Section B.
Protected Building Design Guidelines



Protected building in the Queen's Park neighbourhood.

OVERVIEW AND RATIONALE

This section of the Design Guidelines must be followed for any proposed changes or additions to the front, or sides, or visible roofline of protected buildings in the Queen's Park neighbourhood (including those already designated or listed on the Heritage Register). These Guidelines are based upon the Standards and Guidelines for the Conservation of Historic Places in Canada (Parks, 2010).

GENERAL PROVISIONS

The character of the area is expressed most significantly through its heritage building stock, when traditional forms and materials were used, based on an honest use of local, natural materials. Houses generally reflect some form of historical style, especially in reference to British-inspired forms. This demonstrates the origins of many early residents of the area. Heritage buildings should be conserved in a manner appropriate to their authentic period and style. Alterations to existing historic buildings should respect original design intention, predominant materials and proportions.

In all applications regarding protected buildings, the Standards and Guidelines for the Conservation of Historic Places in Canada will be used as the basis for review. The Standards and Guidelines outline principles and procedures for the appropriate treatment of historic buildings and structures, including different levels of intervention as well as additions. These Design Guidelines provide additional guidance for appropriate interventions within the Queen's Park neighbourhood.

Owners of heritage buildings are encouraged to gather as much information as possible before undertaking any alterations. Historic photos, archival records and a careful examination of the building itself often yield valuable clues as to original appearance, materials, lost details, placement of colours, etc. This is especially true for windows and doors, or other signature elements of the building. Each building also tells its own story, as later changes may cover evidence of what the building originally looked like.

B.1 FORM, SCALE AND MASSING

Intent: *The original form, scale and massing of protected properties must be preserved and when necessary, rehabilitated or restored.*

General Provisions:

Whenever possible, original forms, materials and details should be uncovered or left in place, and preserved. The original massing, form and scale of protected buildings should be maintained through any proposed interventions, including additions. Any proposed new garages or accessory buildings should be constructed at the rear of properties.



NOT RECOMMENDED: *Plantings hide the features of the house.*

APPROACH		
RECOMMENDED	ACCEPTABLE	NOT RECOMMENDED
The original form, scale and massing should be preserved, rehabilitated, or restored through any proposed change to protected buildings.	Changes that alter the original form, scale, or massing of a protected building could be considered when they are compatible with, subordinate to, and distinguishable from the original.	Changes that are not compatible with, subordinate to, and distinguishable from the original, protected building are not recommended.



***RECOMMENDED:** Architectural Features are visible with the landscaping.*

B.2 ADDITIONS TO PROTECTED BUILDINGS

Intent: *Additions must be compatible with the existing massing of the protected building.*

General Provisions:

Compatible additions help to maintain the character of Queen's Park; obtrusive modern interventions can completely overwhelm an existing structure. It is, however, considered good heritage practice that new construction be distinguishable from the existing building and can reflect a more contemporary inspiration. It is crucial that any new construction blend sensitively where it joins with an older building.

Reference should be made to the Standards and Guidelines for the Conservation of Historic Places in Canada, which discusses additions under Standards 11 and 12 (below), as well as in the "Other Considerations: New Additions to Historic Places" section.

- (Standard 11) Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
- (Standard 12) Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

APPROACH		
RECOMMENDED	ACCEPTABLE	NOT RECOMMENDED
New additions should respect the form, scale, and massing of the original building and should be compatible with, subordinate to, and distinguishable from the original.	Additions that respect the original form, scale and massing of the original building, but are not fully distinguishable from the original can be considered.	Additions that overwhelm the original form, scale and massing of the original building or that are not compatible with the original are not recommended.

B.3 ARCHITECTURAL DETAILS

Intent: *Original architectural details on protected buildings must be preserved and when necessary, rehabilitated or restored.*

General Provisions:

When developing design proposals for protected buildings, they should be examined to determine what original architectural details remain and may be rehabilitated. The historic character of protected buildings in Queen's Park is dependent on a variety of architectural details; in some cases these features have been lost or obscured by many years of weathering, inappropriate renovation or lack of maintenance.



If required to be removed, original details and features of the house can be reused adaptively on-site, such as this drain pipe, used as a border for plants in the garden.

APPROACH		
RECOMMENDED	ACCEPTABLE	NOT RECOMMENDED
Not every detail of every building may be feasibly restored, but surviving features should be retained and repaired. Inappropriate later additions should be removed or replaced. Building details should be compatible with the date the building was constructed and be based on documentary or physical evidence.	Replicas of original materials may be considered if the original is too far deteriorated to rehabilitate.	Inappropriate architectural details or decorations.

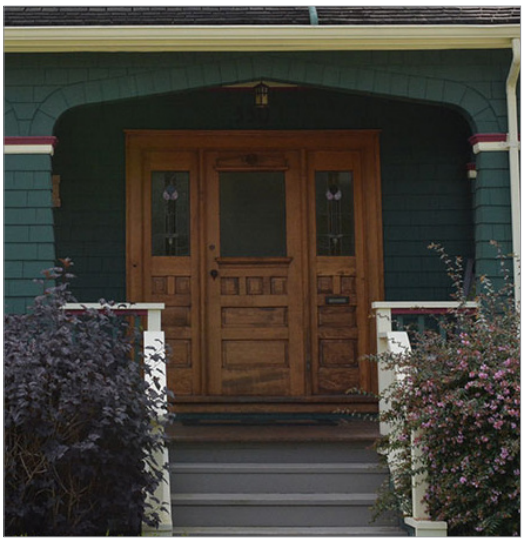
B.4 WINDOWS AND DOORS

Intent: *Original windows and doors on protected buildings must be preserved and only rehabilitated or replaced when necessary*.

General Provisions:

There is a variety of fenestration in the Queen's Park neighbourhood, but a majority of the early buildings originally had double-hung or casement wooden sash windows and wooden doors. In some later houses, historic steel sash was used, and should be retained. For protected buildings, every attempt should be made to retain the original windows or to replace inappropriate later windows with replicas of the originals. Historic windows should not be replaced with metal or vinyl windows. If the original windows have been replaced, restoration should be considered.

Windows that are blocked in whole or in part should be opened and properly reglazed. Window openings that have been changed in size should be returned to their original dimensions and appropriate window sash reconstructed. Replacement of original windows should only be undertaken as a final resort in cases of extreme deterioration, in which case only wood sash windows with matching profiles and divided lights should be used. Original doors, transoms, sidelights and hardware should be retained, repaired and restored whenever possible.



Wooden door in the Queen's Park neighbourhood.

APPROACH		
RECOMMENDED	ACCEPTABLE	NOT RECOMMENDED
Original windows and doors should be preserved or rehabilitated as necessary (including historic steel sash). Wood-framed storm windows are highly encouraged to improve window performance. When additions are proposed, or when rehabilitation work will occur, the following Guidelines are recommended: • Vertically oriented windows recessed from the building face • Window and door openings with appropriate, dimensional lumber trim • Traditional wooden-sash windows (generally double-hung or casement) • True divided sashes (without false muntins) • Wooden or clad wooden windows • Wooden doors that respect traditional appearance (without false, non-historic window embellishments)	Replicas of original windows may be considered if the original is too far deteriorated to rehabilitate. Replicas of original doors may be considered if the original is too far deteriorated to rehabilitate.	Metal or vinyl windows (except for historic steel sash). Metal or vinyl doors. Doors with inauthentic "historic-style" windows. Windows with fake muntins. Mirrored or reflective glass.

B.5 MATERIALS

Intent: *Original materials on protected buildings must be preserved and new interventions must be in-keeping with existing materials.*

General Provisions:

Original materials should be left in place, or exposed when covered over but intact, in order to ensure visual continuity. Any new materials used in alterations or additions should respect both the style and age of each individual building.

Original wood siding and trim should be repaired, painted and maintained to a generally acceptable standard. Through lack of proper maintenance, wooden elements may decay to the point where replacement is necessary; in these cases, the original configuration, assembly and appearance of wooden elements should be replicated.

The traditional roofing material in the Queen's Park neighbourhood was sawn cedar shingles. The use of sawn cedar shingles is strongly encouraged on the roofs of historic buildings; other materials that replicate the appearance of sawn cedar shingle roofs may be considered.



Cedar shingle roof on a protected home in the Queen's Park neighbourhood.

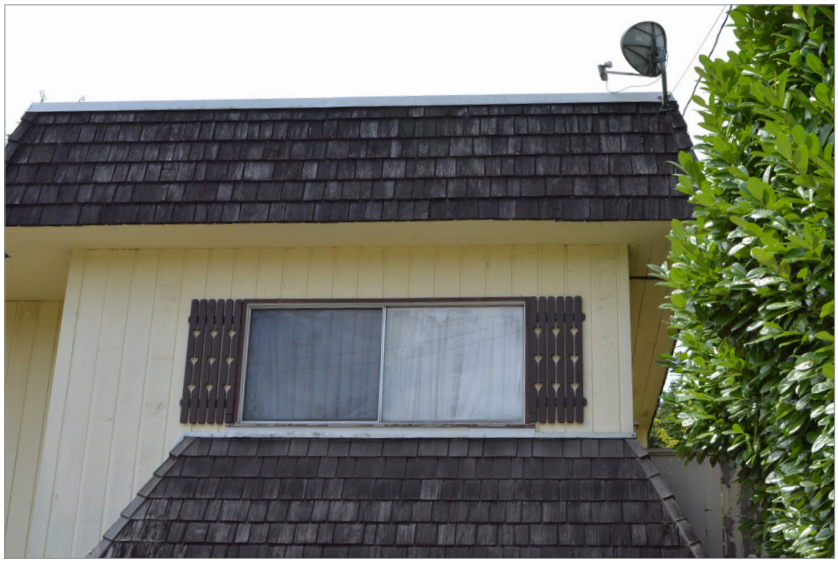
APPROACH		
RECOMMENDED	ACCEPTABLE	NOT RECOMMENDED
Original materials should be preserved or rehabilitated as necessary; when they are missing or too far deteriorated, replication of the original materials should be considered When additions are proposed, the following materials are recommended, depending on their compatibility with the original structure: • Smooth wood resembling traditional lapped wooden siding, typically 9 centimetres wide, but no more than 15 centimetres wide • Sawn cedar shingles, as siding and roof cover • Board-and-batten siding • Sidings that resemble traditional wood siding, when used in an appropriate manner • Roughcast or "rock-dash" stucco • Wooden elements on porch/verandah (balustrade, stairs, etc.)	Duroid, fiberglass, asphalt or other appropriate roofing materials that resemble sawn cedar shingles.	Combed or textured lumber (i.e., textured wood or wood-grain fibre-cement sidings). Vertical or diagonal wooden sidings (other than board-and-batten). Split cedar shakes as siding or roof cover. Cement tile, metal, rubber or slate/slate-like roof cover. Unfinished cedar siding. Plywood as a primary material. Aluminum, vinyl or plastic sidings. Smooth-finished, swirled or heavily stippled stucco. Masonry as a primary facing material. Metal, glass and vinyl on porches/verandahs.

B.6 ATTACHMENTS

Intent: *Attachments must not detract from the architectural and heritage features of the house.*

General Provisions:

Owners should not install visible attachments on protected homes that could be considered obtrusive and incongruous with the historic style of the building (such as satellite dishes or other antennas, exterior generators, or air conditioning units).



NOT RECOMMENDED: *Attachment is affixed to front façade and highly visible from the street.*

APPROACH		
RECOMMENDED	ACCEPTABLE	NOT RECOMMENDED
Location not visible from the primary street such as on concealed roof planes, behind raised parapets or on accessory buildings. The historic fabric of a building should not be unnecessarily disturbed or destroyed. Colour that matches the surrounding environment or a neutral muted colour.	Location that is visible from the street, but is screened using materials consistent with the principal building or screened with landscaping.	Location highly visible from the primary street. Advertising, branding or other visible lettering on the attachment. Polished metal or reflective surfaces.

B.7 COLOUR SCHEME SUGGESTIONS

Intent: *Exterior colour schemes for protected buildings should be appropriate to their original style and time period.*

General Provisions:

For historic buildings, an authentic colour scheme is encouraged but not required. The historic colour scheme of a building is often an attractive and appropriate solution for the building's architectural character: the original builders knew from experience and tradition what colours would look best on various building elements. When the original scheme can be determined, a close match or an updated interpretation would be promoted.

Paint was historically gloss enamel, and the use of at least semi-gloss finishes is encouraged. Window sash and doors would be painted in high-gloss finishes. Generally, the historic buildings in the Queen's Park neighbourhood would have had an average of three applied colours; a fourth colour is sometime seen in the gable ends:

- For Pre-1900 (Victorian era) buildings: a mid-range body colour, a darker trim colour and a dark (often black) window sash colour. White was not historically used on these buildings.
- For buildings built between 1900s-1920s (Edwardian era): a mid-range or dark body colour, a lighter trim colour and a dark (often black) window sash colour. White was not historically used on these buildings.
- For buildings built between 1920-1940s (Period-Revival) buildings: generally a mid-range palette with a variety of trim and sash colours, dependent on the predominant style. Warm white was often used on Colonial Revival buildings.

APPROACH		
RECOMMENDED	ACCEPTABLE	NOT RECOMMENDED
Colour schemes that distinguish details in appropriate historical fashion. For example: browns, greens, deep reds, gold or tan, greys, cream and buff.	Colours that do not reflect the historic colour scheme.	Colours, which would not have been used historically. For example: bright oranges, yellows and blues or purple, bright whites and all fluorescent colours.



Designated house in the Queen's Park Heritage Conservation Area, in a historically appropriate colour palate.

NOTE: ADDITIONS TO EXISTING NON-PROTECTED BUILDINGS

Owners are encouraged to upgrade or add to existing buildings in a manner that respects each building's existing design, as well as the overall historic context of the area. It is not intended that non-heritage buildings should be altered to achieve a "heritage look." These Guidelines can be used for general direction, but the existing situation for each building should be reviewed to understand the best approach to any proposed upgrades.

Any additions to existing, non-protected buildings should respect the intent of these Guidelines. In each case, the existing streetscape should be considered so that each building can be a "good neighbour" within the Queen's Park neighbourhood's historic context.