAMERON



VIEW FROM CAMERON ST NEAR CORNER W/N. ROYAL



HYPHENS

HYPHENS

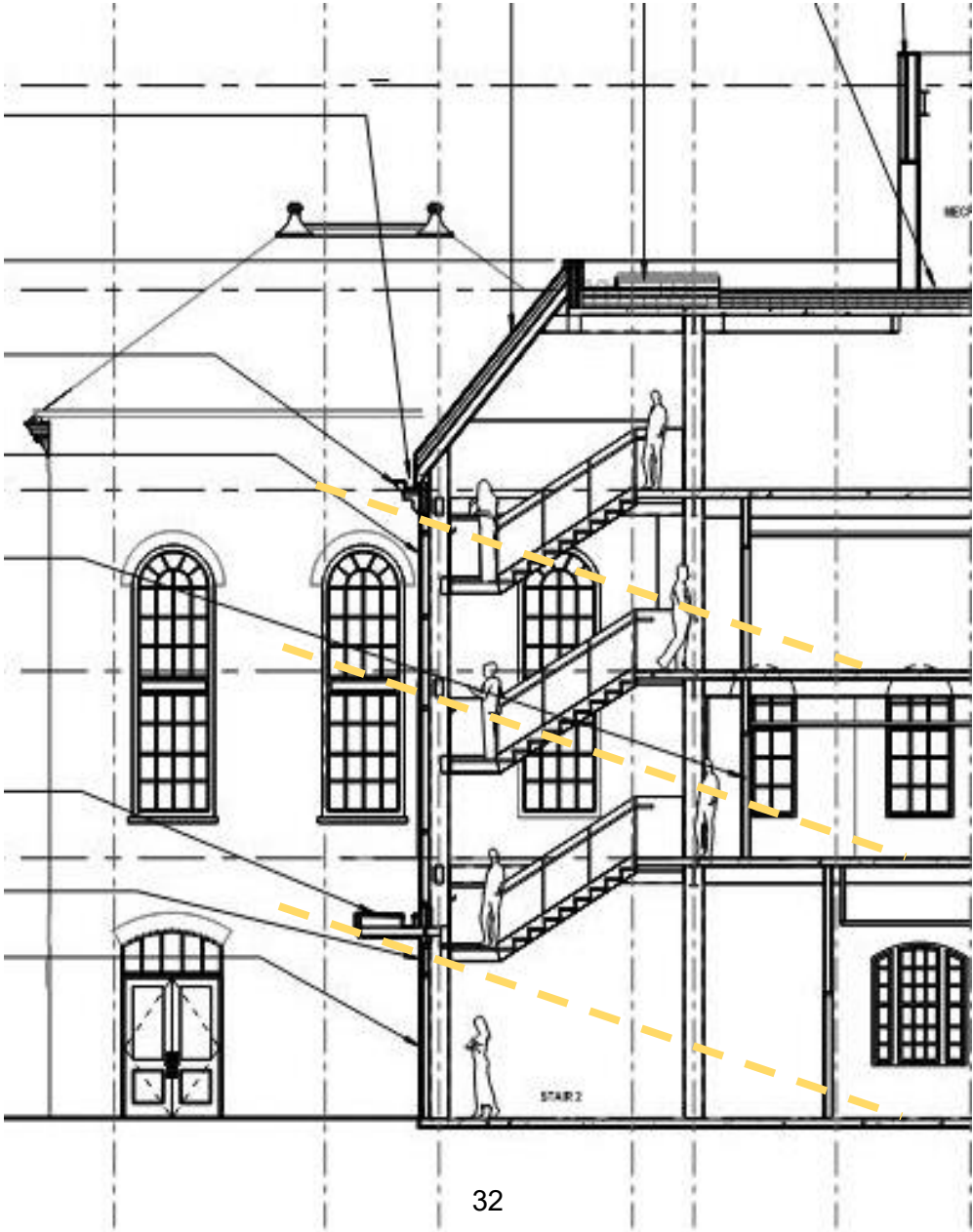
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COMPOSITIONAL HYPHENS (STAIRS)





CENTER BAY

HYPHENS

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BUILDING ENTRY – CENTER BAY



BUILDING ENTRY – CENTER BAY MATERIAL EXPLORATION



OPTION 4A



OPTION 4B



OPTION 4C



SOUTH ELEVATION

OPTION 4A – REVISED

TWO STORY EXPRESSION OF BRICK PILLARS AND CORNER QUOINS



SOUTH ELEVATION

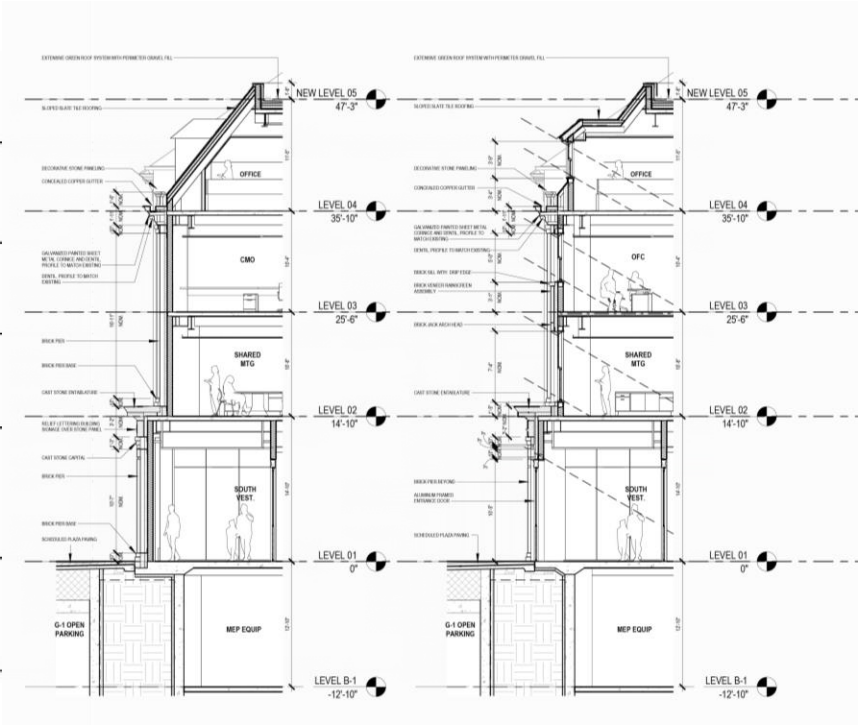
OPTION 4A – REVISED

TWO STORY EXPRESSION OF BRICK PILLARS AND CORNER QUOINS



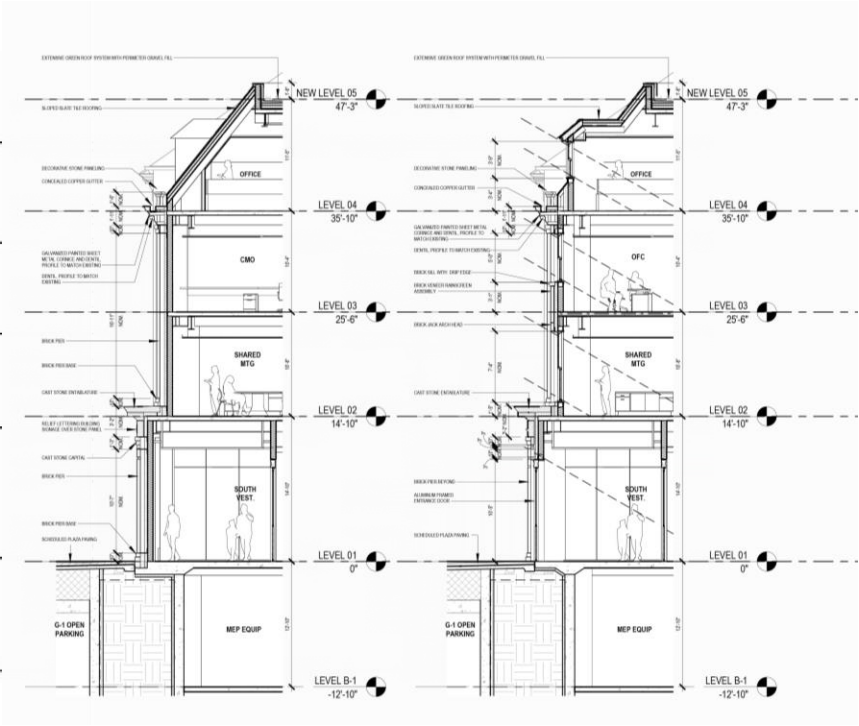
SOUTH ELEVATION

OPTION 4A – REVISED
TWO STORY EXPRESSION OF BRICK PILLARS AND CORNER QUOINS



SOUTH ELEVATION

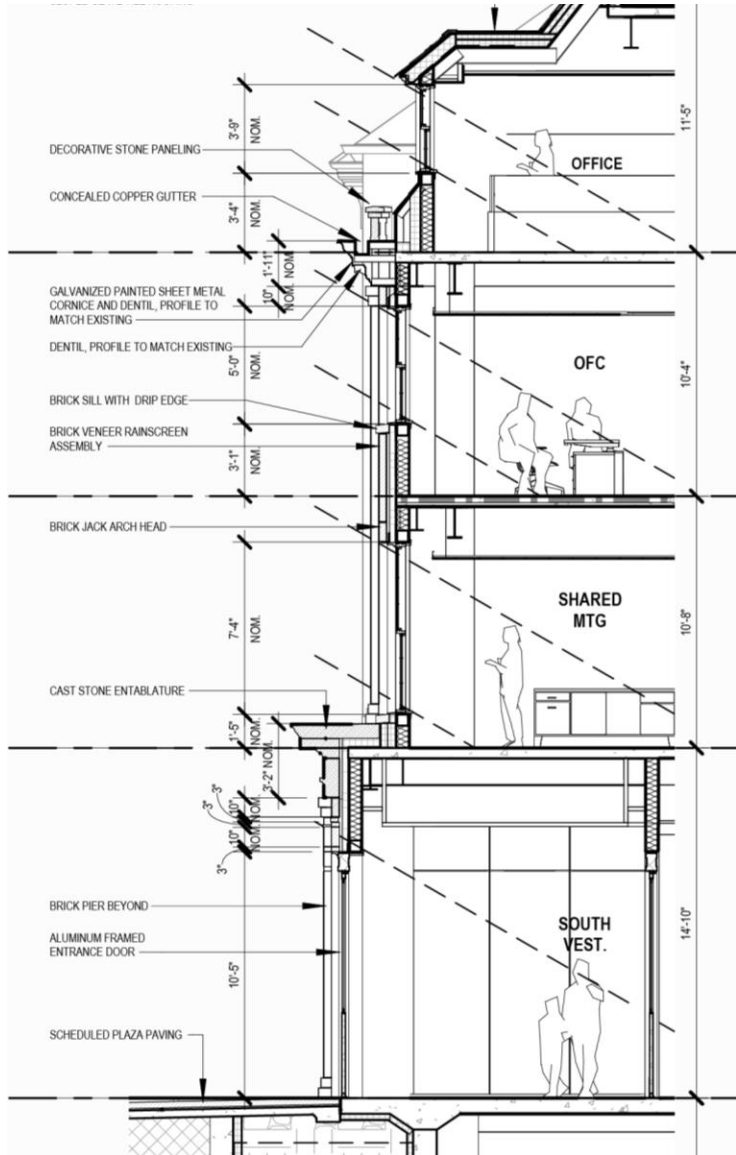
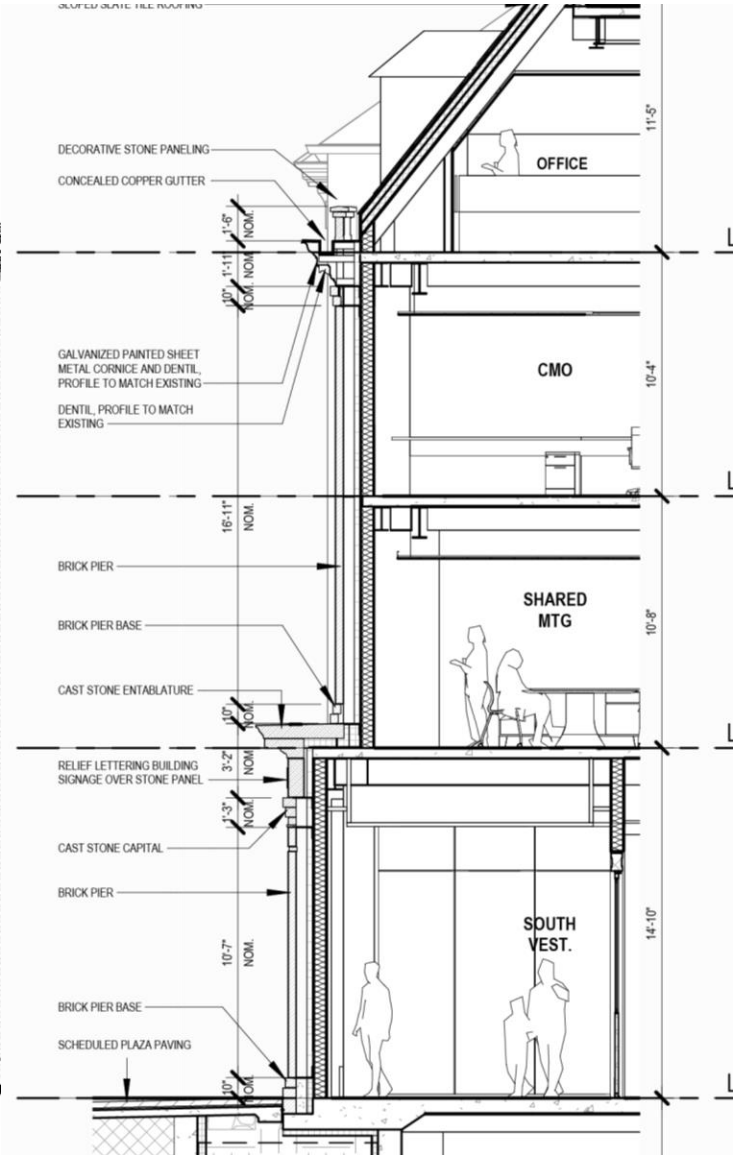
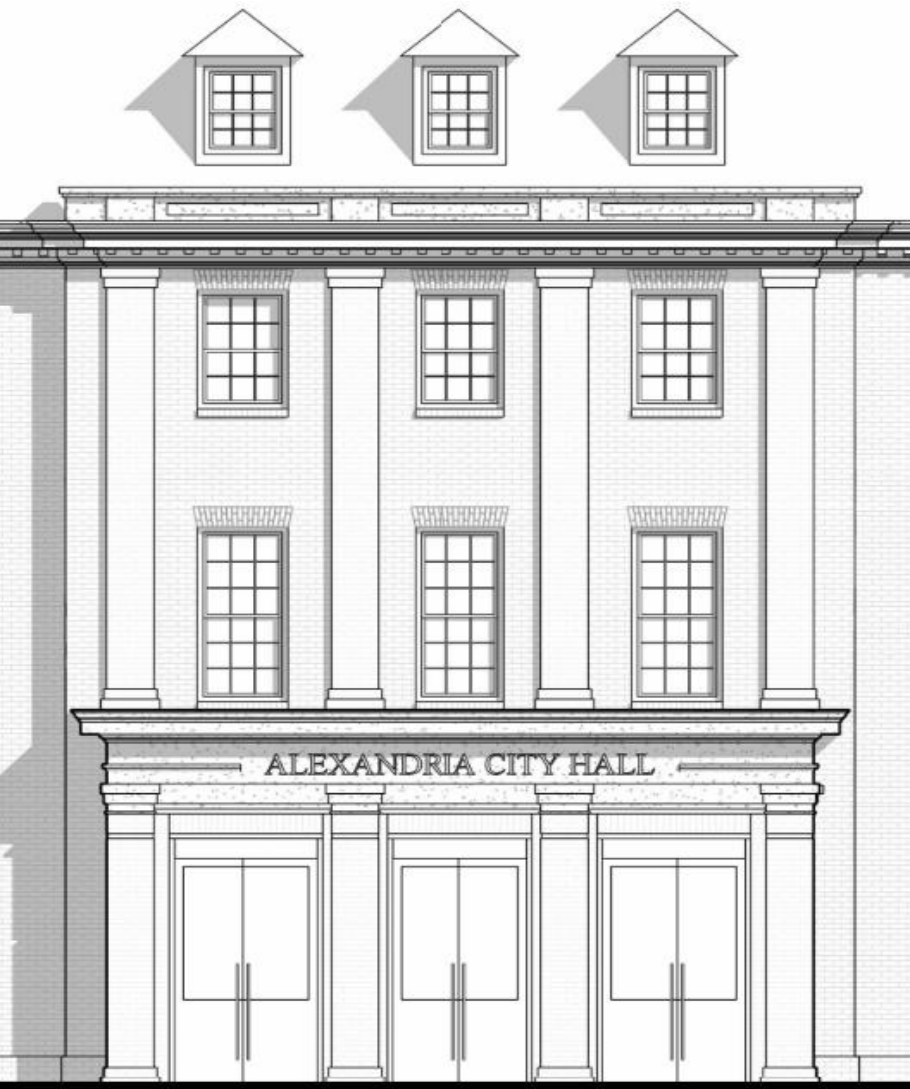
OPTION 4A – REVISED - ALTERNATE
TWO STORY EXPRESSION OF BRICK PILLARS AND CORNER QUOINS



SOUTH ELEVATION

OPTION 4A – REVISED

TWO STORY EXPRESSION OF BRICK PILLARS AND CORNER QUOINS



SOUTH ELEVATION

OPTION 4B – REVISED

TWO STORY EXPRESSION OF SANDSTONE PILLARS AND CORNER QUOINS



SOUTH ELEVATION

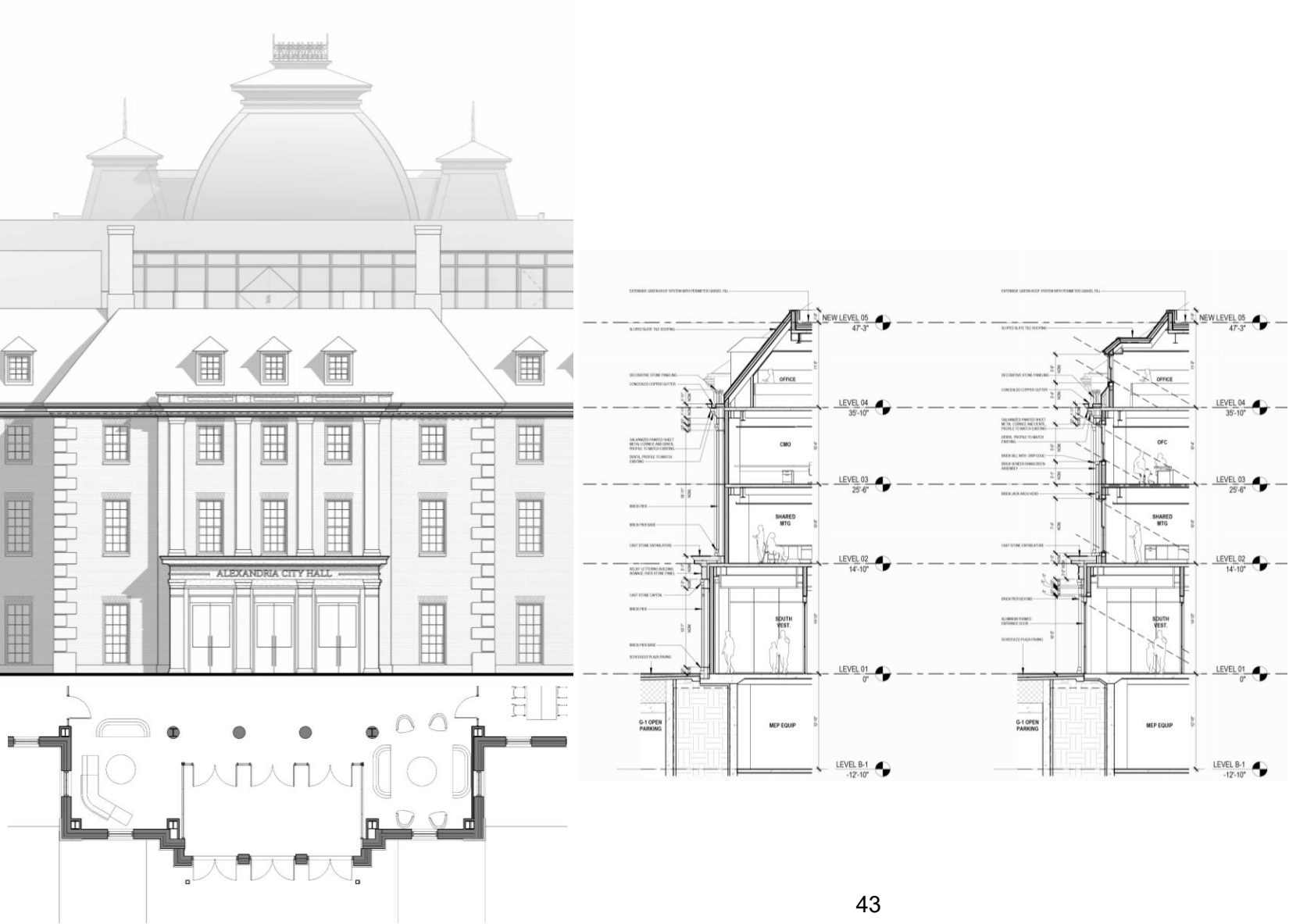
OPTION 4B – REVISED

TWO STORY EXPRESSION OF SANDSTONE PILLARS AND CORNER QUOINS



SOUTH ELEVATION

OPTION 4B – REVISED
TWO STORY EXPRESSION OF SANDSTONE PILLARS AND CORNER QUOINS



SOUTH ELEVATION

OPTION 4C – REVISED

TWO STORY EXPRESSION OF RED SENECA SANDSTONE PILLARS (HERITAGE STONE) AND CORNER QUOINS



SOUTH ELEVATION

OPTION 4C – REVISED

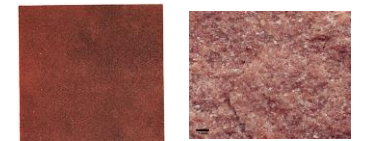
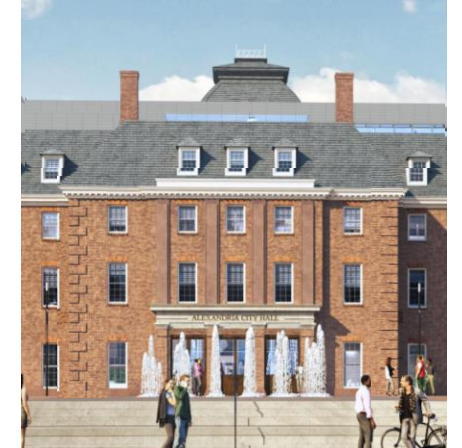
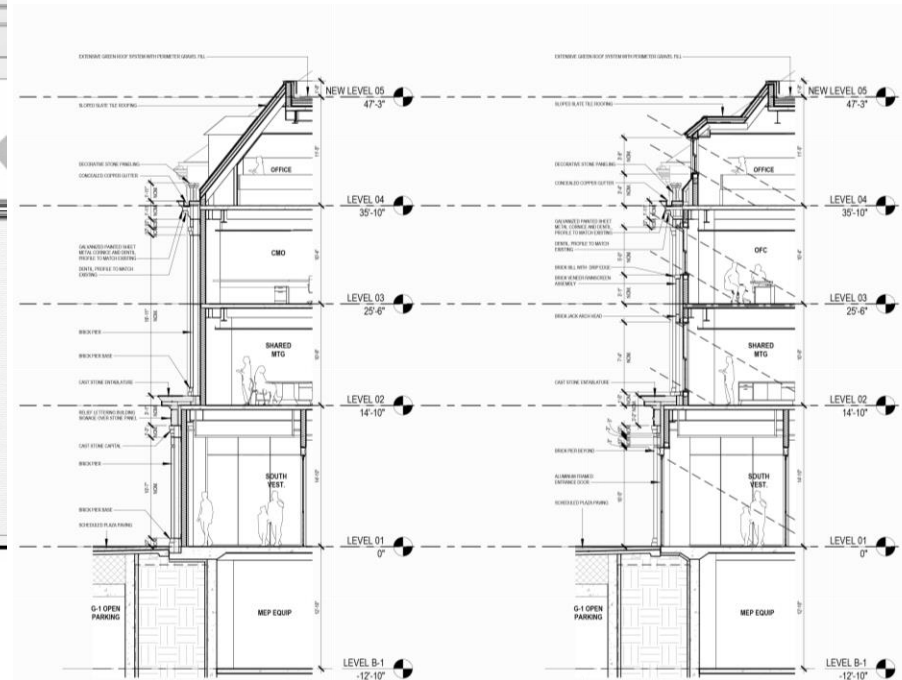
TWO STORY EXPRESSION OF RED SENECA SANDSTONE PILLARS (HERITAGE STONE) AND CORNER QUOINS



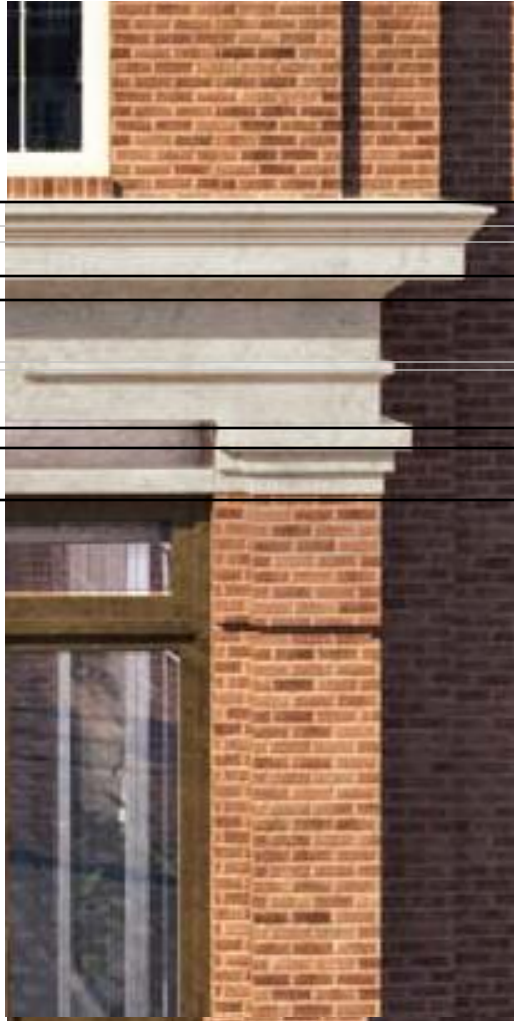
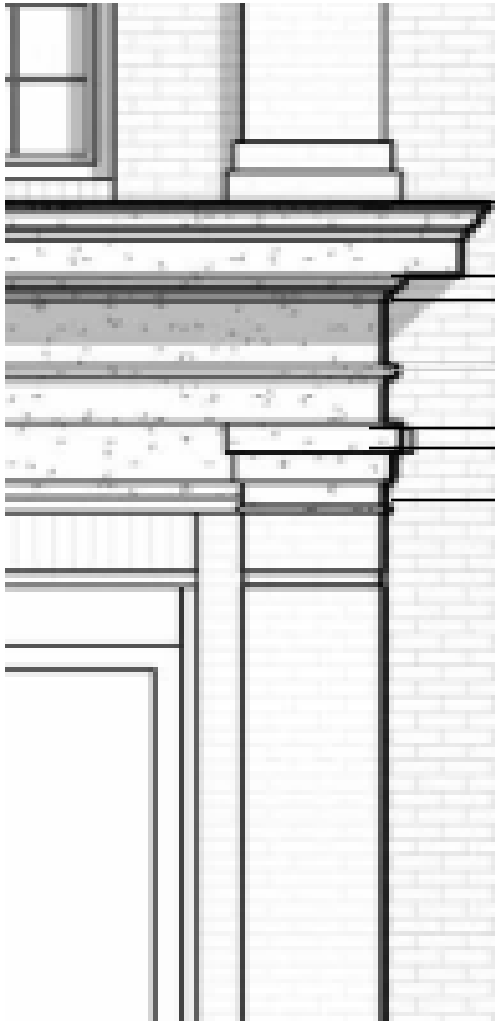
OPTION 4C – REVISED

OPTION 4C – REVISED

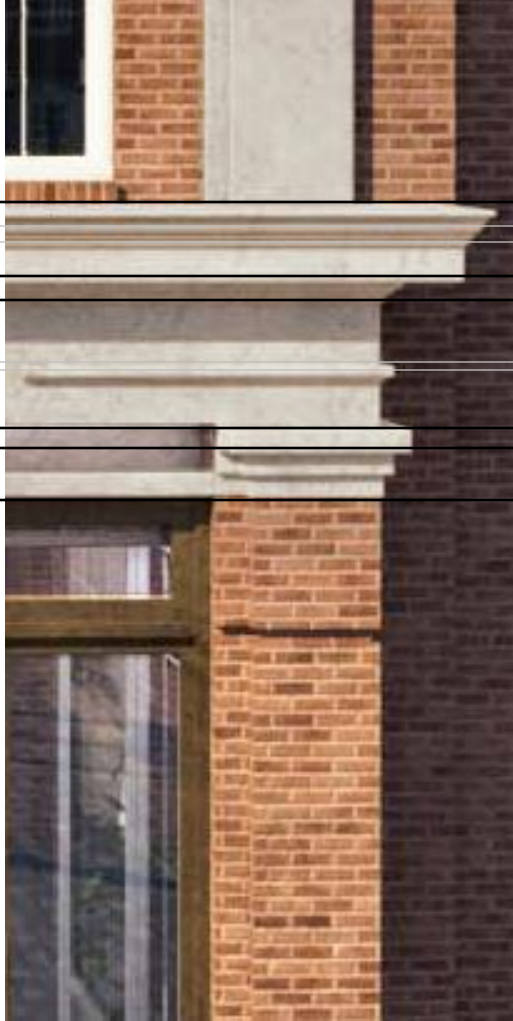
TWO STORY EXPRESSION OF RED SENECA SANDSTONE PILLARS (HERITAGE STONE) AND CORNER QUOINS



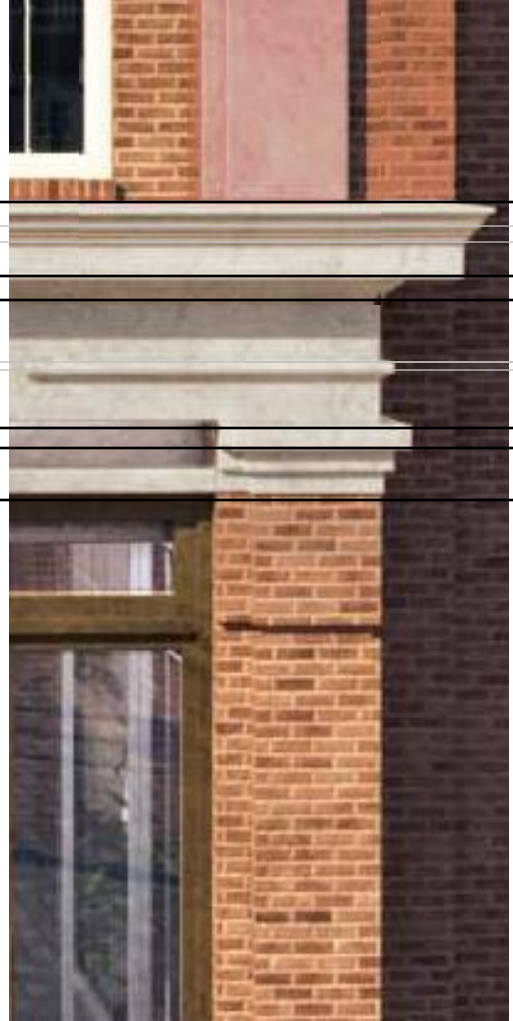
Red Seneca Sandstone



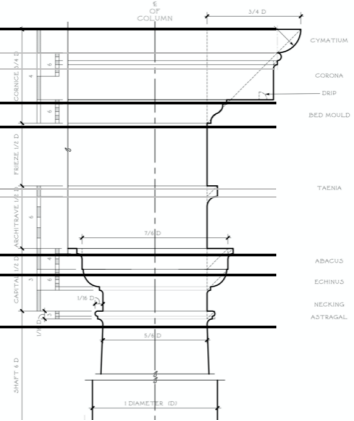
OPTION 4A



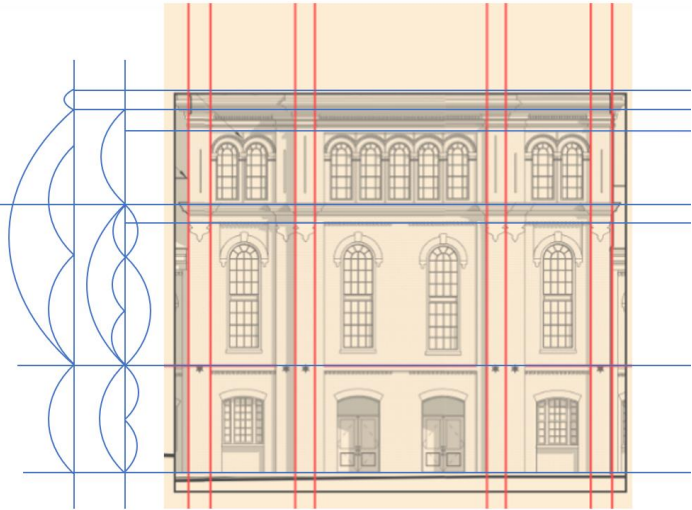
OPTION 4B



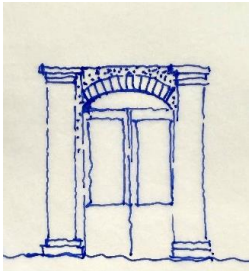
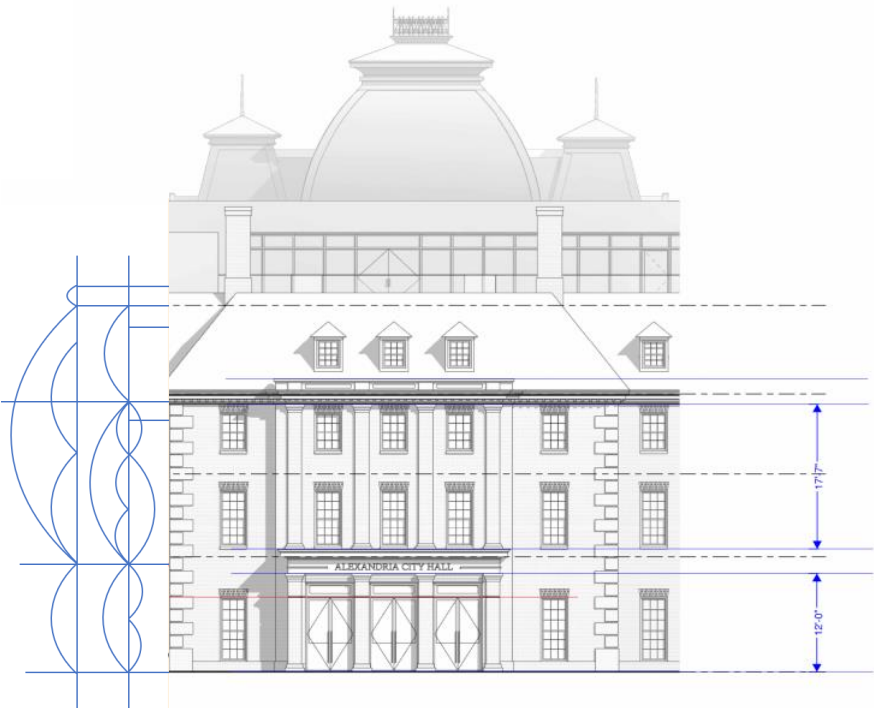
OPTION 4C



STUDY OF PROPORTION AND GEOMETRY



PRIMARY ENTRANCE



SUMMARY

PROJECT TEAM RECOMMENDS **APPROVAL** WITH THE FOLLOWING CONDITIONS:

- OPTION A (BRICK-ON-BRICK) WITHOUT CHIMNEYS, WITH ORTHOGONAL BRICK INFILL ENTRIES AT VESTIBULE; AND,
- WORK WITH STAFF ON THE FOLLOWING:
 - MATCH RESTORATION MATERIALS TO HISTORIC COLOR/TEXTURE.
 - ALIGN FIFTH-FLOOR DESIGN WITH ADJACENT SLATE ROOFS.
 - DESIGN AND DETAILING AT SOUTH FAÇADE.
 - MARKET SQUARE PLAZA SHADE STRUCTURES.

Q & A

