Section A.
New Construction Design Guidelines



2012 House in the Queen's Park neighbourhood, compatible in scale, materials and roof shape.

OVERVIEW AND RATIONALE

This section of the Design Guidelines must be followed for new residential and accessory buildings in the Queen's Park neighbourhood and is also encouraged for proposed changes to existing, non-protected buildings. A high proportion of the houses in the neighbourhood possess a common palette of materials, leading to a sense of cohesion within the neighbourhood, however there is no dominant, defining architectural style of Queen's Park. Instead, the historic character of the neighbourhood is achieved through a variety of historic styles that together constitute New Westminster's Traditional Architectural Character. Residents and visitors appreciate the Queen's Park neighbourhood as an intact and historic neighbourhood and the whole neighbourhood has a heritage character, even as new homes have been added. The Design Guidelines reinforce the community desire to ensure new development is respectful of the existing context.

Today, in recognition of current housing standards, availability and cost of construction materials, and sustainability concerns, a comprehensive design approach is needed to execute high-quality standards and complementary design in the neighbourhood. The following Guidelines will help new buildings and existing, non-protected buildings within Queen's Park achieve design outcomes that strengthen the historic identity of the neighbourhood. The Guidelines will also help prevent designs that detract from the historic qualities of the neighbourhood.

GENERAL PROVISIONS

Design concepts for new developments should blend harmoniously with the historic elements of the Queen's Park streetscape. This requires sensitivity to historic precedent and a willingness to be subordinate to that precedent. A thorough understanding of the materials and design elements used in the Traditional Architectural Character of New Westminster is essential in conceiving appropriate designs. By understanding and following the principles of form, rhythm, and detailing outlined in these Design Guidelines, new designs can be developed that successfully integrate within the Queen's Park historic context.

The harmonious character of Queen's Park depends on its built and landscaped form working together within cohesive and visually appealing streetscapes. To achieve this goal, architectural styles that are clearly out of place within the historic evolution of Queen's Park should be avoided. The tendency to design individual houses in isolation from the context of the streetscape can lead to a discordant appearance. Caution should be exercised when developing designs for renovation and new construction, to avoid introduction of inappropriate elements into the historic streetscape.



2006 house in the Queen's park neighbourhood, compatible in scale, materials and roof shape.

INTENT: COMPATIBLE DESIGN

Compatible design does not require new design to replicate the historical styles of the Queen's Park neighbourhood; however, an intelligent, sensitive design approach is necessary to honour Traditional Architectural Character.

The historic residential properties in the Queen's Park neighbourhood do not compete with each other in terms of landscape design, site planning, building massing and composition, and quality and calibre of material. All of these attributes instead contribute to a consistent, cohesive streetscape. In order to be compatible, new design should achieve the following:

- compatible landscape design, parking access and overall site planning;
- compatible massing and visual scale of the building relative to the streetscape context;
- sensitive building placement having regard to adjacent sites, privacy and overlook, and preservation of open space between buildings; and
- consistency of proposed grades with natural, existing grades, particularly near property lines.

The following sections specifically outline building designs and elements that are recommended, acceptable, or not recommended. New buildings in the Queen's Park neighbourhood must follow these Design Guidelines; existing, non-protected buildings are also encouraged to follow these Guidelines.

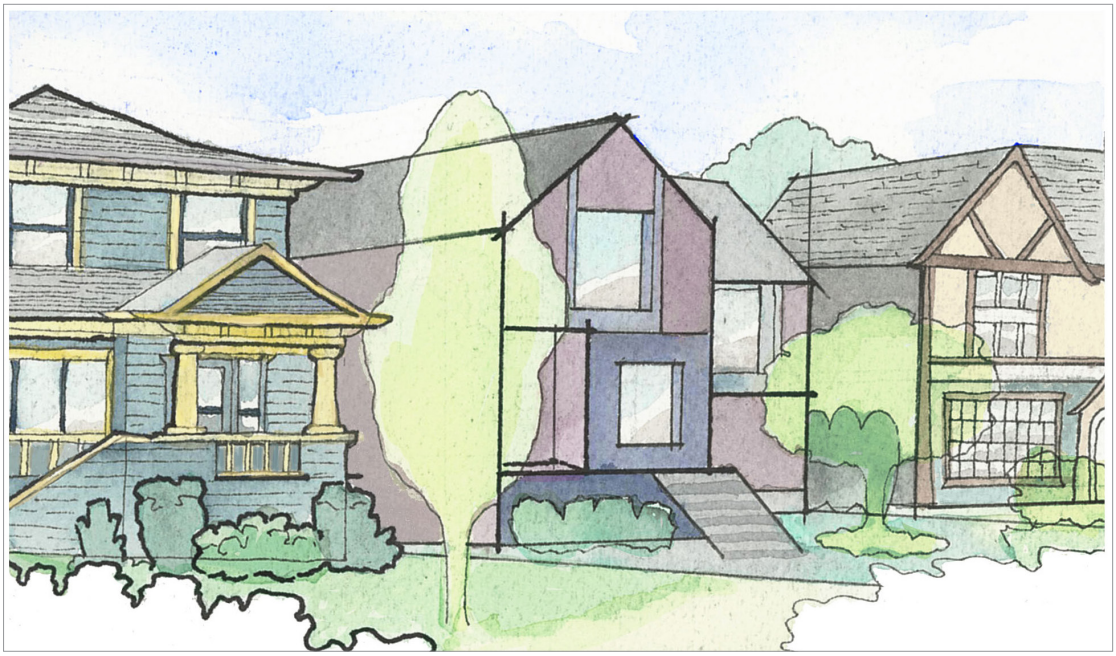
A.1 SITING, SHAPE AND ACCESSORY BUILDINGS

Intent: *New buildings must be placed on the site in a manner that follows the historic precedent set by properties in the surrounding streetscape, with particular attention paid to protected properties.*

General Provisions:

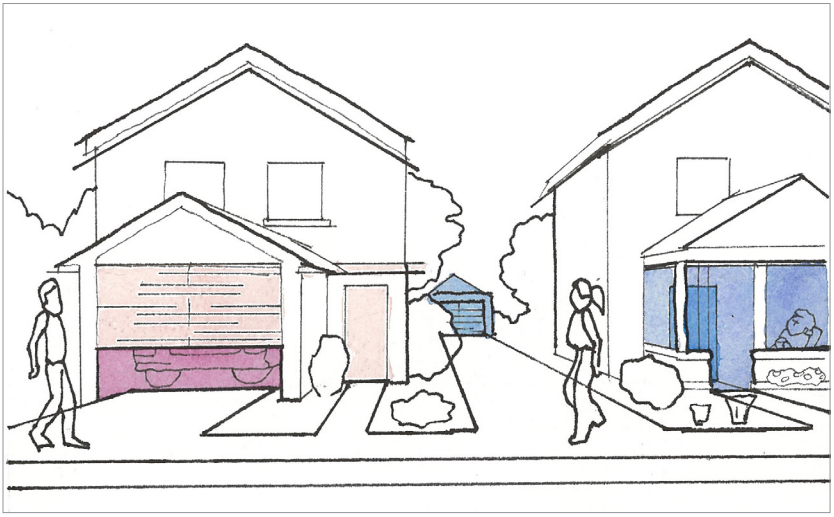
The siting and shape of new principal buildings must harmoniously fit into the existing streetscape. This includes appropriate setbacks consistent with neighbouring properties and shapes that are complementary to the established Traditional Architectural Character. Buildings on corner sites must be treated as though there are two principal façades and should be set back appropriately.

On lots with lane access, or on larger lots without lane access, garages and accessory buildings should be constructed at the rear of properties, and must be designed to be compatible with, but subordinate to, the house. Garage doors should never be part of any street-facing façade of the principal building, including side façades that are highly visible. Garage doors should also be set back within the façade to appear less prominent.



New buildings must be sited, shaped and articulated in a way that respects neighbouring properties, but it is not required that new buildings replicate historic architectural styles. Source: PWL Partnership, Landscape Architecture

APPROACH		
RECOMMENDED	ACCEPTABLE	NOT RECOMMENDED
Setbacks that are respectful to, and consistent with, neighbouring properties along the streetscape. Similar frontage width Rectangular building shapes with peaked (gabled) roof forms. Simple roof forms, only 1-3 slopes. Garages and accessory buildings placed at the rear of the property, not easily visible to the public. Matching height.	Setbacks that simply meet the zoning regulations, but do not negatively impact neighbouring heritage properties. Garages and accessory buildings placed on the lot such that zoning regulations are met, but are somewhat visible to the public.	Setbacks that are not consistent with the existing streetscape. Non-rectangular building shapes. Flat rooflines. Garages and accessory buildings highly visible to the public; Garages placed on any publicly visible façade of a principal building.



Street fronting garages (left) are highly visible and INCOMPATIBLE. Garages constructed at the rear of the property (right) are COMPATIBLE.
Source: PWL Partnership, Landscape Architecture

A.2 SCALE, MASSING AND PROPORTION

Intent: *The volume, height, massing and relative size of new buildings and additions must follow the established parameters set by protected properties.*

General Provisions:

Principal buildings must be compatible with and generally consistent in scale (volume, including height), massing (where volume is placed) and proportion (relative size) to neighbouring buildings within the streetscape context. New development must not overwhelm the streetscape.

Building envelopes are prescribed in the Zoning Bylaw to establish minimum standards for sites to perform favourably towards neighbouring sites with respect to height, shadowing, privacy, and overlook. The building envelope is not a basis for generating building form, nor is it anticipated that buildings should fill the building envelope. New building heights should be visually consistent with the character of the Queen's Park neighbourhood.



COMPATIBLE: *New house (right) respects and is subordinate to adjacent heritage house in massing, height and roof form, but is not a replica of the architectural design. Source: Donald Luxton and Associates*

APPROACH		
RECOMMENDED	ACCEPTABLE	NOT RECOMMENDED
Building volumes and heights that are respectful to and consistent with the existing houses in the neighbourhood. Raised first floor. Building massing that respects the Traditional Architectural Character of the Queen's Park	Building envelopes that simply meet zoning regulations, but do not overwhelm neighbouring heritage properties.	Building volumes that are noticeably larger than neighbouring properties and/ or overwhelm the streetscape. Building heights in excess of the historic/established standard.



***INCOMPATIBLE:** New house (centre) overwhelms the streetscape and uses materials and details that never existed in the neighbourhood.*
Source: Donald Luxton and Associates



Example of simple, proportional details and material use at entry.

A.3 ARCHITECTURAL CHARACTER

***Intent**: New buildings and additions should have an architectural character that respects the Traditional Architectural Character of the Queen's Park neighbourhood. Articulation and texture should follow the rhythm set by protected properties.*

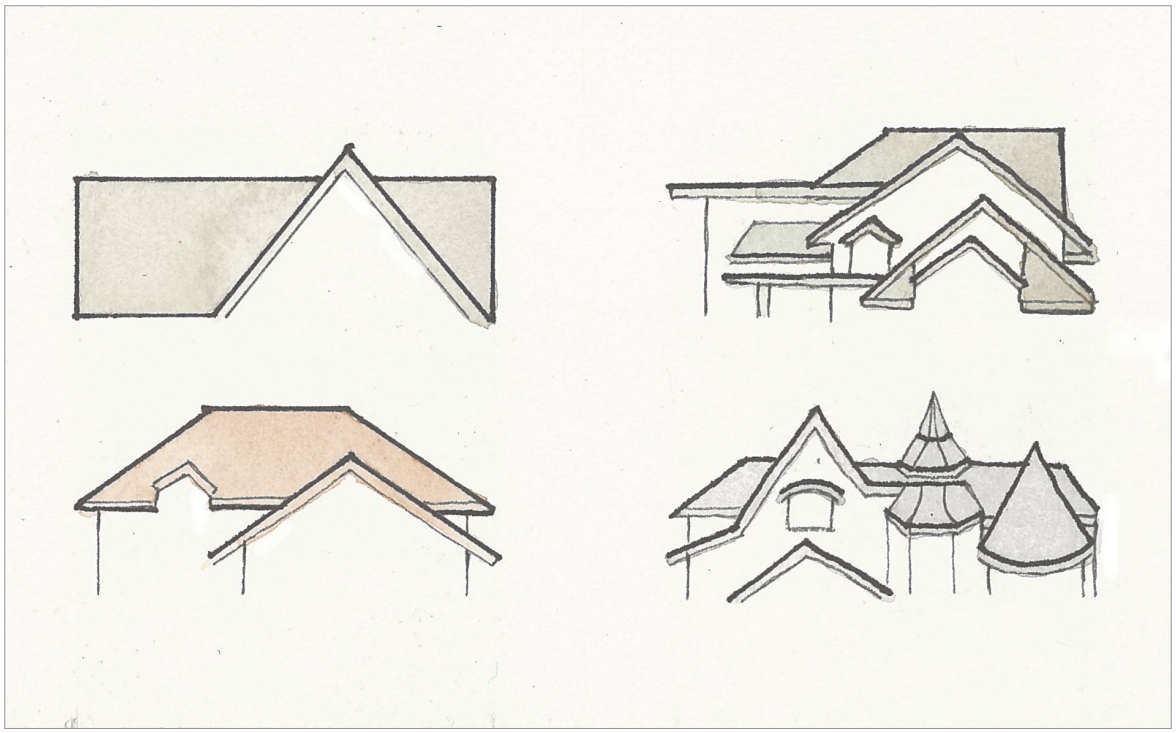
General Provisions:

The existing residential buildings in Queen's Park include a variety of styles and expressions that establish the Traditional Architectural Character. The Guidelines do not require that new building design or renovations replicate historic architectural styles or motifs. New construction and renovations to existing buildings should be evaluated carefully within their context to understand an appropriate architectural approach.

The architectural style for a new building should be consistent with the overall Traditional Architectural Character of Queen's Park. Styles that do not relate to the historic evolution of the area should not be used either as a model or as an inspiration. New construction should show respect for historic methods, forms and detailing in an honest modern idiom, and should be sympathetic to the existing streetscape and surrounding buildings.

New construction or additions should not be detailed with applied historic ornamentation that is "pasted on" or with a mix of elements from different historic periods. Certain architectural features should not be visible from the street, including skylights and open-riser porch steps (staircases should resemble traditional models with closed risers).

APPROACH		
RECOMMENDED	ACCEPTABLE	NOT RECOMMENDED
Architectural character that is respectful to and in keeping with Traditional Architectural Character. Open lower level front porches or verandahs, with closed-riser staircases.	Contemporary architectural character that does not detract from the Traditional Architectural Character of the neighbourhood.	Applied inauthentic historic ornamentation. Street-visible metal. Chimney flues. Inauthentic, "historic-style" details and ornamentation. Open-riser staircases to porches or verandahs.



*Simple rooflines (left) are **COMPATIBLE** with the architectural style of the neighbourhood. Rooflines with varying and multiple angles (right) are **INCOMPATIBLE**. Source: PWL Partnership, Landscape Architecture*



Windows with flower box elements.

A.4 WINDOWS AND DOORS

Intent: *Windows and doors must be placed on new buildings and additions in a manner that is similar to the pattern established by protected properties.*

General Provisions:

The form and detailing of windows and doors should be carefully considered in plans for new construction. Window shapes and sizes vary with the architectural style of each building. Historic buildings in Queen's Park generally employ window openings composed of a punctured void in a solid wall, the glass being inset, with a proper reveal, sill and trim. In new construction, windows and doors do not need to be exact reproductions of historic styles, as long as they are sympathetic with the character of Queen's Park.

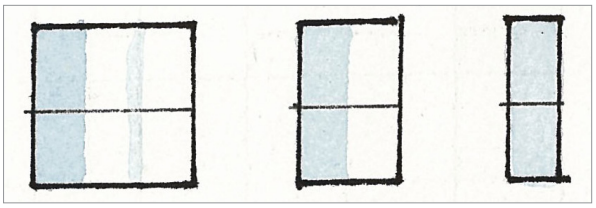
Where possible, the style of windows and doors selected should match the prevailing vertical emphasis of the historic building types, and be placed on the building face in such a way as to reference the established rhythm of openings in the historic façades. The alternation of solids and voids (walls to openings) in the façade establishes a pattern that may be sensed by observing the building from a distance. This pattern is perceived as a rhythm by the passerby, and a sympathetic relationship between old and new construction may be achieved by incorporating similar rhythmic patterns. Windows should be recessed in a traditional manner, not set flush with the facing material. Odd-shaped windows or random placement are not recommended; wooden frame and sash windows with an historic appearance are encouraged.

Historically, doors were wooden, with carved or moulded detail, often with inset glass panels. Original hardware was typically cast brass. New doors should be sympathetically detailed, and appropriate materials should be used. Proper consideration should be given to the design and lighting of doors and entries as they are a highly visible part of each building's façade.

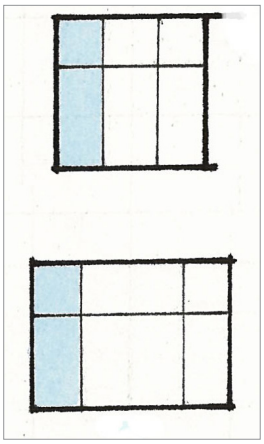


Contemporary expression of traditional details such as vertical windows, wooden door, covered entryway and verandah.

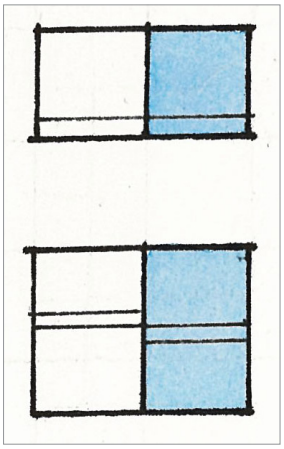
RECOMMENDED:



Windows with a different width, but the same height and rhythm.

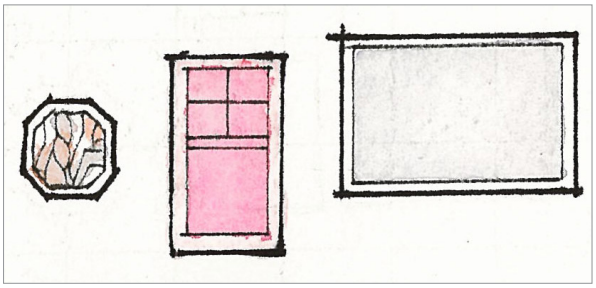


Windows with a different width, but the same rhythm.

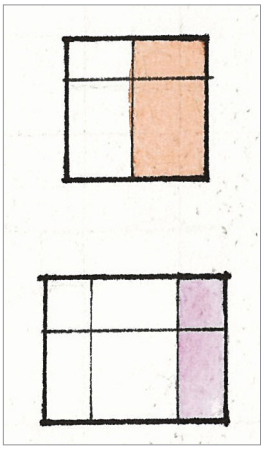


Shorter windows on the second storey.

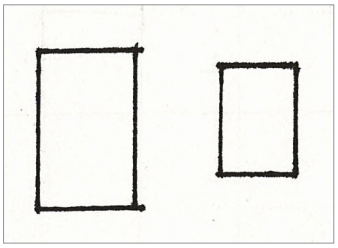
NOT RECOMMENDED:



Windows with different historical styles.



Windows with a different rhythm.



Windows with a different rhythm.

Source: PWL Partnership, Landscape Architecture

APPROACH		
RECOMMENDED	ACCEPTABLE	NOT 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). Traditional steel-sash windows. True divided sashes (without false muntins). Wooden or clad wooden windows. Wood-framed storm windows. Wooden doors that respect traditional appearance (without non-historic window embellishments).	Vinyl or metal windows that are similar in appearance to historic, traditional windows and are not white. Contemporary-style doors of contemporary material composition, excluding vinyl or metal.	Narrow-profile vinyl windows. White vinyl windows. Metal or vinyl doors. Doors with inauthentic "historic-style" windows. Metal-sash windows that are inappropriately detailed and do not resemble historic, traditional windows. Windows with fake muntins. Mirrored or reflective glass.

A.5 MATERIALS

Intent: *Materials on new buildings and additions should respect the Traditional Architectural Character of New Westminster.*

General Provisions:

Attention to materials, without the addition of false details, helps blend new with old. The historic buildings in Queen's Park generally employ wood frame construction, and were generally clad with wooden or stucco materials, such as horizontal lapped siding, cedar shingles, or roughcast "rock-dash" stucco. For new construction, non-combustible building materials may need to be considered on side façades, where required by the Building Code. In such cases, non-combustible materials should resemble and complement materials used on other façades.

The use of materials should conform to the overall context of the heritage buildings in Queen's Park, which derived their character from the honest use of materials and a simple and logical deployment of their forms and proportions. In new construction, wooden siding should be smooth, horizontal, thin (typically 9cm wide, but no more than 15cm wide), and closely resemble traditional lapped wooden siding. Where appropriate, corner boards and window trim should be used, and applied over the siding. Wooden siding and trim should be properly painted.

Additional considerations include:

- Mortar stucco was historically used in a roughcast or "rock-dash" finish. New stucco should replicate this look; textured, swirled or heavily stippled stucco should not be used.
- Wooden trim should be used to alleviate the blank appearance of unrelieved stucco façades.
- Many of the historic buildings of Queen's Park feature an open front entry porch or verandah, either projecting outwards or inset within the building envelope. These open, welcoming elements facing the street are an integral part of traditional architecture. When a porch/verandah is proposed for a new building or as an addition to an existing building, balustrades and railings should be composed of "traditional" materials, such as wood; metal, glass and vinyl are not recommended.



Example of sympathetic material use, such as wood siding, and appropriate high quality details on new construction.
Source: lanefab.com



COMPATIBLE: *New house right utilizes traditional materials and forms and is similar in massing and roofline, but is not a replica of the original; note the carport would not be recommended.*
Source: Donald Luxton and Associates

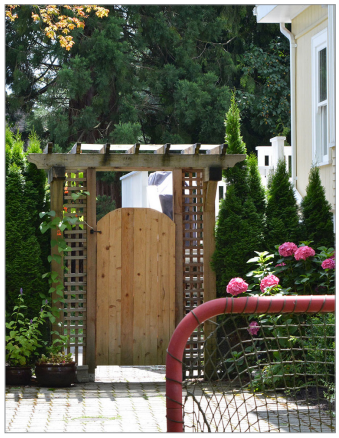


INCOMPATIBLE: *New house uses materials and details that never existed in the neighbourhood, despite featuring a gabled roof and following a traditional massing. Source: Donald Luxton and Associates*

APPROACH		
RECOMMENDED	ACCEPTABLE	NOT RECOMMENDED
Smooth wood resembling traditional lapped wooden siding, typically 9cm wide, but no more than 15cm 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. Stone column bases or foundations. Brick or stone used to construction functional masonry elements. Wooden elements on porch/ verandah (balustrades, stairs, etc.). Tongue-and-groove wooden soffits.	Duroid, fiberglass, asphalt or other appropriate roofing shingles that resemble sawn cedar shingles. Smooth pattern fibre-cement sidings that are detailed to resemble traditional wood sidings or shingles. Metal or vinyl soffits in darker colours.	Combed or textured lumber (e.g., 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. Cultured stone, ceramic tile or brick facing. Metal, glass and vinyl on porches/verandahs. White metal or vinyl soffits.



Where paved areas exist, consider adding plantings along the sideyard or in containers (if the paved area is not in use).



Paved areas can also be designed to be useful for childrens' play or sports.

A.6 DRIVEWAYS

Intent: *The pedestrian-friendly streetscape and landscape design of the Queen's Park neighbourhood should be emphasized by minimizing expanses of impermeable paving and acknowledging the role of historic driveway layouts.*

General Provisions:

Many heritage homes have traditionally had separate accessory buildings for parking – i.e. coach houses. These were often located at the rear of the property. As such, many properties include a long driveway that goes through the side yard to the back of the property. This is the case especially on blocks where a back lane does not exist. Although large paved areas are not considered environmentally sustainable, this historical layout has the advantage of providing views to the back of the property and hiding automobile uses. There are several options to take advantage of existing long driveways or to reduce the impact of large paved areas:

- Incorporate pavers with a grass strip down the centre.
- Utilize permeable pavers for the driveway.
- Utilize the driveway space for other activities such as a children's play area or basketball court, etc.
- Line the driveway with interesting edges – planter beds, stone walls, landscape "rooms" opening from the side.
- Reduce driveway width to minimum dimensions (3 metre width for one car; 6 metre width for two cars).

APPROACH		
RECOMMENDED	ACCEPTABLE	NOT RECOMMENDED
Location of house, garage and/or accessory buildings should minimize the extent and visibility of driveway. A green driveway incorporating turf or other plants, permeable paving, and planted edges. An overhead structure such as a pergola, if sympathetic with house design. Multiple purposes for driveway when not in use by cars.	Minimal width of paving, (i.e. less than 3 metres wide for a single garage door, or 6 metres wide for double). Use of concrete unit pavers for driveway. Existing paved areas, if unused but retained, may be enhanced by the addition of temporary planted containers.	Extensive paved areas. Asphalt. Driveways wider than garage doors or structure.



Examples of very successful green driveways. They read as garden spaces, not roadways.



Strategies include the use of a turf strip down the centre; permeable paving stones; and planted edges.



Example of acceptable soffit lighting at entryway only.
Source: smallworks.ca

A.7 LIGHTING

Intent: *The installation of subtle lighting should not interfere with neighbouring properties or the streetscape experience.*

General Provisions:

Install subtle lighting that does not interfere with neighbouring properties or the streetscape. Lighting fixtures should be appropriate to the age and style of the building. Soffit lighting should not be used. Lighting should be directed towards the feature or a path it is intended to highlight.

APPROACH		
RECOMMENDED	ACCEPTABLE	NOT RECOMMENDED
"Dark Sky" Lighting Principles. Porch, entryway and pedestrian walkway lighting should be utilized. Use low-energy illumination sources and fixtures.	Lighting that follows current City bylaws Provides a general sense of safety.	Heritage style lighting fixtures, not consistent with the age of the house. Soffit lighting, except on entryway. Very bright and direct lighting.

A.8 ATTACHMENTS

Intent: *Attachments should not detract from the architectural features of the house.*

General Provisions:

Owners should not install visible attachments to their homes that could be considered obtrusive and incongruous within an area of historic older buildings (such as satellite dishes or other antennas, exterior generators, or air conditioning units).

These are general guidelines only, and each attachment should be judged on its own merits.

APPROACH		
RECOMMENDED	ACCEPTABLE	NOT RECOMMENDED
If attachments are necessary, their location should not be visible from the primary street. Neutral, muted colours or a colour which matches the surrounding environment .	Attachment locations could be visible from the street, as long as they are screened using materials consistent with the principal building or screened with landscaping.	Attachments should not be highly visible from the primary street. Advertising or lettering on the attachment is not recommended and polished metal or reflective surfaces should be avoided.

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.



***COMPATIBLE:** Duplex utilizes traditional materials and forms, but does not simply mimic a heritage house.*
Source: Donald Luxton and Associates



***INCOMPATIBLE:** New house right overwhelms the streetscape due to its massing though uses a similar material as the existing house left).*
Source: Donald Luxton and Associates