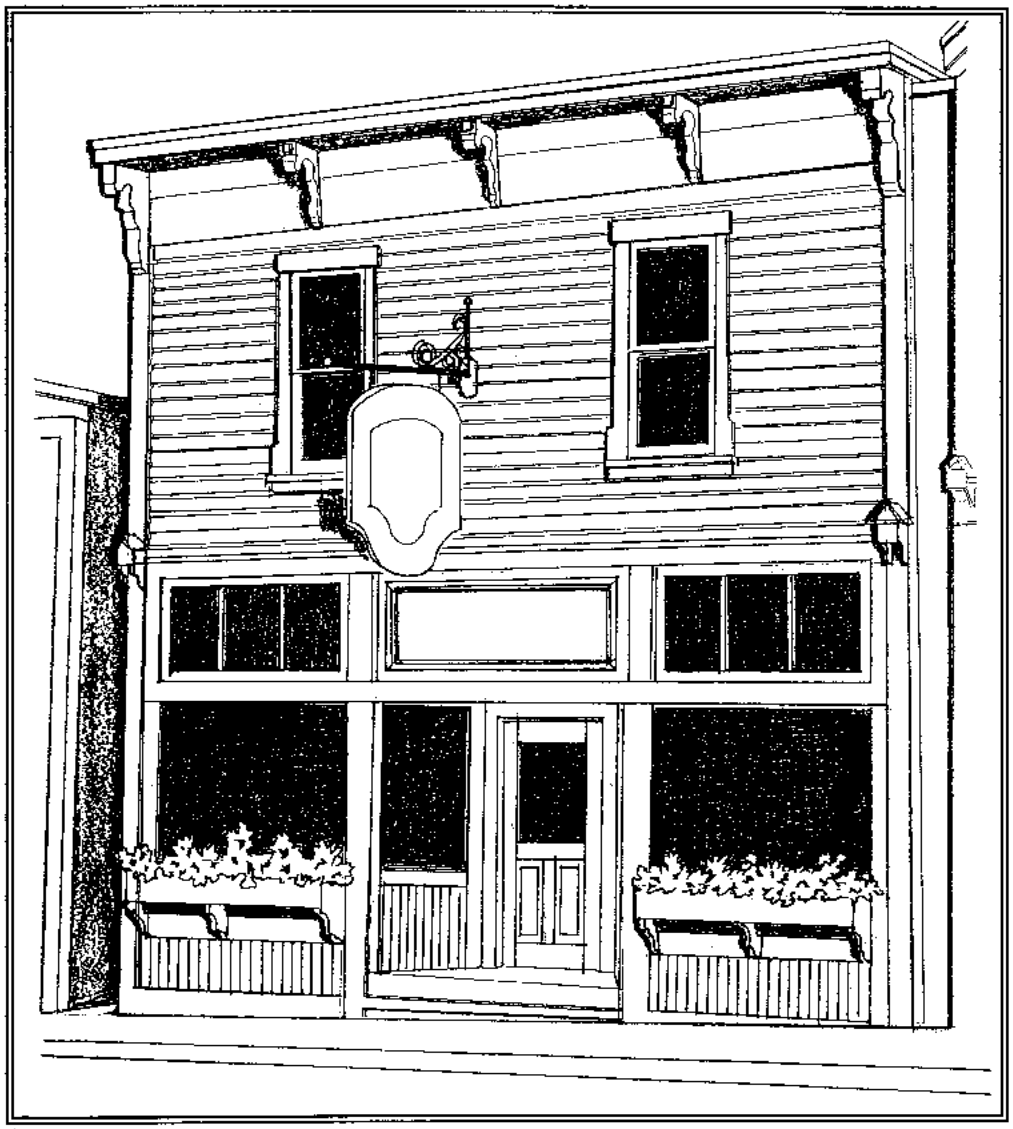
Village of New Denver Official Community Plan Bylaw No. 611, 2007

Schedule 'E' Development Permit Area #1 - Building Design Guidelines

Corporation of the

VILLAGE OF NEW DENVER



Building Design Guidelines

Prepared by Mainstreet Consulting Associates, 1993

Village of New Denver Building Design Guidelines

I BUILDING DESIGN GUIDELINES

The Village of New Denver Building Design Guidelines have been tailored to meet the needs of the Development Permit Area. By describing and illustrating the village's approved design expectations, Building Design Guidelines assist in the difficult task of explaining and regulating quality revitalization design. Typical Guidelines users include property owners, developers, designers, merchants and the Corporation of the Village of New Denver.

II THEMATIC GUIDELINES

Proposals for storefront renovation and new construction in the Development Permit Area should respect the Village of New Denver's design objective, which is:

(A) To protect and enhance the heritage buildings present in the Village; and, (B) to promote new buildings which strive for a unified visual appearance with the historic downtown by means of streetscape and facade elements, signage and appropriate stylings.

As well as giving information on New Denver's established historic architecture, the Guidelines provide design suggestions for new construc-tion which blend well with the historic core and the environment. Many of the design standards covered in the Guidelines feature suggestions appropriate to New Denver's two-part design theme. If recommendations for heritage buildings differ from those for new buildings, the distinction is made in the appropriate design element section.

The built environment is a valuable cultural resource which should be protected and enhanced for the benefit of the community and its economy. Many buildings in New Denver's commercial core date as far back as one hundred years ago. Renovation plans for heritage buildings should be based on a respect for the original design rather than adoption of treatments that do not relate to the building. Historic photographs as well as the Village of New Denver Building Design Guidelines can be excellent sources of appropriate design treatments.

Designs for new construction should blend well with the historic core. The use of natural, rather than synthetic materials will do much to enhance the appearance of New Denver's downtown core. Designs for new buildings should be consistent with the recommendations put forward in the Building Design Guideline document. By reinforcing established streetscape elements in new designs the character of the village will be preserved.

III DESIGN REVIEW COMMITTEE

The Design Review Committee has the mandate to review and make recommendations on all Development Permit applications made in the Development Permit Area. Incorporation of the Guidelines into the Official Community Plan gives a consistent, impartial framework for all design review decisions. The Village of New Denver Building Design Guidelines provide the standards by which applications are reviewed.

Positive interaction between the Design Review Committee and the people revitalizing within the Permit Area should be encouraged. By dealing promptly and fairly with applications, the Design Review Committee earns the community's trust. Appendix 1 & 2 outline Design Review Procedures pertinent to the Development Permit Area.

IV DEVELOPMENT PERMIT AREA

A map on the following page shows the location of New Denver's Development Permit Area, further described in the Official Community Plan.

V JURISDICTIONAL AUTHORITY

Any recommendations contained herein notwithstanding, it shall be understood that permit applications must satisfy the requirements of the Building and Electrical Inspectors, as well as the Fire Commissioner; and/or be in accordance with the Village of New Denver Bylaw No. ???, 1992.

I ENVIRONMENTAL CONSIDERATIONS

Consider design and construction requirements posed by the area's weather conditions.

i. WIND

Hanging signs, awnings and canopies should be constructed with sufficient bracing to withstand strong winds.

ii. RAIN

Architectural elements exposed to precipitation, such as roofs, cornices, edges, canopies and decorative detailing, should be properly designed and flashed to protect the building structure and carry water away from pedestrian pathways or human-use areas.

iii. SNOW

Any building structure upon which snow accumulates (canopies, awnings, balcony roof forms) should be constructed in a manner conducive to spontaneous snow dump of accumulated loads into non-pedestrian or non-human-use areas. In cases where this is not feasible, the design should consider the factors involved in physical removal of snow build-up when it approaches carrying limits.

iv. ICE

Repeated heating and cooling of snow loads can give rise to ice accumulations. Building design should therefore consider heat loss factors as a method of controlling ice build-up. Proper flashing should be accorded to areas subject to ice accumulation. Walkways, entries, and other human-use areas should be designed with the aim of minimum potential ice build-up and efficient removal of accumulations that do occur.

II STYLE {Plate: 1}

Style in the Development Permit Area results from design principles used in the buildings of the streetscape. Building massing, setback, scale, proportion, and pattern are treatments that deserve consideration when planning revitalization or new construction activities.

Vintage photographs indicate that the early buildings of New Denver were executed in wood and were between one and three-and-a-half storeys in height. Most were of modest design with lively patterns created by surface materials, articulated cornices, elaborate canopies and contrasting paint schemes.

Fortunately many of New Denver's heritage buildings have survived the passage of time and may be enhanced with little effort. Buildings erected in the last twenty-five years which lack the picturesque qualities of New Denver's heritage structures may be improved by tasteful selection of exterior wall materials, trims and colour schemes.

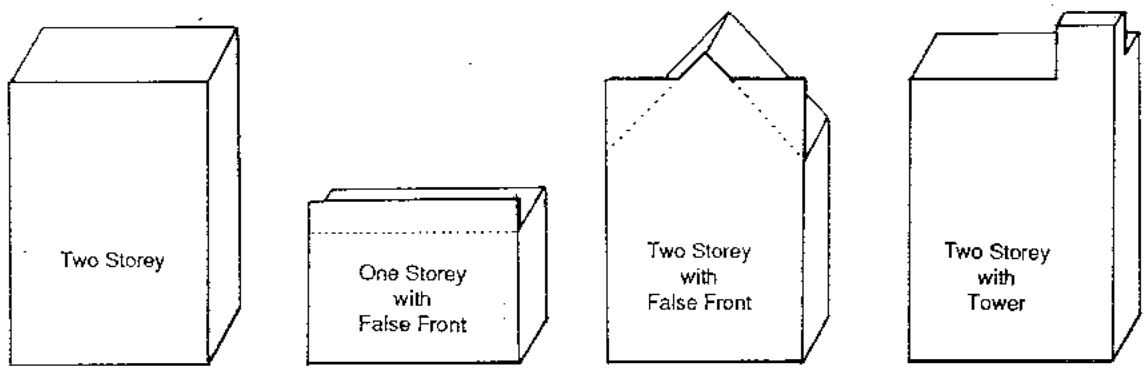
III SETBACK {Plate: 2}

A setback is the distance relationship between the building's front facade and the sidewalk. New Denver's commercial buildings meet the sidewalk with very little setback. When all buildings maintain this setback a streetscape harmony results. Setbacks for new structures should be governed by the location of adjacent buildings. In general, plans proposing a substantial setback from the established streetscape are discouraged.

PLATE: 1

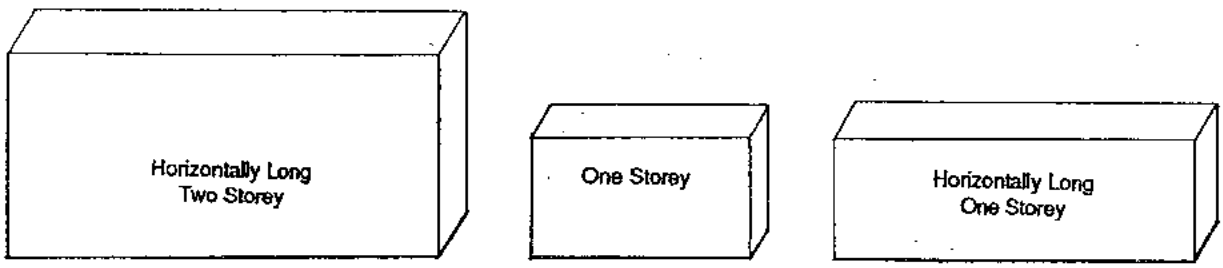
BUILDING MASSING

Historic



Most commercial structures were massed to emphasize a vertical orientation, usually by means of vertically rectangular buildings. When a building facade was longer than it was tall, surface ornamentation and facade divisions (ie. pilasters, windows, storefront configuration), created a vertical emphasis.

Modern

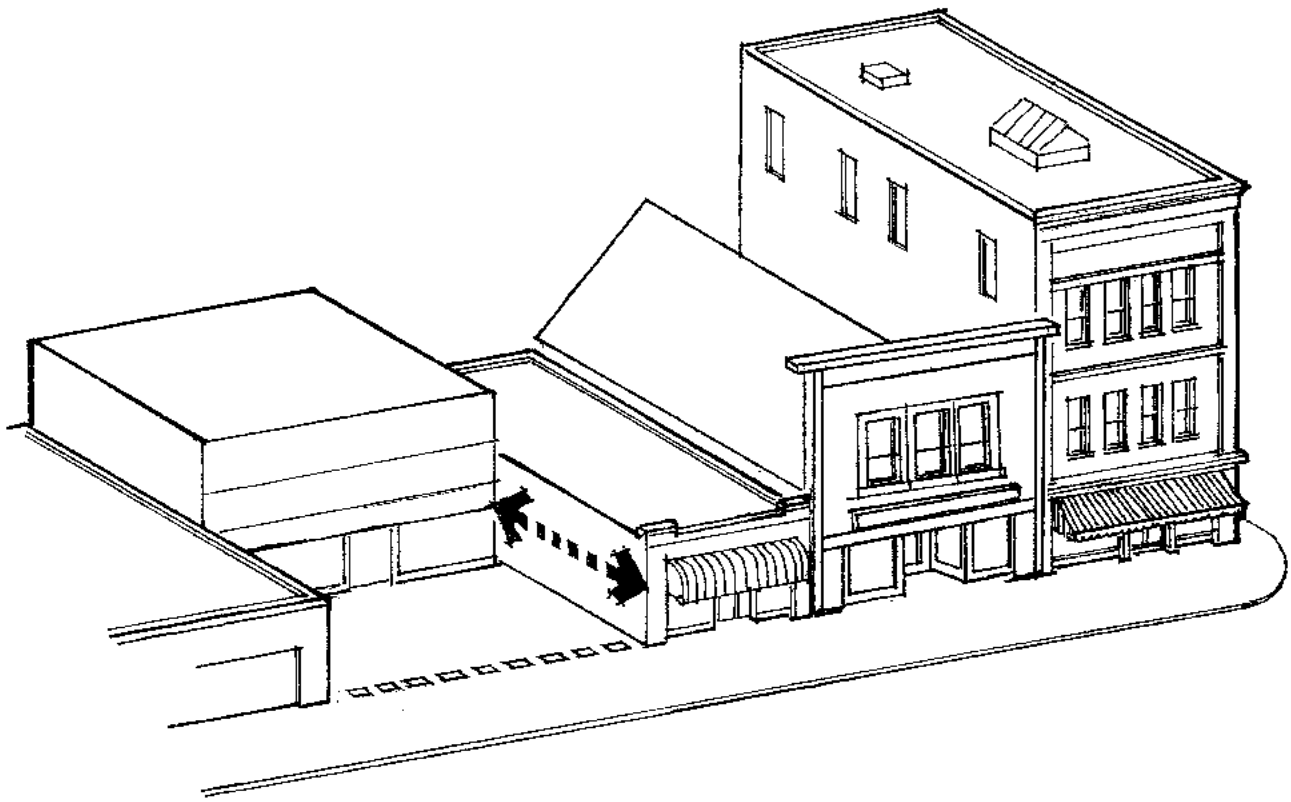


In the early 1900s a trend toward horizontal massing and horizontal emphasis in detailing began to develop. Recently built commercial structures tend to reflect this modern design attitude.

New infill within the Downtown Revitalization Development Permit Area should strive to mimic the massing and proportions of historic structures. One and two storey structures should not be excessively long and should emphasize the vertical in detailing. Refer to Sections A and B for more information.

PLATE: 2

SETBACK



Consider proposed setback with respect to prevailing street pattern.

IV SCALE {Plate: 3}

Many of New Denver's early commercial structures were between one or three stories in height. The popular false front treatment or steeply pitched roof often added additional height to the building. When new structures are planned for the area, efforts should be made to encourage building heights that complement existing, adjacent buildings. Imposition of a new structure that varies radically in height from the scale of existing buildings may prove detrimental to the look of the streetscape. For this reason, building height for new construction in the development permit area is limited to two-and-a-half stories or twelve meters.

V PROPORTION {Plate: 4}

By examining the height-to-width proportions (relationships) of various buildings in New Denver's downtown core, characteristics of historic and modern design aesthetics emerge. Historic buildings tend to have a vertical emphasis which can be observed in window openings, facade shapes and detailing that guides the eye upwards. Conversely, many modern buildings appear to emphasize the horizontal by means of flat roofs without cornice treatments, horizontally long windows, and building shapes that extend in a direction parallel to the ground.

To be consistent with New Denver's design theme, new buildings and revitalized structures within the designated development area should emphasize the vertical in window openings, facade shapes and ornamental detailing.

VI PATTERN

i. WALLS, WINDOWS & SKYLINES {Plate: 5}

Balanced, symmetrical spacing of windows and doors was a common feature in buildings of the historic streetscape. The rhythmic effect of alternating walls and openings creates interesting pattern in the streetscape. New buildings should strive to feature symmetrical facades.

A building's skyline silhouette also adds pattern to the streetscape. Framing on many of the original wooden buildings was carried above the roofline to conceal a steeply pitched, gable-end roof behind a shaped false front. Skyline silhouettes used in New Denver ranged from the flat false front with built up cornice, to more elaborate stepped false fronts which incorporated semi-circular shapes False fronts were used to create interest at the skyline and to provide an imposing commercial facade and large rectangular area for signage.

Building profiles for both existing structures *and* proposed construction should strive to create an animated, imaginative skyline by means of massing and articulation. Acceptable profiles range from the common flat-topped frontal elevation, to those with additional shapes as illustrated.

PLATE: 3

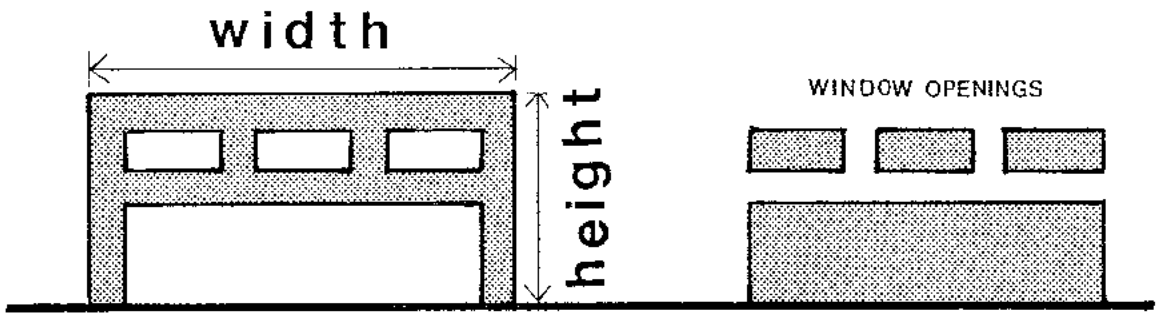
SCALE

Heights that vary radically from adjacent buildings can detract from the look of the streetscape.

PLATE: 4

PROPORTION

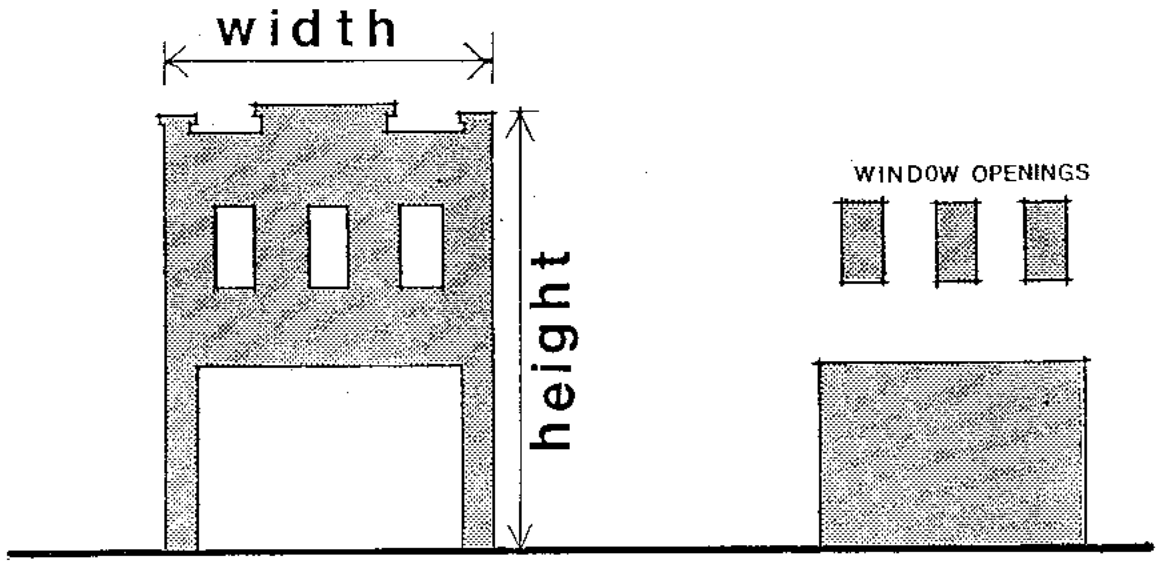
Horizontal Emphasis:



Building Shape

STOREFRONT OPENING

Vertical Emphasis:



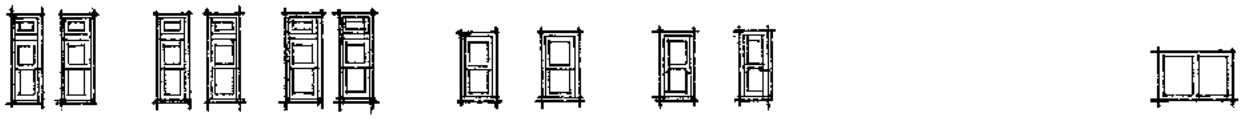
Building Shape

STOREFRONT OPENING

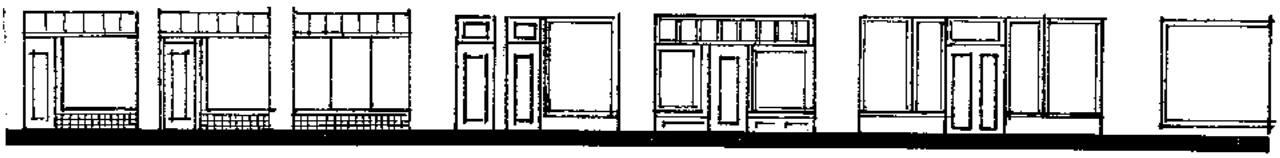
PLATE: 5

WALLS, WINDOWS & SKYLINE

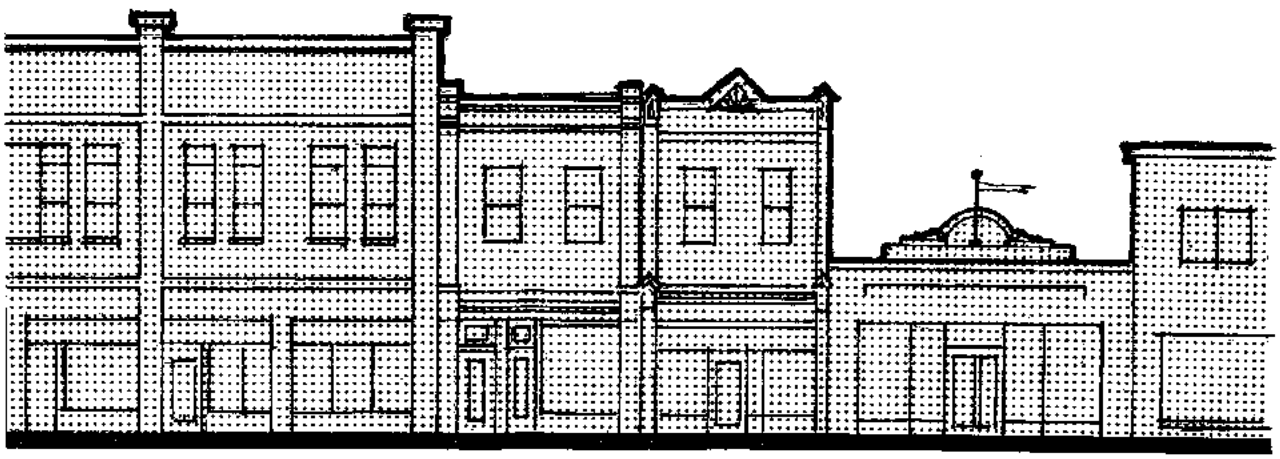
Window Pattern



Storefront Rhythm



Articulated Skyline



ii. SURFACE ARTICULATION {Plate: 6}

Pattern in the streetscape is created by surface articulation, or the 'ins and outs' of the building facade. Exterior wall surfaces that are articulated should be encouraged over flat, unbroken surfaces. Typical features that create pattern include wood siding, window and door trims, corner boards, indented bays, bulkheads, and cornices and brackets. Relief detailing of this nature creates a lively and interesting pattern when worked into the design of the building face.

VII SECONDARY FACADES

A building is more than just the front facade. Traditionally, the highly visible front facade is reserved for more ornate detailing, whereas the secondary facades - the sides and rear of a building - receive less expensive treatments. The street face in the commercial district is the most important, however secondary facades should be finished in a manner that is pleasing to the eye and consistent with New Denver's design theme. Acceptable exterior wall treatments for secondary facades include horizontal sidings, vertical board-and-battens, brick, and stucco parging.

All proposals for new construction in the Permit Area should consider the finished appearance of secondary facades.

VIII MAINTENANCE

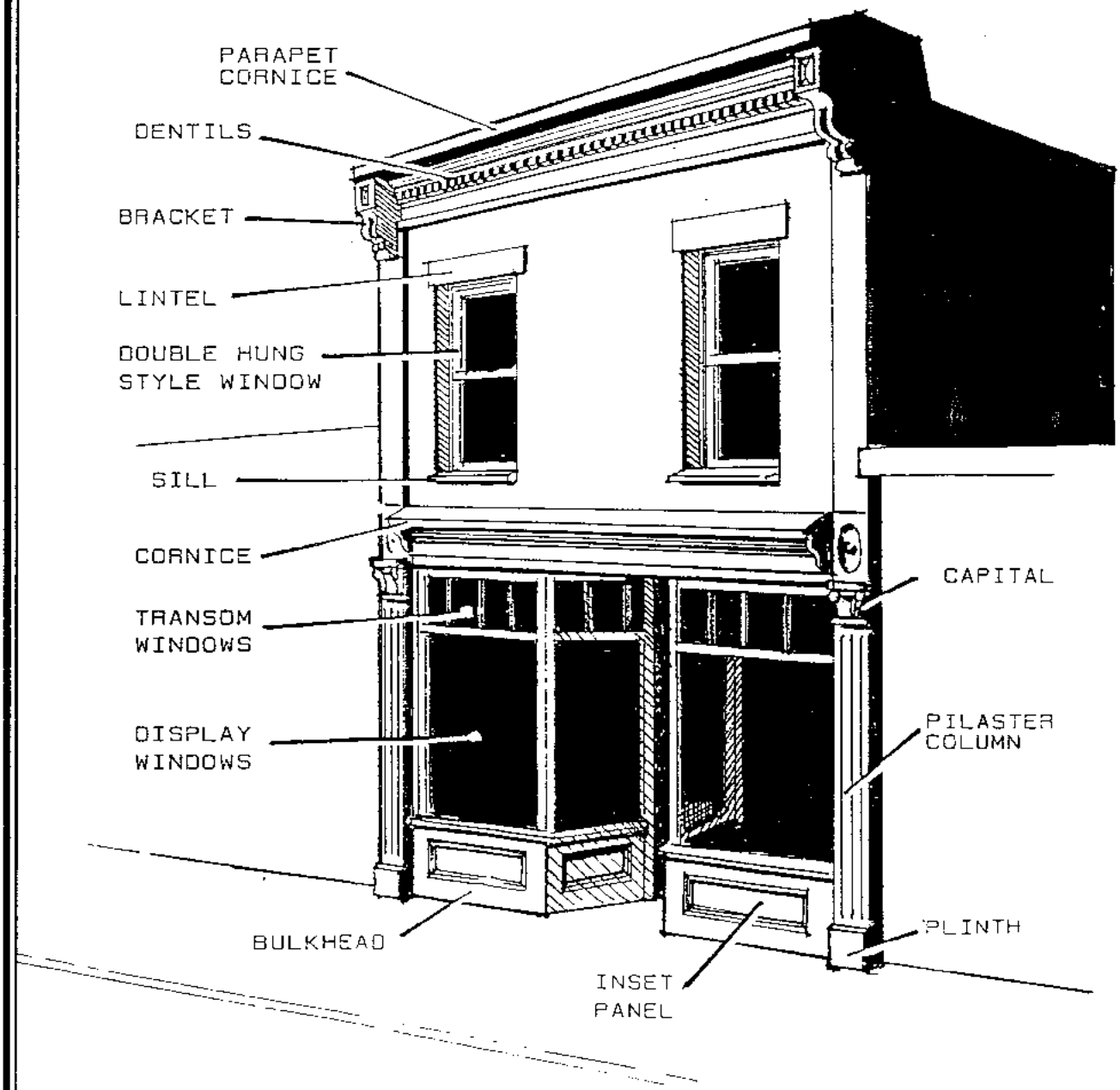
The effectiveness of the building facade is greatly influenced by the tidiness of its appearance. Buildings require ongoing maintenance - for instance, awnings require cleaning on a regular basis and exterior paint should be re-applied every ten or so years. Business owners should hold to a maintenance regimen that ensures the attractiveness of their building's facade.

If in the opinion of the Design Review Committee, the maintenance of a building is so poor as to become a detriment to the look of the Development Permit Area, the Committee may recommend to Council the enforcement of the Unsightly Premises Bylaw, or any other action which Council may deem appropriate. This would encourage the upgrading of the building facade to an acceptable community standard.

PLATE: 6

THE 'INS AND OUTS'

Pattern in the streetscape is created by the articulation, or 'ins and outs', of the building facade. Surface detailing should be worked into storefront design.



I EXTERIOR WALL MATERIALS {Plate: 7}

Exterior wall material recommendations for new buildings and renovation efforts are informed by the precedent set by the early structures of New Denver. Historic photos show that New Denver's original buildings were largely made of wood frame construction and that front facades were sheathed with horizontal wood sidings. At least one historic New Denver building (Angrignon's barber shop on Bellevue Avenue) was built of brick.

Wood siding was carried down to the window level on most commercial buildings in New Denver. A common treatment was to highlight the bulkhead (the support wall under a display window) through the use of decorative wood paneling. The bulkheads were embellished with simple wood mouldings or with decorative wood siding applications, such as inset diagonal boards. In all wood buildings, vertical boards (1 x 4's or 1 x 6's) were used to cover-trim the corners and to outline door and window openings.

Several of New Denver's historic buildings have had their original wood siding patterns retained over the years. These provide design ideas for new buildings such as that at the corner of Eldorado and Sixth Avenue. Whenever possible new buildings should be sheathed in traditional materials or materials made to appear in traditional forms. Horizontal wood sidings or traditional red bricks are preferred exterior materials.

Selection of facade materials should respect the variety of the village's climactic conditions, particularly sunlight, wind, rain or snow. Materials should be of a substantial nature to limit the effects of weathering and/or vandalism. Details should be sensibly designed to make certain that all portions of the building facade exposed to weathering are watertight. Building code requirements for snow and wind loading, and fire prevention must also be strictly adhered to.

i. WOOD

Paint finishes are preferred over stain, clear finish or unfinished woods.

Encouraged:

- Horizontal wood board siding applications (front and secondary facades)
- Wooden corner boards: 1" x 4" or 1" x 6" (25 x 103 mm or 25 x 154 mm)
- Wooden trims for windows and doors: 1" x 4" or 1" x 6" (25 x 103 mm or 25 x 154 mm)
- Sawn wood shingles or thin hand-split shakes

Discouraged:

- Plywood and chipboard as finished siding
- Unfinished shakes and shingles.

ii. MASONRY

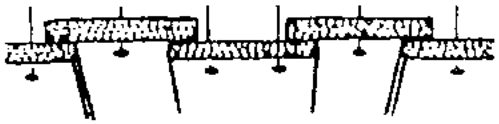
Historic photographs of New Denver indicate that brick was occasionally used as an exterior building material. Masonry, including stucco, provides an excellent low maintenance surface and may be used for new construction. Masonry will blend more successfully with the heritage core if designs follow historic styling precedents.

PLATE: 7

EXTERIOR WALL MATERIALS

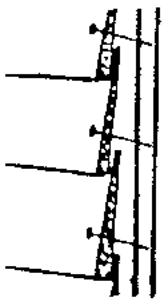
Wood Siding Patterns:

BOARD-ON-BOARD

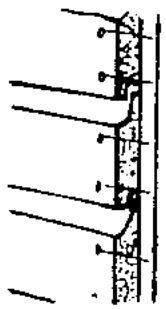


BOARD-AND-BATTEN

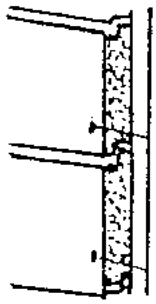
VERTICAL SHIPLAP



CLAPBOARD



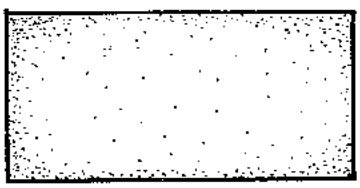
DROPCOVE



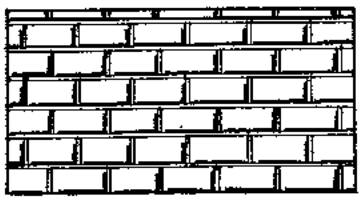
HORIZONTAL SHIPLAP

Masonry Textures:

FACING STONE

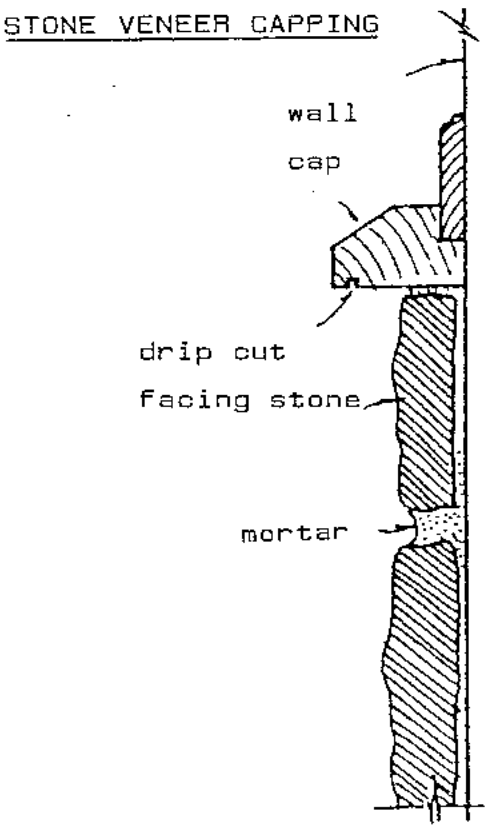


SAND FINISH STUCCO



BRICK OR CONCRETE BLOCK

STONE VENEER CAPPING



ii. MASONRY - cont.

Encouraged - heritage buildings:

- Stucco that is flat and patternless. Colour should be mixed in with the mortar rather than applied later.

Discouraged - heritage buildings:

- Masonry over historic wooden fabric
- Stone veneers (particularly random coursed veneers)
- Unfinished cast concrete
- Unfinished regular concrete block

Encouraged - new buildings:

- Architectural Concrete
- Brick, in traditional earth tones (i.e. brick red)
- Concrete block: Only if textured, or split faced and scored.
- Coursed facing stone
- Stucco: The smooth, 'sand' finish is preferred. Colour should be mixed in with the mortar rather than applied later.

Discouraged - new buildings:

- Unfinished cast concrete
- Unfinished regular concrete block

iii. METALS AND SYNTHETICS

Synthetic materials are discouraged in favour of natural, historic materials.

Encouraged - heritage buildings:

- Corrugated metal (secondary facades only)

Discouraged - heritage buildings:

- Artificial brick or artificial stone
- Asbestos shingles or panels
- Fiberglass panels
- Vinyl, metal or plastic siding

Encouraged - new buildings:

- Vinyl siding on modern buildings is allowed, with reservations: window, door, & corner trims should imitate wood trim details - 1 x 4", 1 x 6", 1 x 8"

Discouraged - new buildings:

- Artificial stone.
- Fiberglass panels.
- Artificial brick.

II WALL OPENINGS {Plate: 8}

i. WINDOWS

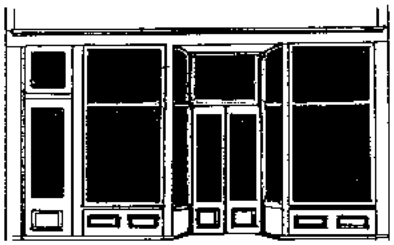
Windows are a key element in expressing the historic character of a building. The dominant type of heritage window in New Denver is the store display window, with multiple panes and fixed glazing. Commercial display windows are generally divided into smaller units to facilitate glass replacement in the event of breakage. Window muntin bars provide surface opportunities for multi-colour paint schemes.

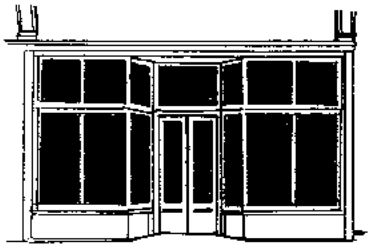
Up to the 1930s, frames, sashes, and glazing bars made of wood were far more common than the modern metal-framed window. When metal framed windows are present in the building facade, attempts to play down this non-historic treatment might include: (i) putting wood trim around windows; (ii) using false muntin insets to create a multi-paned effect; (iii) giving windows (in particular, large display windows) period lettering treatments; and, (iv) applying paint to the aluminum sash to conceal the metallic surface.

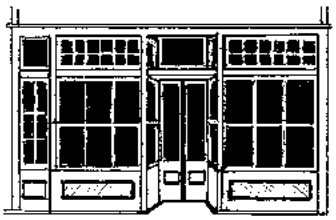
PLATE: 8

WALL OPENINGS

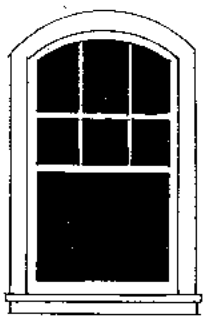
Storefront Windows

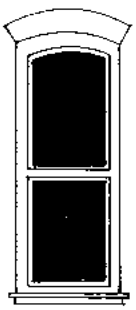


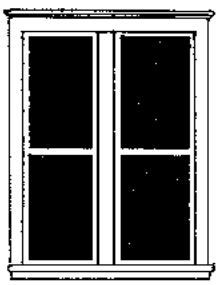


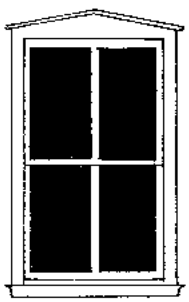


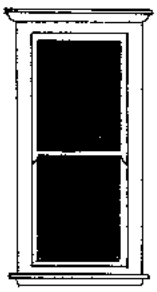
Upper Storey Windows

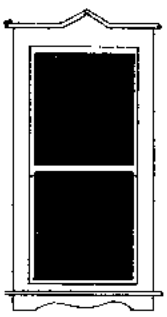


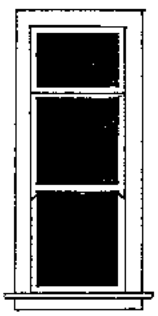












i. WINDOWS - cont.

Original display and transom windows should be retained whenever possible. It is generally agreed that unobscured transom windows add greatly to the appeal of an older structure.

Upper storey window openings should respect the precedent of the original building style. Whenever possible, window sashes on older buildings should be retained. If thermal upgrading is necessary, snap-in muntin insets that copy the original muntin pattern should be used.

Encouraged - heritage buildings:

- Wood frames, glazing bars, sash, sill, & lintel
- Double hung, multi-paned windows
- Vertically long and rectangular window panes
- False, or snap-in muntin insets
- Coloured metal or painted frames
- Transom windows
- Period lettering: etched, painted or decals

Discouraged - heritage buildings:

- Flat, featureless, window surrounds
- Unpainted metal frames
- Small horizontal format windows
- Enlarged upper storey windows resulting in modern proportioned, 'picture windows'

Encouraged - new buildings:

- Detailing of the building face in the proximity of windows (i.e. sills, lintels, and trims.)

Discouraged - new buildings:

- Flat, featureless, window surrounds.

ii. DOORS

Doors are also capable of conveying an interesting, inviting look in the downtown core. Older commercial buildings often had wooden, paneled doors that were partially glazed with fixed glass panes. Additional glazing was sometimes used above the door itself (transom lights). Trimming and capping of doors should follow the pattern established by windows treatments. A modern entrance treatment is to use a thick, single sheet of glass as a door. If present, glass doors should be etched, lettered or decaled.

Encouraged - heritage & new buildings:

- Wooden doors with panels or mouldings to give surface interest
- Glass panels set in the door
- Transom windows above the door
- Painted or anodized metal doors

Discouraged - heritage & new buildings:

- Flush, rather than paneled, wooden doors
- Doors without glazing
- Unpainted metal or aluminum doors

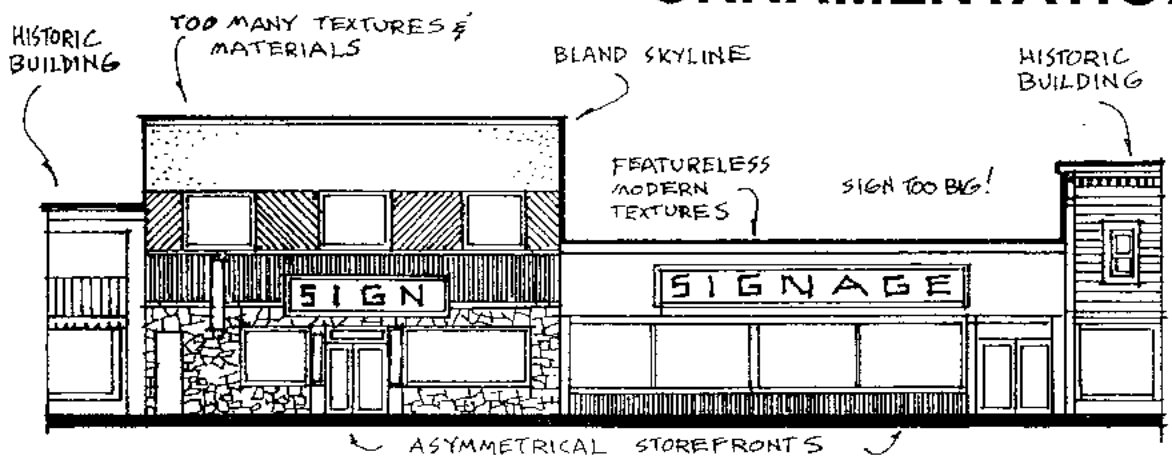
III ORNAMENTATION {Plate: 9}

In the spirit of New Denver's stated theme, ornamental details (based on precedent when possible) should be used generously.

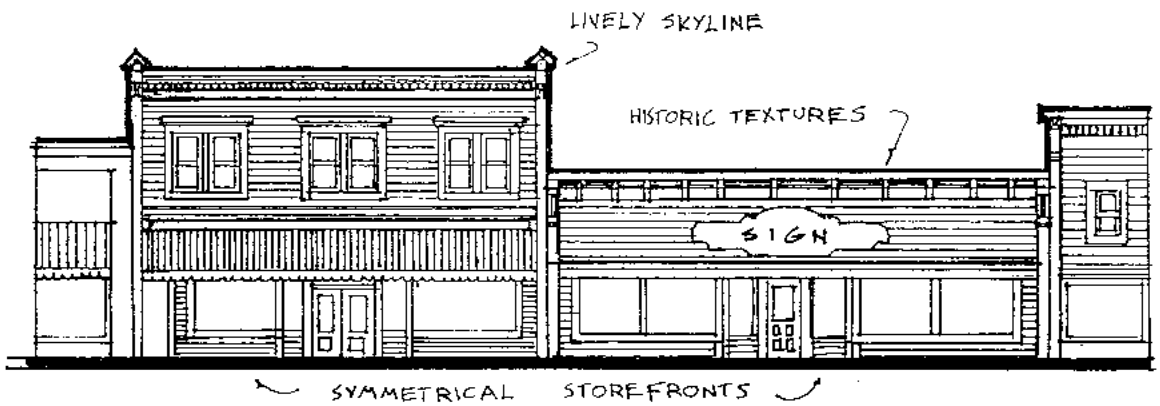
When considering ornamental details for new or historic buildings in the Development Permit Area, think in terms of: i) exterior wall materials, ii) surface planes and textures, and, iii) skyline articulation.

PLATE: 9

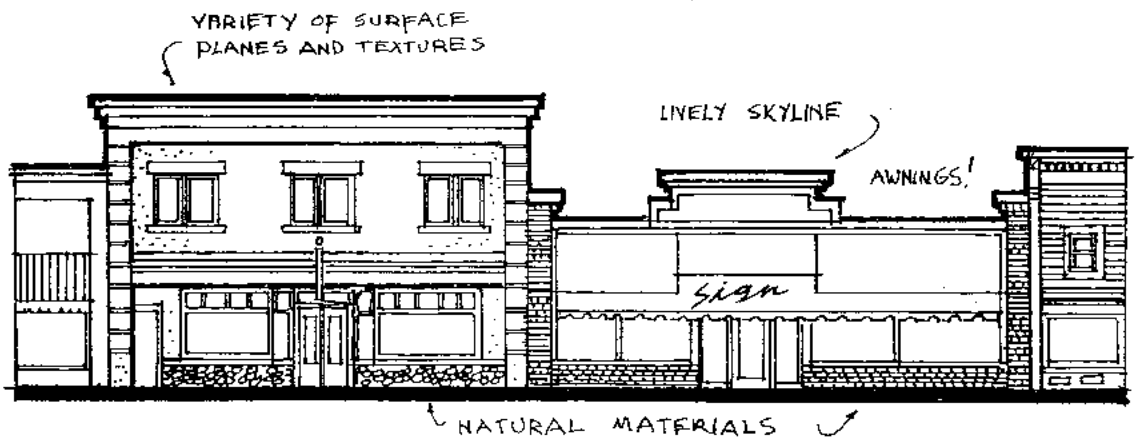
ORNAMENTATION



Styles of Contemporary Infill (NOT Recommended)



Same Buildings with Victorian Facade Detailing



Styles of Contemporary Infill (Recommended)

New Construction Guidelines

III ORNAMENTATION - cont.

Exterior wall materials should be consistent throughout the building facade. If more than one type of exterior material is advocated, careful consideration of the finished look of the facade should be taken. Although featureless modern treatments are not recommended, the opposite extreme can be just as detrimental to the final look of the building. Wood siding is a preferred material for historic buildings, and *natural* materials are advocated for contemporary infill. Surface planes and textures can be used ornamentally to add interest to the building face. Treatments that enhance the features of the building, such as corner detailing, bulkheads, or window trims, are encouraged. Indented bays are another way to provide planar variety. Historic textures include wooden sidings or smooth stucco; both treat-ments should feature varied planes in the form of ornamental trims or copings.

Front wall and roof junctions should be articulated to provide interest at the skyline. This can be done with a false front treatment or by building up the roof-wall junction with a series of boards and/or with brackets.

Awnings & signage provide opportunities for ornamentation. (See the following chapters.)

Encouraged - heritage buildings:

- Articulated cornices and skylines
- Historic textures
- Trims at windows, doors and corners.
- Knee-braces and brackets
- Shaped sawn shingles

Discouraged - heritage buildings:

- Modern painted murals, except trompe l'oeil
- Stone mosaic murals

Encouraged - new buildings:

- Variety of surface planes and textures
- Lively skyline
- Awnings or canopies
- Natural materials

Discouraged - new buildings:

- Flat, unbroken surfaces
- Featureless modern textures
- Too many varied textures and materials
- Bland skylines

IV CORNICE TREATMENTS {Plate: 10}

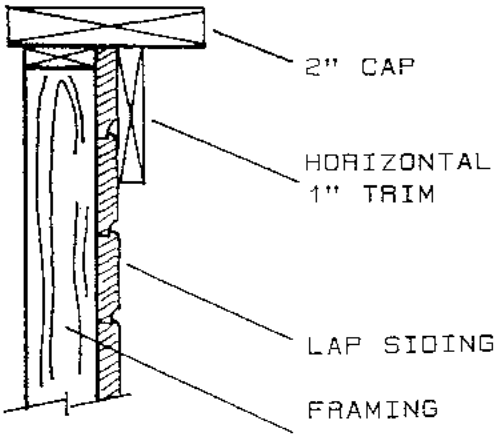
Turn-of-the-century style dictated that the wall-roof junction be 'capped off' by a series of decorative boards, collectively called the cornice. This tradition was followed well into the 1920s in New Denver. Cornices could be as simple as a single horizontal board of 1" (25mm) thick stock fastened to the top of the fronting wall, with a 2" (51mm) thick cap covering it at right angles. More intricate cornices were constructed by building up a series of boards of varying thicknesses and widths under the cap.

Built up boards add interest to the cornice profile and are consistent with New Denver's design theme. A formed bracket in sawn wood can be integrated at right angles for decorative support. Cornices should be designed in a manner that prevents water seepage into materials below the cap. Cornice design on historic buildings should reflect original style. Refer to historic photographs for design ideas.

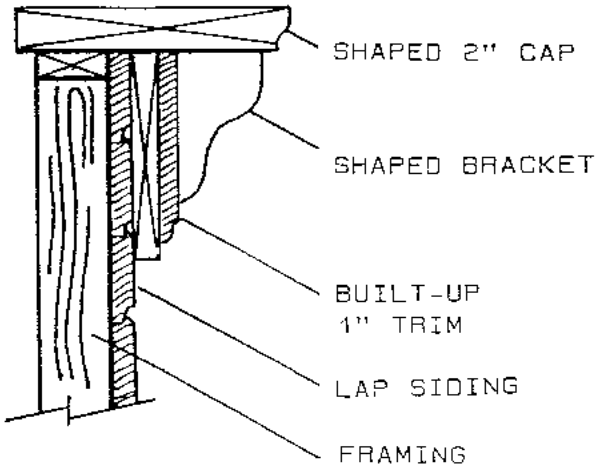
PLATE: 10

CORNICES & ROOF PROFILES

Simple Cornice

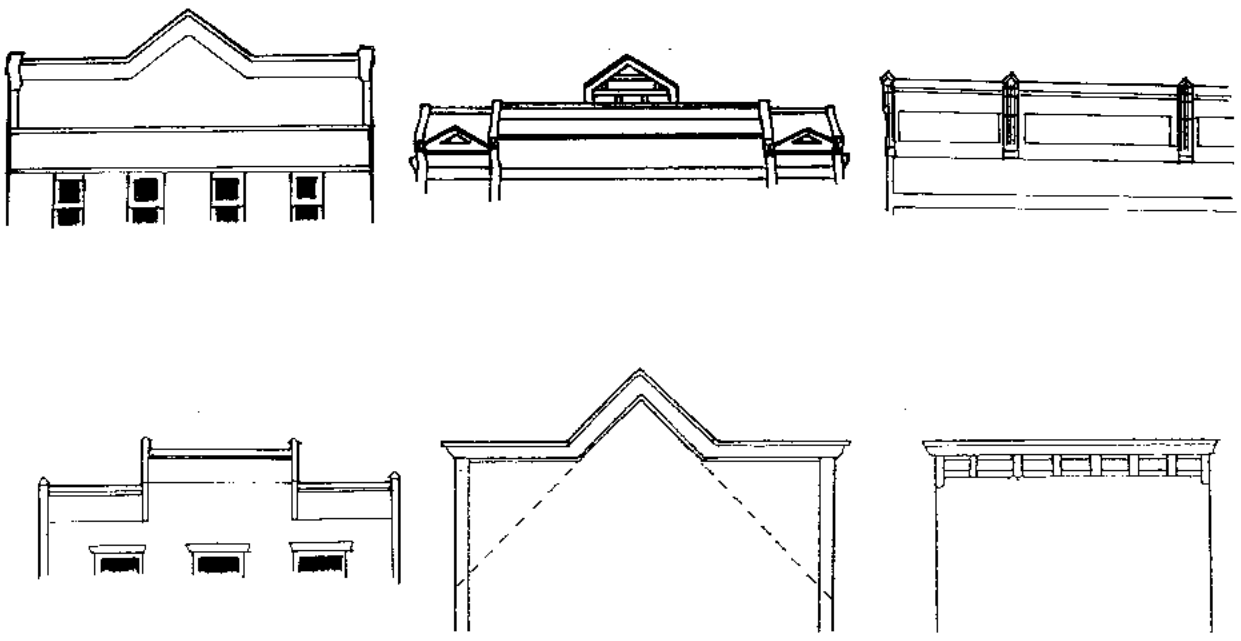


More Elaborate Cornice



Building Profiles

Roofline or building profiles similar to those illustrated below were once common in the historic downtown. In cases of renovation to existing buildings where the roofline does not follow traditional patterns, false fronts may be constructed and attached to create period style.



IV CORNICE TREATMENTS - cont.

Encouraged - heritage buildings:

- Cornice profiles using historic mouldings that project out from the building face
- Cornices that enliven skyline by height variations appropriate to building style & massing
- Cornice design and detailing that can withstand prevailing weather patterns

Discouraged - heritage buildings:

- Flat, unarticulated cornices

Encouraged - new buildings:

- Cornice design for commercial buildings in New Denver should attempt to enliven the skyline with variations in heights sympathetic to the building style and massing.
- Cornice design and detailing should acknowledge prevailing weather patterns.

Discouraged - new buildings:

- Flat, unarticulated cornices.

V ROOFS

Roofs characteristic of downtown New Denver include front-end gables with pitches of 12/12 and 8/12, flat or stepped roofs with a slight downward grade toward the rear, and hipped roofs as in the old Bank of Montreal building. False fronts and parapet wall roofs were frequently employed on the wooden buildings.

Encouraged - heritage & new buildings:

- Front-end gables with 12/12 or 8/12 pitches
- Flat or stepped false fronts hiding gable or flat roof (with gradual downward slant to rear)
- Parapet walls
- Hipped roofs

Discouraged - heritage & new buildings:

- Flat, level roofs

VI ROOFING MATERIALS

Roof structures should be designed to withstand a minimum snow loading of 67 lb/ft^2, or 3.2 KN/M^2.

Encouraged - heritage & new buildings:

- Sawn wood shingles
- Shingle textured synthetics
- Thin hand-split shakes

Discouraged - heritage & new buildings:

- Rough shakes
- Tile
- Reflective tin roofing
- Non-coloured metal
- Tar and gravel

VII LIGHTING ON BUILDINGS

Light fixtures attached to the building face should reflect the nature of the original building style, both historic and modern. Avoid fixtures which are uncharacteristic of the Village's actual heritage.

Encouraged - heritage & new buildings:

- Indirect, concealed fluorescent or incandescent
- Turned, enameled, metal shades
- Metal-cast fixtures

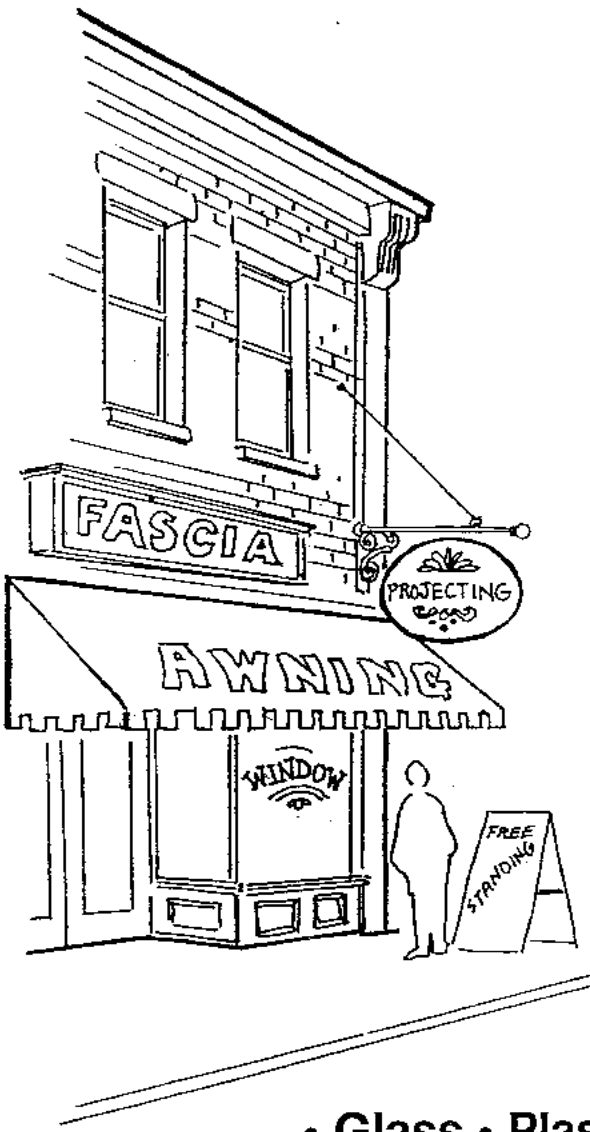
Discouraged - heritage & new buildings:

- Fixtures uncharacteristic of the Village's actual heritage

PLATE: 11

TYPES OF SIGNAGE

Signs For Commercial Buildings:



- Fascia
- Projecting
- Awning
- Window
- Free Standing

Sign Materials:

• Glass • Plastic • Metal • Wood • Paint

I. SIGNAGE

Signage should respect decorative features of the building, precedent of historic signage locations, and overall street image. Wooden signs of fascia (flush-mounted), and projecting (hanging) types should be encouraged. Lettering painted on the sides of buildings is desirable as a method of signage, and is consistent with New Denver's design theme. Fascia and projecting signage of the non-interior lit style is preferred over the modern, interior lit plastic type. An adequate means of indirect lighting should be provided. Maximum allowable sign size is determined by a ratio formula of linear frontage to surface area of sign. Consult New Denver's Sign Bylaw for complete information on specifications. (Section D has awning & canopy signage recommendations.)

II TYPES OF SIGNAGE (Plate: 11)

Encouraged - heritage & new buildings:

- Fascia and Projecting
- Window
- Painted wall signage
- Awning and backlit awning
- Canopy face and canopy underside
- Sandwich board signs on sidewalk

Discouraged - heritage & new buildings:

- Rooftop signs
- Flashing or moving signs

III LIGHTING SIGNS (Plate: 12)

Encouraged - heritage & new buildings:

- Indirect lighting styles

Discouraged - heritage & new buildings:

- Interior lit signs

IV LETTER & COLOUR DETAILS

Building style and colours, as well as the nature of the establishment, should be considered in the selection of appropriate sign typeface.

Encouraged - heritage & new buildings:

- Clear, legible stylized lettering
- Creative graphics

Discouraged - heritage & new buildings:

- Large expanses of white backgrounds
- Home-made, amateurish signs
- Ultra modern graphics and/or lettering styles

V MATERIALS AND SURFACES

If plywood is used for sign making, use appropriate exterior grades of coated board (i.e. Krezon™) and seal all edges.

Encouraged - heritage & new buildings:

- Painted, carved or shaped wood
- Painted metal
- Building facades with period lettering
- Awnings or canopies
- Glass with period lettering or decals
- Glass that is etched or sandblasted
- Backlit fascia-mounted plastic with period lettering
- Iron or wood mounting brackets and bracing
- Neon tube

Discouraged - heritage & new buildings:

- Unfinished plywood
- Flashing or moving illuminated signs
- Hanging or projecting illuminated plastic signs
- Interior lit signs

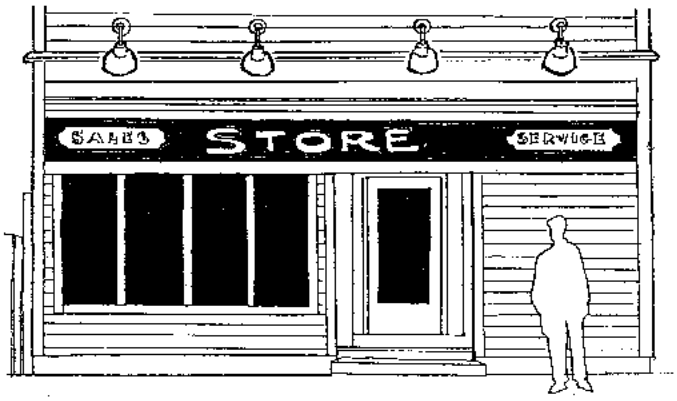
PLATE: 12

LIGHTING & LETTERING SIGNS

Indirect Lit Signs

projecting sign

fascia sign



Interior Lit Signs

dark background

light background

A message is easier to read and more effective when surrounded by a darker background, making it the better choice.

Lettering Styles

HISTORIC STYLES

STRAND SHADED

Broadway

Talisman

Times New Roman

SILVER SCREEN

Goudy Extra Bold

Victorian Inline Shaded

BROADWAY Engraved

GOLD RUSH

MODERN STYLES

HAND DRAWN

STENCIL Bold

Shatter

L.C.D.

SINALOA

Data 70

cuocbine

Dom Casual

traffic

VI BUILDING FASCIA SIGNAGE (Plate: 13)

When interior lit signs are used, the light box should be mounted in a manner that minimizes its intrusive quality. Boxes and mounting brackets should complement the building face in design and colour.

Encouraged - heritage & new buildings:

- Maximum ratio of 1: 1 (linear frontage : surface area of sign)
- Backlit plastic - dark backgrounds with light lettering preferred
- Painted plywood - coated Krezon™ plywood preferred
- Metal
- Carved wood

VII PROJECTING SIGNAGE

Encouraged - heritage & new buildings:

- Maximum ratio of 4: 1 (linear frontage : surface area of sign)
- Carved wood
- Painted wood
- High quality, exterior grade plywood finished on all sides
- Metal

Discouraged - heritage & new buildings:

- Interior lit plastic

PLATE: 13

SIGN SIZE RATIO FORMULA

The maximum allowablw size of sign within the Downtown Revitalization Permit Area is determined by a ratio formula of **linear frontage of building to surface area of sign.**

Fascia Sign Example

RATIO FORMULA for fascia signs is 1 : 1

If linear frontage of building is 36'-0",

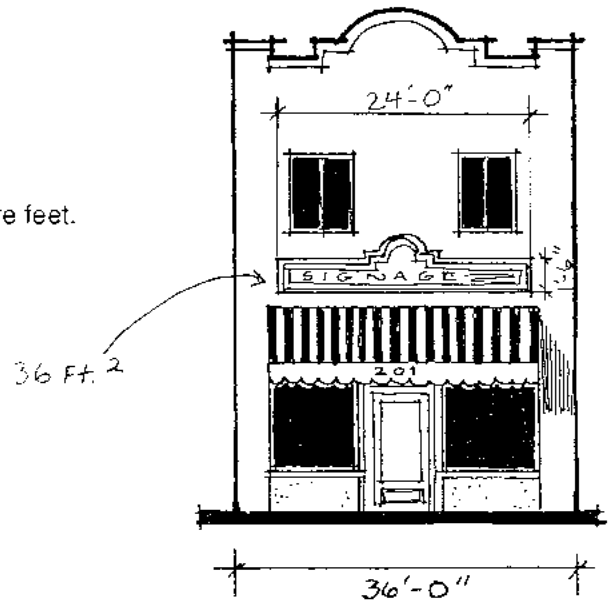
Applying ratio of 1 : 1 gives 36 : 36,

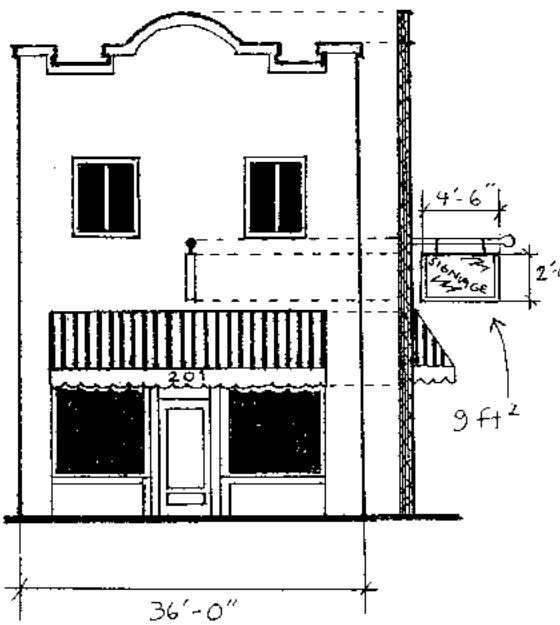
Therefore the allowable sign area is 36 square feet.

Possible options include:

2'-0" high by 18'-0" wide

or 3'-0" high by 12'-0" wide





Projecting Sign Example

RATIO FORMULA for projecting signs is 4 : 1

Same building equipped with a projecting sign,

Applying ratio of **4 : 1** gives 36 : 9,

Therefore the allowable sign area is 9 square feet.

Possible options include:

3'-0" high by 3'-0" wide

or 2'-0" high by 4'-6" wide

I AWNINGS

An awning is a fabric-covered structure that is attached to the building facade and affords protective cover to the sidewalk area. Historic photographs of New Denver show that various forms of overhead sidewalk coverings were used on downtown buildings. Awnings, canopies and balconies protected pedestrians, boardwalks and the lower building facade from weather exposure. Today these coverings provide the opportunity for attractive decorative highlights to the commercial district.

Traditional awning frames were of the retractable style, whereas modern awnings are usually constructed of fixed tube steel frames. Available awning materials include woven cotton, acrylic fabric, and sheet vinyl. Quality awning manufacturers will provide the information necessary to ensure the fabric is appropriate for local climactic conditions.

i. DESIGN

Awning design should be sympathetic to the style, scale, form, and period of the building. Avoid awnings that are so small as to give inadequate weather protection to the sidewalk, or so large as to obscure the building facade or historic detailing. Awning projection should be designed to minimize the tendency to dump snow or rain on the centre of the sidewalk.

ii. ENCROACHMENT

Encroachment agreements between the building owner and the Village are required for all structures placed over public space.

iii. DRAWINGS

Engineered drawings are required for all awning installations. Specifications should illustrate the awning structure and the nature of the building material to which the awning will be attached. Awnings should be installed by qualified experts.

iv. CRITICAL DIMENSIONS {Plate: 14}

Minimum height above sidewalk: 8'-5" (2.5m)

Minimum projection: 3'-0" (.92m)

Minimum setback of face from curb edge: 2'-0" (.62 m)

v. AWNING STYLES {Plate: 15}

Early photographs show that the 'three-point' awning style was used in New Denver. Modern awning construction techniques allow for a much greater variety of shapes to be created, but discretion should be used in determining the suitability of the awning form to the subject building and ease in cleaning.

Encouraged - heritage buildings:

- Three-point traditional triangular style
- Four-point variation (triangular style with expanded fascia area for signage)
- Shapes with relatively steep roof pitches (35-50 degree angles preferred) promote snow removal and self-cleaning

Discouraged - heritage buildings:

- Quarter barrel or modern style awnings
- Any shape which has a horizontal top surface of substantial size
- Shapes which present top face angles of less than 30 degrees
- Fascia panels in excess of 2'-0" (.62m) high

PLATE: 14

CRITICAL AWNING DIMENSIONS

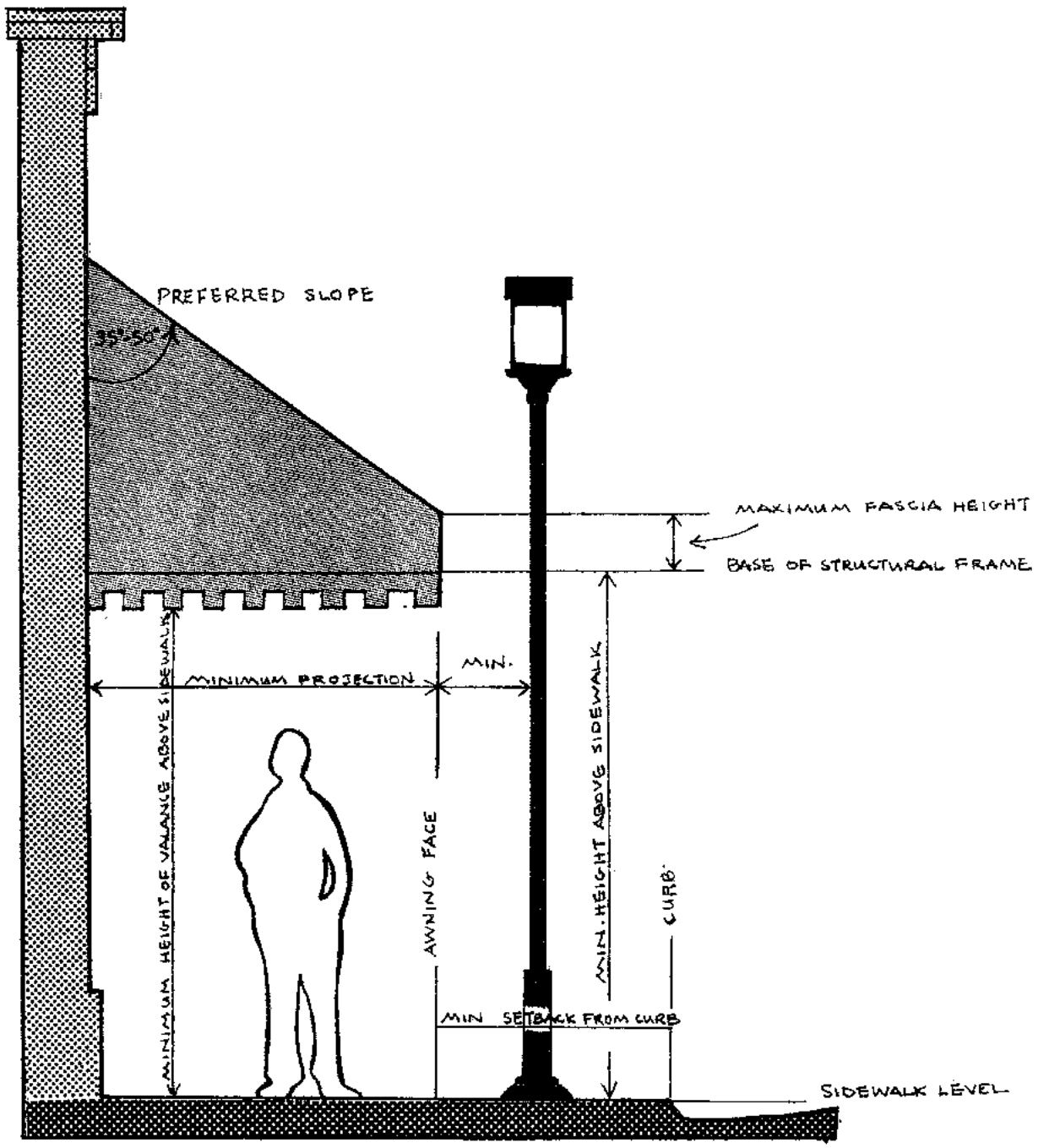
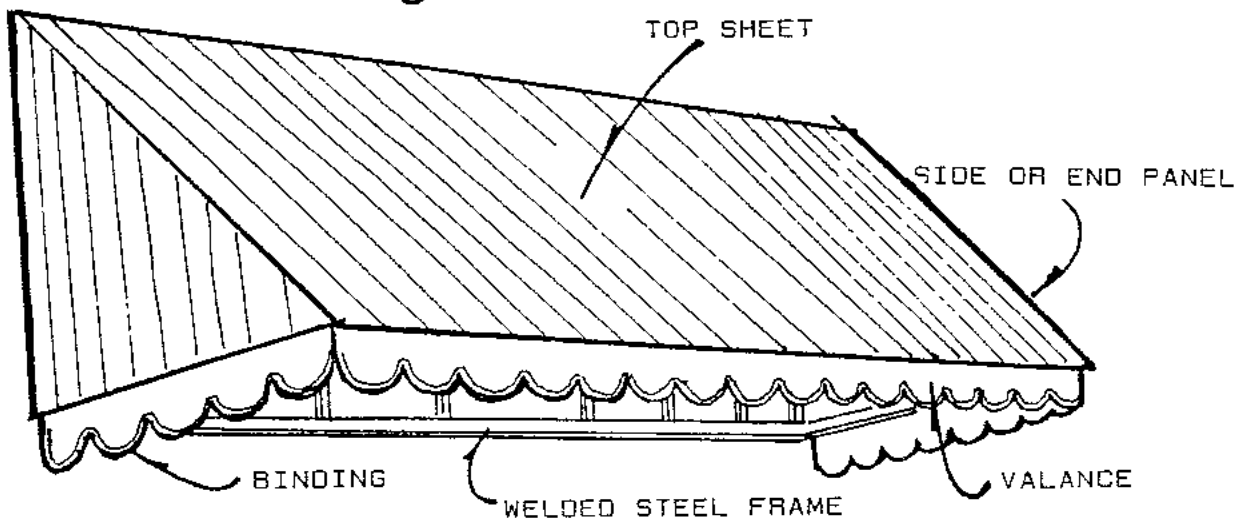


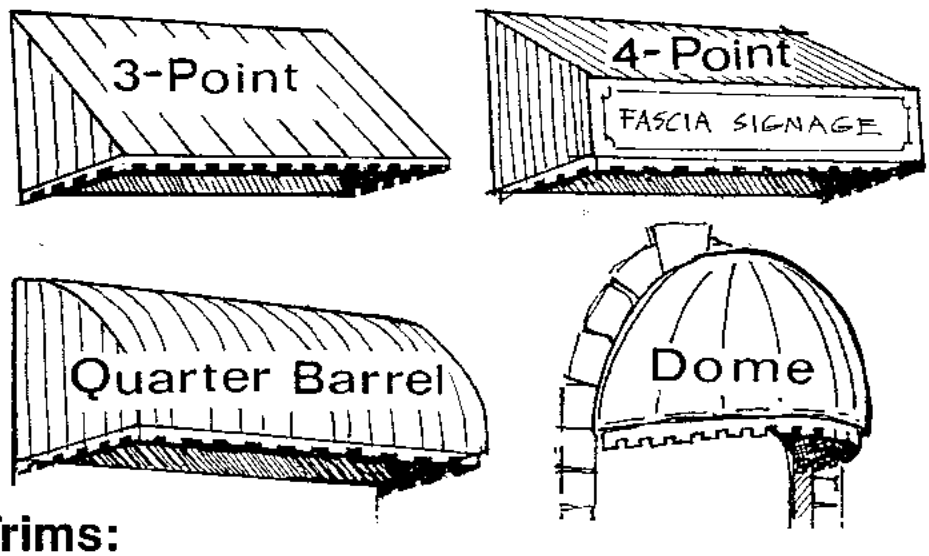
PLATE: 15

AWNINGS

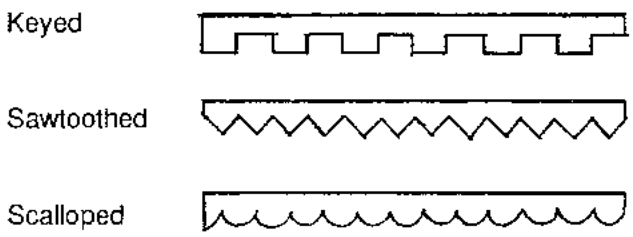
Parts of the Awning:



Awning Styles:



Valance Trims:



v. AWNING STYLES - cont.

Encouraged - new buildings:

- Four-point variation (triangular style with expanded fascia area for signage)
- Quarter barrel awnings
- Geometrically sculptured shapes which relate to the building's form

Discouraged - new buildings:

- Any shape which has a horizontal top surface of substantial size
- Shapes which present top face angles of less than 30 degrees
- Fascia panels in excess of 3'-0" (.92 m) high

vi. FABRIC, PATTERN & COLOUR

Historic awning fabrics were made of cottons, which were dyed solid colours or painted in bold, two colour stripe patterns. Colours used were similar to the deeper paint tones of the day - deep yellow ochres, rusty reds and dark greens. To enhance the historic flavour of the community, care should be taken to select awning fabrics, colours and patterns which are of a period nature. Plain vinyl fabric should be limited to areas where back-lighting effects are required, for example, valances and signage fascia panels. Avoid use of excessively brilliant colours now available in modern fabrics.

Encouraged*:

- Cottons and acrylics
- Colour stripe patterns, particularly on the top sheet panel
- Solid colours taken from the historic palette
- * **heritage buildings**: Vinyls are acceptable in stripe patterns and fascia panels only
- * **new buildings**: Solid vinyls are acceptable

Discouraged - heritage & new buildings:

- Excessively bright, modern colours
- Large areas of white or black vinyl fabric

vii. AWNING TRIM

A finishing detail on period style awnings was valance skirting. Typical edging patterns included the keyed, scalloped and saw-toothed treatments. The valance provides an area for signage and the variety of different edge treatments gives the potential for lively textures. As a precaution against vandalism, the lowest portion of the valance should be at least 8'-0" (2.46m) above sidewalk level.

Encouraged - heritage & new buildings:

- Generously sized valance skirting
- Keyed, scalloped or saw-toothed bottom edge
- Cloth fabric rather than vinyl
- Detachable valance for signage alterations

Discouraged - heritage & new buildings:

- Awnings without valance skirting
- Valances without edge patterns

viii. LIGHTING

Translucent vinyl fabrics have allowed for the option of blending awning elements with a backlit sign. The fluorescent tubes used for illumination help to brighten up the storefront at night and result in an overall positive effect to the street. Discretion must however be exercised in the selection of appropriate styles and fabrics for backlit awnings, to prevent a too garish or too modern look for New Denver's design theme.

viii. LIGHTING - cont.

Encouraged - heritage & new buildings:

- Back-lit awnings that serve as signage
- Opaque top sheet fabrics are preferred with specific isolated backlit panels

Discouraged - heritage & new buildings:

- Brightly coloured vinyl in plain sheets

ix. LETTERING ON AWNINGS

Encouraged - heritage & new buildings:

- UPPER' and/or 'lower' case letters to a maximum height of 18" (.46m)
- Graphic borders on fascia sign panels
- Clear, legible stylized lettering

II CANOPIES

Canopies are defined as permanent projecting sidewalk coverings made of materials other than fabric. Buildings of historic New Denver had a wide variety of canopy designs, many of which featured supporting wood columns with brackets. Posted canopies are encouraged.

i. CRITICAL DIMENSIONS {Plate: 16}

Minimum height above sidewalk of any structural member: 8'-5" (2.5m)

Minimum setback from curb edge: 18" (.46m)

Maximum height of fascia: 3'-0" (.92m)

ii. CANOPY SIGNAGE

Encouraged - heritage & new buildings:

- Multiple signage on a single canopy should be of uniform size

Discouraged - heritage & new buildings:

- Sign boards that extend beyond the perimeter of the canopy fascia

iii. CANOPY FASCIA MATERIALS

Encouraged - heritage & new buildings:

- Wood (Krezon™ plywood)
- Smooth, painted metal
- Plastic (back-lit fascia panels only)

Discouraged - heritage & new buildings:

- Corrugated metals
- Fiberglass
- Stucco

iv. CANOPY ROOFING MATERIALS

Encouraged - heritage & new buildings:

- Sawn shingles
- Metal
- Tar & gravel
- Cold process tar

Discouraged - heritage & new buildings:

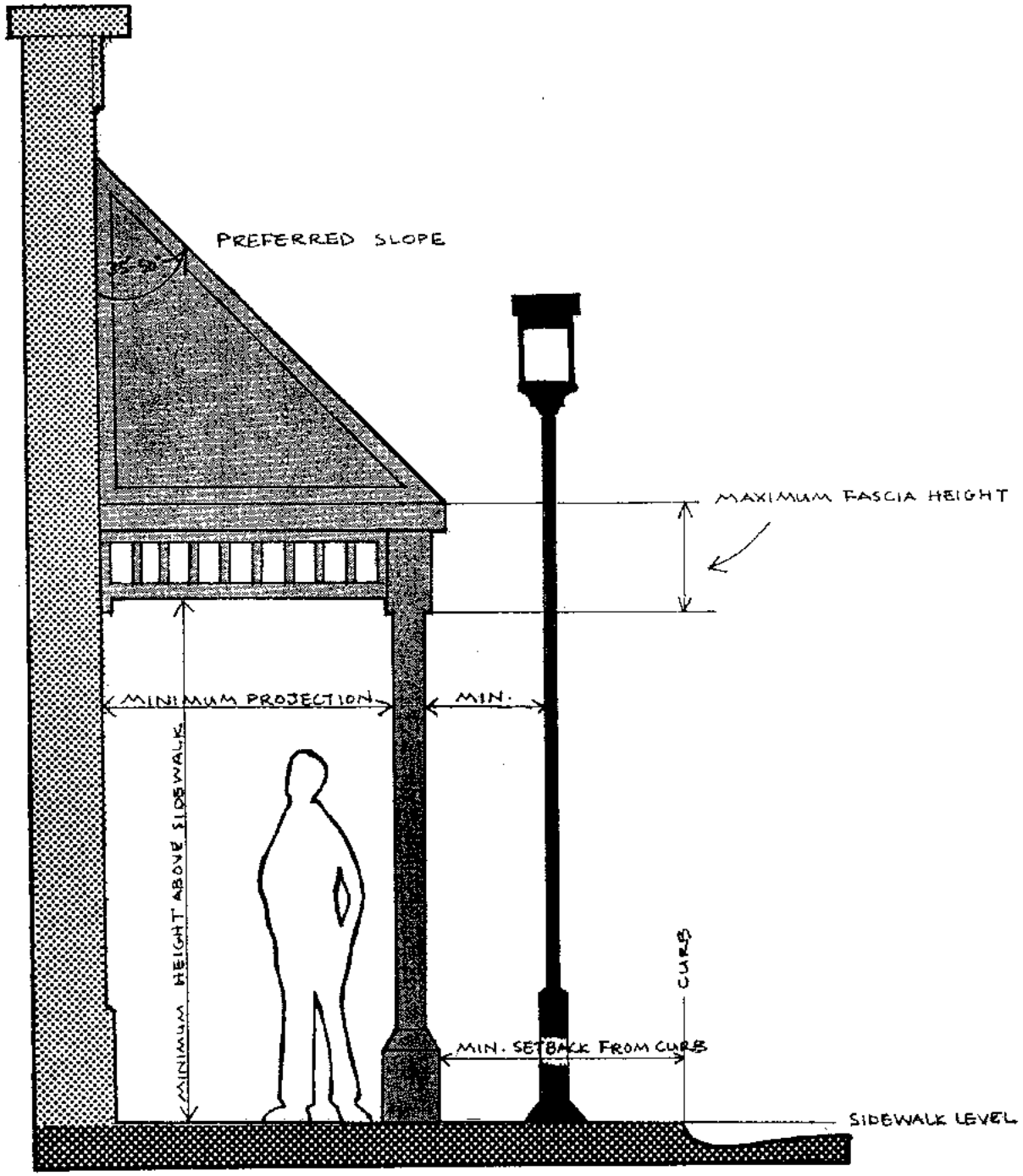
- Rough shakes
- Aluminum and fiberglass shingle
- Fiberglass
- Plywood
- Clay tile

III BALCONIES

Where canopy structures include balcony features, the detailing should be in character with New Denver's design theme and the subject building. Examples can be seen in vintage photographs of New Denver. Railings should be provided to conform to the standards of the National Building Code, with a minimum height of 3'-6" (1.08m).

PLATE: 16

CRITICAL CANOPY DIMENSIONS



Appendix 1:

A. DEVELOPMENT PERMIT APPLICATION PROCEDURE

Any proposal to undertake work on the exterior of a building located within the designated boundaries of the Development Permit Area must be approved by New Denver's Building Inspector and the Design Review Committee. Submissions to the Design Review Committee require the following documentation:

1) A Development Permit application, available from the Village Offices, completed by the building owner.

2) A photograph of the building facade as it currently appears.

3) A colour rendering of the proposed facade improvements. Where applicable, sketches should be to scale and provide dimensioning notations.

4) Colour chips of proposed paint colours.

5) Awning fabric sample or accurate facsimile of proposed colours and pattern.

B. FACADE IMPROVEMENT GRANT APPLICATION PROCEDURE

Seven steps must be followed in the facade improvement grant application. Please note that those wishing to make alterations to a building facade within the Development Permit Area must first conform to the Design Review Process as outlined in Appendix "A".

Step One: Obtain a Development Permit Application from the Village Offices. Fill out and return the application with required supporting material (see Appendix 1-A).

Step Two: Design Review Committee meets to review the application. Building Owners are encouraged to attend the meeting to clarify any questions that might arise during the review process. A recommendation to accept or reject the proposal is then forwarded to Council.

Step Three: Recommendation is ratified by Council. Building Owner is notified of decision and, if applicable, permits are issued.

Step Four: Proposed work is undertaken in accordance with the approved plans.

Step Five: Building Owner submits copies of receipts for the costs involved to complete the exterior renovation work. The project is examined by the Building Inspector and/or the appointed sub-committee to ensure conformity to approved plans.

Step Six: On behalf of the building owner, the Village Clerk applies to the Ministry of Municipal Affairs, Recreation and Housing 'Facade Improvement Grant' Program for grant money.

Step Seven: Grant money is sent directly to the building owner. Typical processing time for the grant is four to eight weeks.

Appendix 2:

DESIGN REVIEW PROCEDURES

Submissions to the Design Review Committee will be considered using the following criteria:

1) Appropriateness of the proposal within the Development Permit Area.

2) Compatibility of proposal with streetscape.

3) The manner in which the proposal affects a structure, site or area that has been awarded heritage classification.

4) The architectural style, massing, orientation, proportions, materials and colours.

5) Approval of the Building, Electrical, and Fire Inspectors.

After completing its review of a submission, the Committee will make recommendations to Council as to whether or not approval should be granted.

If the Committee recommends that approval be denied, it will advise Council of changes which would secure a recommendation for approval. Provided the changes are made in a satisfactory manner within one month, or by the next scheduled Committee meeting, whichever is longer, the Committee will issue a recommendation that approval be granted.

If the submission is not changed in this time, in a manner satisfactory to the Committee, no further recommendations will be made without re-application.

An applicant whose submission has not been approved may request the opportunity to make an appeal directly to the Village Council. Such a request should be made in writing to the Village Clerk, and include the reasons for which the applicant believes an appeal should be granted.

If the Village Council agrees to hear an appeal, it will notify the applicant as to the date on which the appeal will be heard. The recommendations of the Committee and arguments of the applicant will be considered, and a decision made within 45 days of notification that the appeal would be heard.

APPLICATIONS AVAILABLE FROM:

Village of New Denver,
P. O. Box 40,
New Denver, B.C., V0G 1S0
TEL (604) 358-2316
FAX (604) 358-7251