

APPENDIX C

DESIGN GUIDELINES FOR NEW DEVELOPMENT IN OLD TOWN JASPER

1 OVERVIEW

The conservation of Old Town Jasper must be sensitive to the image and character which distinguishes the neighborhood within the Town of Jasper. In light of this, design guidelines are needed to set basic underlying design principles for new development. The guidelines are generated from existing elements within the neighbourhood, and apply to redevelopment and infill projects. The guidelines pertain to detail, roof lines and angles, appropriate roofing materials and siding, appropriate use of new materials to blend with the old, and the selection of harmonizing colours.

The following guidelines for new development stress the need for a sensitive design approach in order to satisfactorily address the special character and image of Old Town Jasper. They are meant to encourage projects that are compatible with the existing character of the area, and discourage the introduction of incompatible buildings and features. Contemporary designs and materials, used in a manner compatible with the visual character of the past that is being preserved are encouraged. Economic feasibility and durability, along with aesthetic harmony, are primary concerns. All projects will be reviewed by Parks Canada staff and must also be approved by the Planning and Development Advisory Committee. Detailed information and drawings must be submitted before any project will be considered for approvals.

Unusual site constraints may make it necessary to deviate from the guidelines. In such an instance a project will be reviewed with such constraints taken into consideration when applying the guidelines.

2 GENERAL APPLICATION

The combination of uniform building set-backs, design, and materials creates a sense of harmony, or 'neighborliness' in Old Town Jasper. In part, the brief period in which most homes were built accounts for the development of particularly attractive and enduring streetscapes. The original homes sit in harmony with one another along their respective streetscapes in siting, scale, detailing, materials and colour. In effect, a balanced form of building design is presented among the historic homes and streetscapes. This 'neighbourly design' consideration and sense of harmony must continue. The appropriateness of plans will in general, be based on two main categories: site design and building design.

3 SITE DESIGN

3.1 Street Context:

There is a sense of harmony created by uniform setbacks along the streetscapes in Old Town Jasper. A change in setback can easily destroy the harmony along a streetscape. Existing homes all face the street, with the exception of some corner lots where the homes face on a diagonal into the intersection. Front yards are of uniform depth and separated from the public-right-of-way by low fences and mature hedges.

3.1.1 Guideline: To conserve the continuity prevailing along streetscapes, all development must respect existing front-yard set-backs and be sited with consideration to adjacent building set-backs.

3.1.2 Guideline: Buildings must be parallel to the street, and all front entries and porches must face the street.

3.1.3 Guideline: Buildings on corner lots may be oriented diagonally facing the intersection.

3.2 Landscaping:

Old Town Jasper has an abundance of mature vegetation. Throughout the neighbourhood mature and varied growth of trees and hedges provide a backdrop or picture frame for many houses and streetscapes. This mature vegetation has been instrumental in the development of the neighbourhood's special image and provides a stabilizing and traditional ambience. The patterns and special quality produced by this vegetation must be preserved and enhanced.

3.2.1 Guideline: Buildings must be carefully sited on the property to retain as many mature trees and existing vegetation as possible. In the event that cannot be done, it must be demonstrated that the proposed structure is well-designed and integrated with the Old Town Jasper character and image form style, detailing and materials that more compensates for the loss of vegetation, and; that landscaping be implemented which conforms to the typical Old Town Jasper residence.

3.2.2 Guideline: Low stone and wooden fences, and mature hedges line many yards; these must be maintained. New fences and hedges facing streets must be of an historical nature as well as pedestrian friendly; views into front-yards give an open, accessible feel to the street.

Fences must be durable in construction and materials, and compatible with the building character. Chain link fences around back or side-yards are inappropriate to the character of Old Town Jasper and must be screened from the public view by landscaping.

3.2.3 Guideline: The amount of hard surface in front-yards must be limited. Substantial tree planting and tree growth must be a foreground to the house itself.

3.2.4 Guideline: Front-yard fences must permit views into the front-yard. Natural materials such as wood pickets, logs and stones as main elements must be used.

3.2.5 Guideline: Hedges must be set back from walkways and structures to allow for mature growth. Heights must not exceed those for fences.

3.3 Private Outdoor Space:

Backyards in Old Town Jasper tend to be deep. Houses sit towards the front of the lot leaving large backyards; many of which were originally planted as garden lots. These backyards are a part of the legacy of Old Town Jasper and are an attribute to both the neighbourhood and individual lots that residents would like to see preserved.

3.3.1 Guideline: Buildings and garages must be sited to minimize the impact on adjacent backyards as well as the private outdoor spaces of neighbours.

3.3.2 Guideline: Buildings must not infringe upon the privacy and sunlight of neighbouring homes and their private outdoor space, including backyards. Balconies and elevated decks must not overlook neighbouring private outdoor spaces.

3.3.3 Guideline: must maximize the year-round potential use of private outdoor space.

3.3.4 Guideline: Private outdoor spaces (balconies, decks, patios) must be in scale and character with the overall development.

3.3.5 Guideline: Materials and details which reflect those used in the building design, must be incorporated into the design of outdoor spaces. Balconies and decks must appear as part of the buildings.

3.4 Parking

Within Old Town Jasper the pedestrian oriented street frontages and rural character of historic Jasper has been maintained This orientation must be preserved.

3.4.1 Guideline: On-site parking must be located at the rear of the property and not detract from adjacent yards. Some form of vegetation and/or appropriate fencing must be used to screen open parking facilities.

3.4.2 Guideline: Garages must be separate structures sited at the rear of the property, be designed to match the main building, and take the same form as existing neighbourhood garages; low rectangular structures with gable roofs.

4 BUILDING DESIGN

4.1 Size and Scale

The relative proportion of a house to neighbouring homes, the pedestrian, and to its surroundings in general, is the building's scale. Quite often scale does more to determine the visual impact of a building than does any other single aspect of architectural design. In Old Town Jasper the relatively uniform scale of the homes is one of the most prominent aspects of the neighbourhood's overall character.

Conserving the harmony and compatibility of building scale is important.

4.1.1 Guideline: Buildings must be comparable in massing to surrounding homes. It must not overwhelm existing structures, or its own site, and must be in proportion to neighbouring homes.

4.1.2 Guideline: The 'base', 'middle' and 'top' of the building form must be emphasized by changes in material and texture. The 'top' is the roof and must form at least one-third of the overall building height.

4.1.3 Guideline: The height of new homes must conform to the heights of surrounding homes in order that the traditional building scale along streetscapes, and in the neighbourhood, is preserved. Buildings must contribute to the overall silhouette and sequence of volumes and rooflines along streetscapes. A significant change in building height from one house to another can alter the visual cohesiveness along a streetscape.

4.1.4 Guideline: The overall building mass must be minimized through the introduction of interesting, simple forms such as dormers, porches, chimneys, and windows. Intermittent dormers are permitted to project beyond the building envelope on all sides.

4.1.5 Guideline: Windows and wall openings must relate to the overall scale of the buildings. Large expanses of window glazing along the street front are unacceptable. Group several small window units together or break up areas of glass with muntin bars.

4.2 Roof Forms

Roof lines and pitches tend to be uniform in Old Town Jasper. These provide for a cohesiveness from the street. Predominant forms are gable and hip. This practice must be continued. The appropriateness of roof forms must be considered in the context of the roof forms of buildings on adjacent property. A change in roofline and/or pitches can greatly alter the appearance and continuity along a streetscape. Roofs have a strong impact on the bulk of a building. They must help new buildings blend into the historic district and not emphasize building size.

4.2.1 Guideline: The roof form must be an integral part of the building volume and not sit on top of the building as simply a cap. The second floor must be built into the roof.

4.2.2 Guideline: Deep overhangs and large steep roofs are in keeping with the tradition of early Jasper architecture and must be evident in buildings.

4.2.3 Guideline: Roof forms must be in scale with the listed heritage homes in the historic district.

4.2.4 Guideline: Simple roof forms are best. Main roofs and secondary roofs must have the same slopes where feasible. Roofs over dormers and entrances may vary from the main slope, preferably being steeper.

4.2.5 Guideline: Roofs must be provided over entrances for weather protection.

4.3 Detail

Building detail is an important aspect of building design that contributes significantly to the character and image of Old Town Jasper. The design and modelling of building surfaces, rooflines, covered

porches, and proportioning of windows gives the typical streetscape in the neighbourhood a richness and character that is quite unlike that of most contemporary houses. Fundamental to the preservation of this distinctive richness and character are five aspects: rhythm and proportion of facades; fenestration patterns; architectural detailing, and roof forms.

4.3.1 Guideline: Detailing must reinforce the traditional residential character of Old Town Jasper. Features such as roofs, windows and entrances must be prominently developed. The use of projections and recesses such as bay windows, dormers, recessed and projecting balconies and porches is encouraged.

4.3.2 Guideline: The heritage homes within Old Town Jasper are embellished with simple decorative elements and details, which add interest and texture to the building surfaces. Structural elements such as columns, rafter ends, gable brackets and lintels are often expressed on the outside surfaces of the homes. This rustic, hand-crafted appearance must be incorporated into buildings. All buildings must blend into the existing character and image of Old Town Jasper.

4.3.3 Guideline: Basic to the character of the streetscapes in Old Town Jasper is the rhythm and proportion of facades along the streets. There is a uniformity in building facades along respective streetscapes and in the spacing of buildings. These elements must be considered.

4.3.4 Guideline: The fenestration patterns in Old Town Jasper exhibit a certain regularity and harmony in proportion, and size of window and door openings, and in the rhythm and order with which they are arranged. In these terms, fenestration patterns must be compatible with those along the streetscape.

4.3.5 Guideline: Window treatment must meet the following criteria:

- all windows must be of wood sash construction in keeping with the traditional standard in the neighbourhood, and must be similar to the proportions and profiles of wood windows in heritage homes;
- all windows must be set within the exterior of the facade, and;
- traditional window treatment must be used where visible from the street. Skylights, plastic bubble windows, semi-circular windows and any other non-traditional windows must not be used in locations on the building that are visible from the street-

4.3.6 Guideline: Define and express the meeting of elements, such as wall-to-ground or roof-to-wall, with trim boards, fascia's and variations in materials.

4.3.7 Guideline: Large surfaces of stucco must be broken up with patterns of wood trim to avoid a flat, monolithic appearance. The amount of trim must be in proportion to the scale of the building.

4.4 Materials

An important component of both an individual building's character and the overall character of the larger setting is materials. It is the style and character of a building, or its relationship to the character of its surrounding environment and the image of the neighbourhood, that will affect the choice of appropriate materials.

Reference to compatible materials in Old Town Jasper is complicated by their availability and cost. One of the prime criteria for establishing the acceptability of exterior materials is based on quality. High quality materials are not only defined by their costs but also by their ability to retain their durability, form and authentic appearance for many years.

4.4.1 Guideline: Building materials must reflect the historic use of natural materials which were traditionally used in Jasper home construction. The use of materials which masquerade as more enduring, architectural ones must be avoided. Synthetic materials imitating historical materials are not acceptable.

4.4.2 Guideline: Materials must retain their intended shape for many years and keep this shape without wrinkling, buckling, or curling. If materials weather, fade, or change colour, the change must be predictable and desired, leading to the development of a sought-for 'patina'.

4.4.3 Guideline: Materials must have an intrinsic structural quality, and give the appearance of a certain structural resistance. Materials must not have the appearance of a superficial 'pasted on' element. This is most important when the material purports to have a true structural function, such as the logs in a log home, the stones in structural walls, or the muntins in a window. The materials must have the thickness, depth, and solidity necessary to give the impression of their ability to perform their respective functions. It is important that visible building materials, as well as the structure contribute to this sense of solidity.

4.4.4 Guideline: Materials must be well crafted and their installation well executed. *(Note: For example: stucco is expected to have a finely-textured surface; details in wood must have smooth surfaces and clean edges free of circular saw marks, hammer dents, etc. Cut ends of timbers and boards exposed to the weather must be well smoothed and detailed to prevent deterioration from moisture. Over-processing or insensitive application of materials, as in florid, dramatically textured stucco is detrimental, as are raw or stark materials, brilliantly coloured materials, or poorly constructed stylistically unsuitable items.)*

4.4.5 Guideline: Materials of the main building elements such as roofs and exterior wall surfaces, must be subdued and blend with the natural surroundings and the historic Jasper colour palette. Strong intense colours are not appropriate over large wall or roof areas.

4.4.6 Guideline: A maximum of three finishes may be used on exterior walls. Natural materials (wood, log, stone, brick, and stucco) must be used for main exterior wall surfaces. Wood siding must approximate traditional wood siding in both profile and texture. Vinyl and aluminum siding are not permitted.

4.4.7 Guideline: Acceptable roof materials are: cedar shingles (treated for flammability), asphalt shingles, and prefinished metals. All other materials are unacceptable.

4.5 Colour

Colour is an important component of both an individual building's character and the overall character of the neighbourhood. Existing colours in Old Town Jasper are varied, but for the most part, compatible. The continuations of this general colour harmony and the use of historic colour schemes for new development is encouraged.

4.5.1 Guideline: Colour is an attribute that if not skilfully handled, can cause a building to appear out of place. Colour schemes must blend with the natural environment, using historically correct colours for accenting and detail.

4.5.2 Guideline: The number of colours must be kept to a minimum. The most effective colour schemes usually contain a limited number of colours. Historically many elements such as windows and trim tended to be deep reds, burgundies, and greens.

4.5.3 Guideline: The basic wall colour is particularly important. Over-processing or insensitive application of colour can be detrimental. Raw, stark, and brilliantly coloured materials must be avoided. Many Pastel colours such as pale violets and purples, pale green, and pinks are not appropriate.

4.5.4 Guideline: Trim, doors, windows and ornament must incorporate brighter, contrasting colours selected from the historic Jasper colour palette for variety and surface interest.

4.5.5 Guideline: Metal vents and flashings must be painted or finished to blend with the surrounding roof.

4.5.6 Guideline: When selecting roofing materials, colours of the material must fall within the historic Jasper colour pallet for roofs. The colours include red, green, brown and natural wood stain.