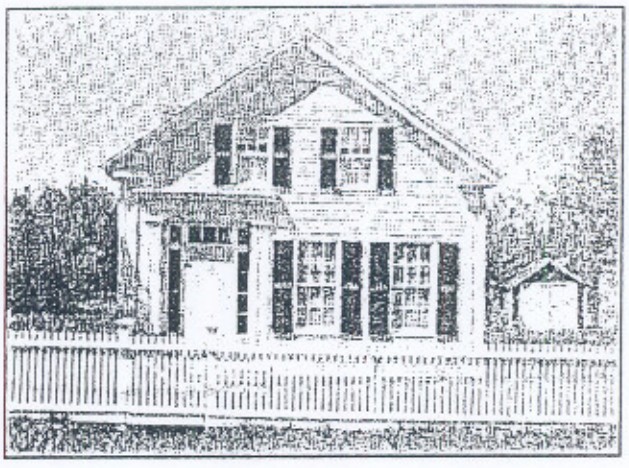

Building Design Guidelines

Town of Woodstock, NB

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1.0 INTRODUCTION

1.1 Executive Summary

This document is the third of a series which seeks to establish a set of achievable values to guide new development of properties in the Town of Woodstock as well as to protect the character of existing pre-20th century buildings.

In 1992 the "Downtown Woodstock Revitalization Opportunity Study" was prepared by Daniel K. Glenn Ltd. to propose a revitalization plan for the downtown Business Improvement Area (BIA). The plan addressed issues of streetscapes, building facades, and implementation opportunities.

In 1993 Architect's Design Group Inc. prepared a report titled "Building Design Guidelines for the Town of Woodstock, New Brunswick." That report also examined the BIA and presented more detailed recommendations for building facades, open space, and parking.

Features of both reports have since been successfully implemented within the Woodstock Business Improvement Area; contributing to a more viable and beautiful downtown area.

In response to current development issues both within and external to the BIA, the Town of Woodstock engaged ADI Limited in 2003 to prepare a revised set of guidelines.

These guidelines were to be limited to building recommendations only and intended to guide development/redevelopment over a broader area of Woodstock.

1.2 Scope

These design guidelines are intended to convey the general exterior design standards for selected buildings proposed or existing within the Town of Woodstock. These standards serve to clarify desired design principles and are not intended to replace the necessary role of design professionals.

Compliance with the guidelines is voluntary at this time. The Town will monitor the success of this approach and has also evaluated more prescriptive methods.

The guidelines apply to the following:

- Building exteriors only. Interiors are excepted.
- Existing buildings constructed as houses, churches, or public buildings on or before 1935.

The guidelines also apply to all building types, including commercial premises, in the following areas:

- Downtown Woodstock Business Improvement Area (BIA).
- Main Street, from Houlton Road to Elm Street.
- Broadway Street, from Houlton Road to Main Street.
- Houlton Road, from Main Street to Broadway Street.
- Union Street, from George Street to Prince William Street.
- Connell Road, from Main Street to Gold Street.
- Chapel Street.
- Grover Street, from Main Street to 138 Grover Street.

1.3 Vision Statement

The goal of the Town of Woodstock is to remain a beautiful and prosperous town, vibrant and attractive without compromise. Part of that challenge lies in encouraging a high standard for building development and redevelopment in the community.

An attractive and well planned physical environment has many benefits for the community:

- Improved quality of life for residents. Higher resident satisfaction stabilizes the community by reducing out-migration and stimulates in-migration.

- Business is encouraged to stay and grow; contributing to continued economic development.

- Tourism is encouraged as others share the desire to witness the area attractions and distinctive architecture. Woodstock is strategically positioned at the terminus of the US interstate highway and is therefore an important point of entry for US travellers touring the Maritimes. As well, Woodstock is conveniently located near significant New Brunswick heritage tourism destinations and can further enhance its role in this network.

- Retention of area heritage properties is encouraged; these are key underpinnings of tourism development and resident quality of life.

- Increased overall property values and a reduction of poorly planned developments that negatively impact adjacent property values.

- Ensured long term viability and benefits for future residents.

Through the well considered implementation of building design standards the Town of Woodstock seeks to retain its position as a key anchor town in Carleton County

Fig. 1.3.1 An existing Woodstock commercial streetscape

Fig. 1.3.2 A proposed vision

2.0 BUILDING DESIGN GUIDELINES

2.1 Definitions

"Renovations" generally encompass replacement or alteration of existing building systems. Additional interior or exterior space is not added. Typical renovations include repair/ replacement of windows, doors, siding, ornamental trims, and/or roofing.

"New construction" is generally defined as a new building which does not re-use existing in-place building elements such as walls, foundations, roofs, etc.

"Additions" comprise new construction added to an existing building which increase the interior volume and/or exterior elements such as stairways, porches, verandas, or decks. Roof replacements that significantly alter the existing configuration shall also constitute an addition.

2.2 Objectives and Design Philosophy

The objectives of these design guidelines are as follows:

- Protect and reclaim the characteristics of older building properties. These convey the rich historical record of the Town.

- Ensure new developments respect and continue the tradition of design exhibited by pre-1935 Woodstock buildings.

It is intended that pre-1935 buildings be maintained or renovated to reflect their original exterior appearance in material and design details as closely as possible. This activity ensures that the retention of our historic resources is maximized for present and future generations.

Building additions should clearly respect and derive their exterior design from the original host building.

New buildings are intended to clearly reflect the materials and design of surrounding pre-1935 buildings while a selected palette of contemporary materials are appropriate. The Town may, at its discretion, engage a design professional to review the design and advise on design issues.

2.3 Site Planning

Pre-20th century transportation modes such as the river, horse and cart, and railway all typically supported the development of communities with compact downtown commercial districts. Residential and industrial areas were typically less dense, but co-located for convenience.

The growth of population coupled with a high percentage of personal automobiles has inverted development patterns of communities. Since denser downtown commercial areas do not well accommodate the large parking lots of contemporary business norms, development pressure has shifted to the periphery where land is more readily available. Adding to this shift is the fact that the use of automobiles far increases the convenient radius of transit for reasons of work and shopping. For that reason, it is no longer necessary to live a downtown setting.

The decline of commercial downtown areas has led to successful ongoing activity to reformulate and revitalize those districts with a new use and focus.

The physical form that has developed from the pre-20th century commercial downtown and surrounding residential district constitutes the distinctive "heart" of Woodstock.

For that reason, new construction and additions should be consistent with the older established patterns of the immediate area and the following guidelines are proposed:

1. Building design for corner lots should address both streets, providing significant building features to both.

2. Lot coverage and setbacks should not vary significantly from existing patterns.

3. Placement and size of accessory buildings such as storage sheds and garages should be consistent with the neighbourhood.

4. If business or multiple residential parking areas are located in a rear yard, provide 1.8 m high privacy fencing and/or hedging along adjacent residential property lines.

5. Provide concealing enclosures for refuse storage systems.

6. Do not allow parking areas to dominate streetscapes and properties.

7. Enhance gardens and landscaping to create a more picturesque environment.

2.4 Building Form

It is the arrangement of buildings and infrastructure as a collection in a landscape that forms the basis of our communities. In that context, the qualities of each building contribute to the overall picture of the place. The basic size and shape, or building form, is a significant first move in building design that has an important impact on the neighbouring properties, the streetscape, and ultimately the community.

The Town of Woodstock seeks to build upon and complement the pre-1935 building pattern as a means of completing a vision of a community that is attractive and well-rooted, rather than starting from scratch.

Consider a development as filling a missing piece of the existing community pattern rather than an independent element that has no relation to its surroundings.

1. Design solutions that detract from the privacy or day-lighting of neighbouring properties are discouraged.

2. Building height and size should be consistent with that of surrounding buildings.

3. A building form that complements its pre-1935 neighbours without directly copying is preferred.

4. In some cases with existing properties, removal of later elements such as ill-considered additions will restore the form of the original.

Fig. 2.4.1 A new development (centre) that does not consider its neighbours

Fig. 2.4.2 A new development (centre) that does consider its neighbours

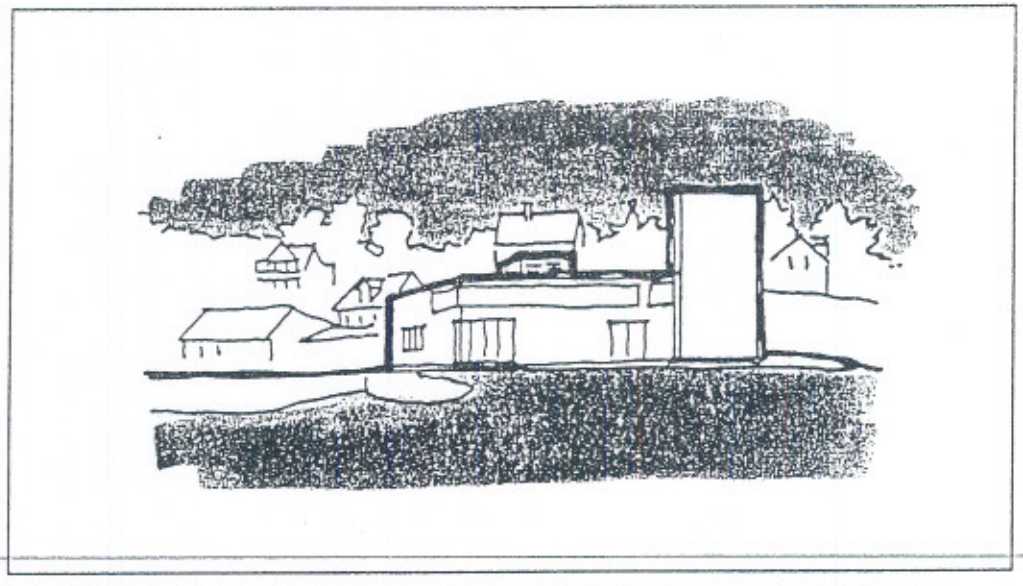

Fig. 2.4.3 A commercial building not related to its surroundings

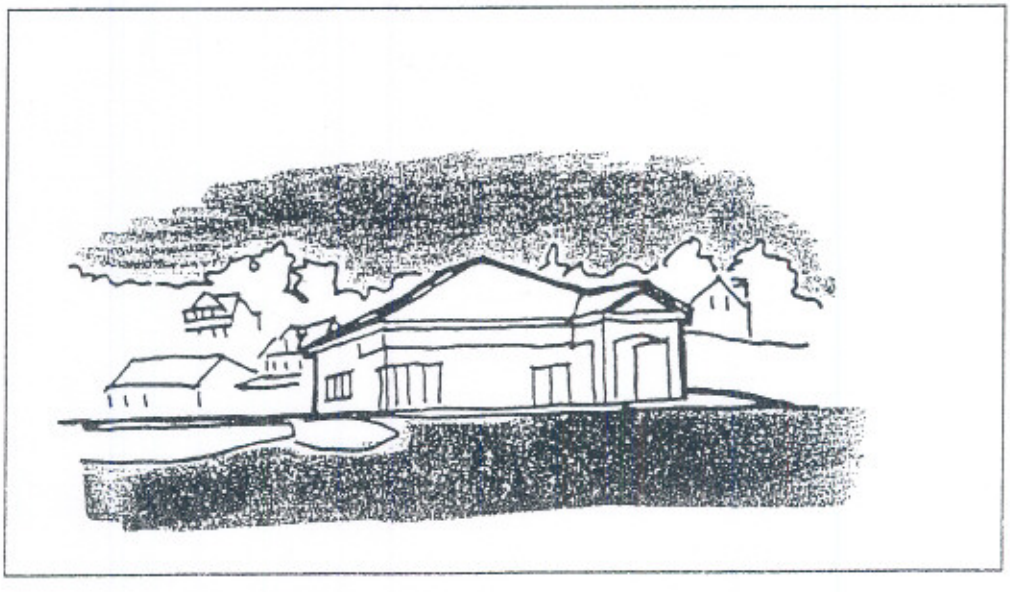

Fig. 2.4.4 A simple change of roof can improve the integration with the community

2.5 Architectural Styles

Architectural styles mirror the changing preferences of the times and Woodstock is fortunate to still have fine examples reflecting the leading 19th century design styles.

Developments that deal with alterations to existing buildings should be detailed in a manner that is compatible with the original style of the building. In those cases, adherence to the existing building's style is more appropriate than utilizing other methods.

Observing the architectural styles of the pre-1935 buildings of Woodstock and use them to guide your design decisions.

Guideline recommendations are as follows:

1. Renovations are encouraged to retain and/or reinstate the detailing and systems that were original to the building or typical of its architectural style. Renovations and additions to post-1935 buildings shall be derived from pre-1935 styles.

2. Additions shall be derived from pre-1935 styles and reflect the style of the host building.

3. New construction styles are preferred to relate to pre-1935 examples.

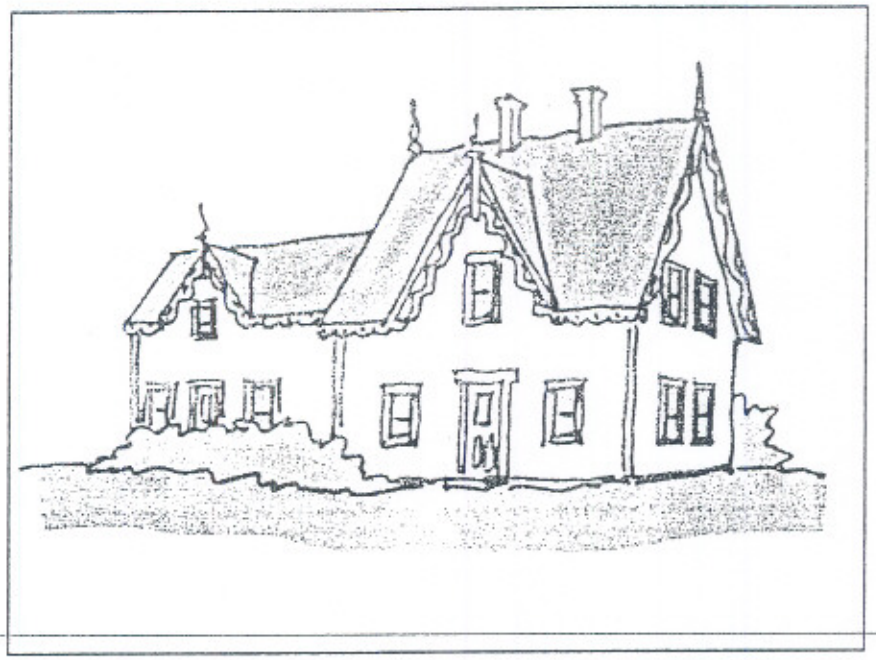

Fig. 2.5.1 Gothic Revival

Fig. 2.5.2 Georgian

Fig. 2.5.3 Queen Anne

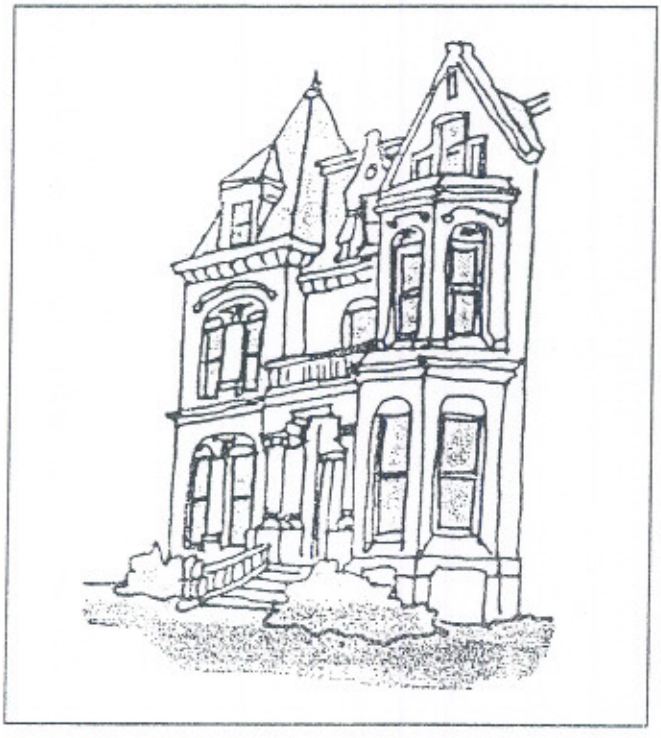

Fig. 2.5.4 Romanesque

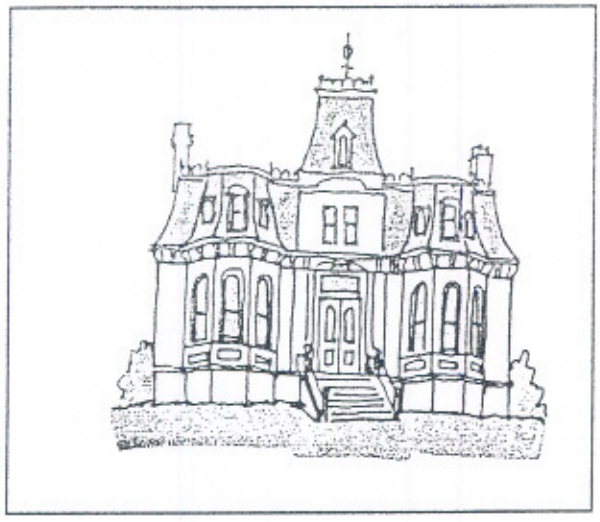

Fig. 2.5.5 Second Empire

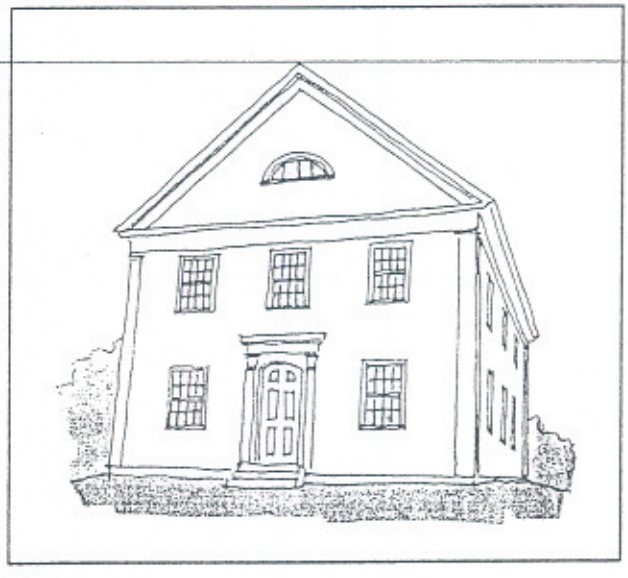

Fig. 2.5.6 Classical Revival

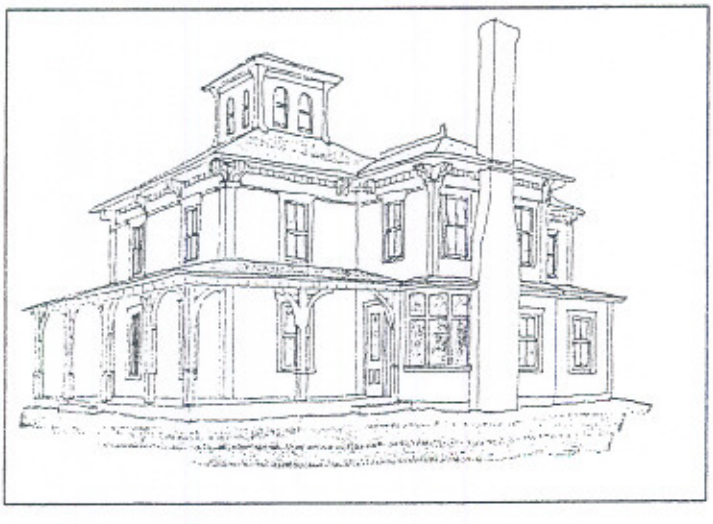

Fig. 2.5.7 Italianate

2.6 Wall Finish Materials and Details

The exterior finish materials and detail features of a building function as a weather barrier and also serve to set the appearance standard of the community.

Decorative trim work, modulated surfaces, and projections found on many older buildings often provide important protection to door and window openings, as well as to exterior wall surfaces. Removal of those elements can actually decrease the ability of the exterior to shed water effectively and hence affect durability.

Part of the longevity of our older structures is related to their use of siding and sheathing materials that allow air to circulate into wall systems. Water that may penetrate beyond the wall finish is removed periodically by drying. Application of tighter contemporary wall assemblies can create problems by decreasing the ability of the wall to dry itself.

From an appearance perspective, the retention of original finishes and features of a building is actively encouraged, as it is the remaining physical record of our past history.

The following guidelines are intended to reflect these issues:

1. For renovations to pre-1935 properties, the repair of the traditional finish materials and details is the first preference. Replacements should match original material, profile, and construction. For buildings heavily modified over time, the reinstatement of the original materials and details is encouraged.

2. For additions select the matching or complimentary finish material originally found on the host building.

3. For new construction, use finish materials and details which are consistent with the traditional materials and details found within the immediate neighbourhood.

4. Simplified versions of decorative trims that respect the appearance and placement of traditional trims are encouraged on new construction and additions.

A list of preferred finish materials follows:

1. Wood siding and trim to match existing original profiles.

2. "Hardi-Plank" and "Hardi-Trim" composite siding products by James Hardie Building Products.

3. Sandstone, limestone, or concrete-based architectural stone such as the "Shouldice" masonry series distributed by Shaw Brick.

4. Brick to match existing appearance or red range clay brick from the "Tapestry", "Smooth", or "Maritime" collections by Shaw Brick.

5. Synthetic stucco systems such as those manufactured by Sto or Dryvit.

2.7 Windows

The size, style, and quality of windows are important considerations of buildings.

Improper selection and installation of doors and windows can contribute to significant deterioration of wall assemblies; making careful detailing essential.

While contemporary copies are commonplace, original 19th century window units are a physical record of the considerable skill and craft of our ancestors. Retention and repair is encouraged before replacement. If replacement is necessary in pre-1935 buildings, units matching the originals are preferred.

Design with window styles and proportions that are consistent with the existing window characteristics of the street.

1. Review proportions, sizes and styles of windows in the neighbourhood.

2. Respect the proportion of individual windows (height vs. width) and the ratio of window area compared to wall area (mass/void ratio) found on pre-1935 properties in the immediate area.

3. For additions, maintain similar window characteristics as the original host building.

Fig. 2.7.1 Window styles not matched to building (undesirable)

Fig. 2.7.2 Window styles matched to building (preferred)

2.8 Entrances

Entrances visible from the street provide the security and identification that is important to establishing a sense of entry and privacy to a building.

Residential properties typically display a layered progression of spaces from the public street to the privacy of the home. Yards, steps, and verandahs are all important transitional elements from the public realm to the private realm.

Commercial properties, by contrast, typically have a much more direct relationship to the street. Perhaps an alcove or vestibule is all that separates the public street from the place of business; making access convenient.

Old Woodstock, like the older portions of towns and cities across North America, use elaborated entryways and building facades to assign importance to the streets which they bound. Contemporary commercial and multiple residential developments have diluted the connection to streets with large foreground parking lots, and building entrances directed to the nearest available parking area whether that location is at the front, back, or side of the building. This aspect of contemporary design effectively demotes the status of streets from a significant place to that of mere arterial.

To address these issues, the following guidelines are recommended:

1. Renovations/additions shall retain the original entrance as the primary entry to the property. Maintain the details and style of the original doors, trims, and porches.

2. Pre-1935 single family homes that are sub-divided into multi-unit commercial or residential uses shall also comply with Item 1 above. Plan units to feed to an inner vestibule inside the original entry rather than utilizing a series of new doors on the exterior.

3. Main building entrances for new construction shall be located to face the street, not parking areas or side yards. Maintain a similar level of elaboration as pre-1935 examples.

4. Side entries are discouraged except on corner lots. If side entries are unavoidable, they should be designed to have a presence on the street facade (such as a wrap-around verandah). Entry doors shall be located no greater than 1 metre above ground level.

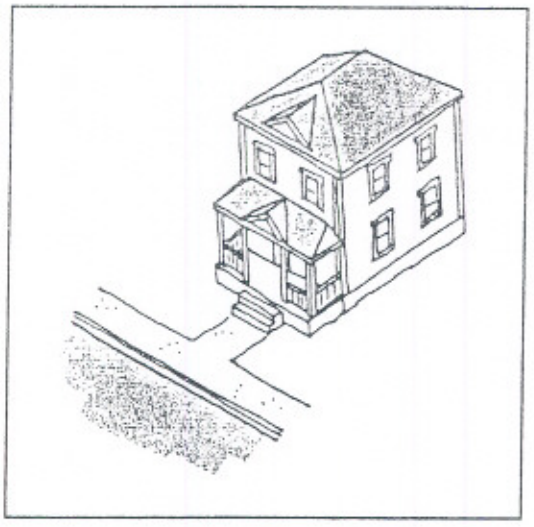

Fig. 2.8.1 Residential entries provide a layered progression of spaces from street

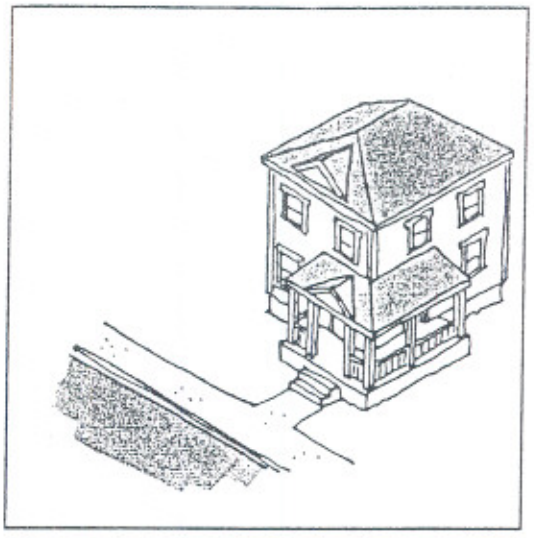

Fig. 2.8.2 Side entries should relate to the street

2.9 Roofs

Roof form plays a significant role in integrating a building into its local context.

Roofs should be designed to respect the configurations and scopes of pre-1935 roofs found in the immediate area.

Characteristics of roof scope, roofing materials, colour, dormers, soffits, and edge detailing are all important details.

1. For additions consider the roof design as an extension of the original. Provide a configuration and level of ornamental detail designed to complement the existing.

2. For renovations maintain and/or reinstate the characteristics and ornamental details of the existing building.

3. For new construction provide a roof configuration based on examples of pre-1935 properties in the immediate area.

4. Ensure the roof height and prominence of the roof edges are compatible with the characteristics of surrounding properties.

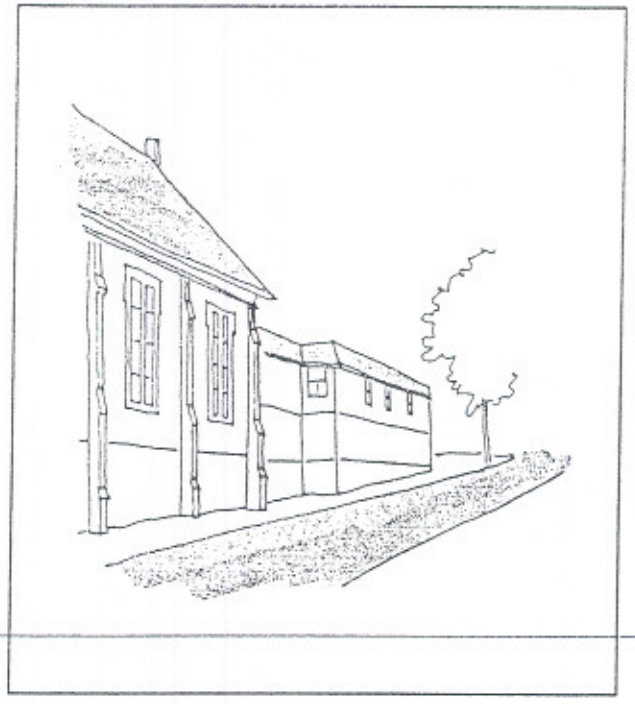

Fig. 2.9.1 Building addition and roof not related to existing building

Fig. 2.9.2 Building addition and roof related to existing building (preferred)

2.10 Colour

Aside from the building form, colour most strongly affects our overall impression of a building.

Co-ordinate exterior colours to avoid strong contrasts or dominating the surrounding visual environment.

1. When in close proximity to other buildings choose restrained complementary colours rather than bright high-contrast colours.

2. Consider the surrounding properties. Look for opportunities to integrate with the existing colour palette to produce a collective ensemble of buildings.

3. Use of traditional historical colours and colour placement is encouraged for pre-1935 buildings. A variety of paint manufacturers such as Pratt & Lambert and Benjamin Moore produce a historical series of 3 colour paint combinations that can produce an attractive scheme.

2.11 Signs and Awnings

Most current commercial signage was developed for use on suburban sites where large, bold forms and graphics are utilized to capture a driver's attention on a busy street. The visual environment is typified by low buildings set back from the street with parking areas in the front. Since the buildings alone rarely dominate, businesses rely upon arresting signage to compete for consumer attention.

The buildings of old Woodstock and the downtown core area are not the appropriate context for use of bold suburban type signs and designs. Consider the signage and colour as an integral part of the overall building design rather than as unrelated elements. As a general principle signage, awnings, and their colours should be toned down to complement the overall street scene rather than be dominant.

Harmonize signage with the proposed building and surroundings rather than dominating the visual environment.

1. Disallow large free-standing signs.

2. Use traditional materials and forms appropriate to the historical period of the building.

3. Use toned down complementary colours rather than bright high-contrast colours.

4. Co-ordinate signage and/or awning designs with building. Avoid obscuring or dominating the building design.

5. Use letters and logos sized to be legible to pedestrians, rather than automobile traffic.

Fig. 2.11.1 Streetscape with free standing pole sign

Fig. 2.11.2 Streetscape with sign removed (preferred)

Fig. 2.11.3 19th century example of typical commercial signage locations

2.12 Mechanical/Electrical Systems

For most contemporary projects the mechanical and electrical systems are essential elements of the building; providing for the comfort, hygiene, and life safety of the occupants.

The exterior elements of these systems typically include electrical entrances, meters, fans, louvres, and mechanical HVAC units.

These systems can significantly detract from the overall appearance of a project unless carefully located.

The general aim of this guideline is to encourage the relocation and/or concealment of these systems away from significant views such as streetscapes, important building facades, and street facing areas of properties.

The principles are detailed as follows:

1. Minimize visibility of mechanical/electrical systems from surrounding properties and streets. Locate systems away from main building entrances.

2. Provide decorative enclosure screens and/or landscaping screen for ground level components.

3. When visible from the street or overlooking properties, provide concealing roof system configuration and/or decorative penthouse enclosure for rooftop components. Design shall be integral to overall building design and not an appendage.

4. Components on exterior walls shall be unobtrusive and located away from principal facades.

Fig. 2.12.1 Exposed mechanical equipment detracts from streetscape appearance

Fig. 2.12.2 Visible mechanical and electrical equipment should be relocated or concealed...

Fig. 2.12.3 ...to provide a more attractive streetscape

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APPENDIX A

Provisional List of Buildings Recommended for Heritage Designation
Prepared by the Carleton County Historical Society
September 2003 Edition

Public and Downtown Building:

All buildings in the reconstruction of the Town Square ca. 1878-81 having the characteristic brick exterior and a frieze pattern below the eves, usually uniform but with slight variations.

The Capitol building
The former Carleton County Vocational School on Chapel Street

Homes or Former Homes in Woodstock:

128 Connell (the "Connell" house)
140 Connell (the "Tupper" house)
136 Connell
139 Connell (the "George Connell" house)
141 Connell (the "Carr" house)
149 Connell (the "William Connell" house)
152 Connell
153 Connell
The "Hartley" house, corner of Connell and Hartley
101 Grover
105 Grover (the "Hazen" house)
121 Orange (the "Henderson" house)
147 Broadway (the "Van Wart" house)
105 Guelph (the "Dibblee" house)
117 Green (the "Sunder" house)
149 Chapel (the "Clarke" house)
150 Chapel
126 Chapel
The "Judge Jones" house, corner Chapel & Green
The "Dunbar" house, corner of Grover and St. James
110 Elm (the "Donaho" house)
485 Main (the "Winslow" house)
103 George (the "Henry Connell" house)
113 Regent (the "Col. Dibblee" house)
117 Union (the "Judge Carleton" house)
100 St. John Street (the "Baird-Mair" house)
112 Prince Albert
129 Orange
167 Broadway
The "Simon McLeod" house, Cedar & Park
833 Main (the "Stoddard" house)
712 Main (the "Prescott" house)