

Abbott Street & Marshall Street Heritage Conservation Areas



Development Guidelines

City of Kelowna

Planning & Development Services Department

August 1997

ACKNOWLEDGEMENTS

The Abbott Street and Marshall Street Heritage Conservation Areas Development Guidelines were initiated by City Council in 1993 by the South Central Neighbourhood Structure Plan and prepared by City of Kelowna staff with the guidance received from an Advisory Committee of community interests representing the following members:

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1. INTRODUCTION

1.1 Guideline Purpose

The purpose of these guidelines is to maintain the existing single or two family residential and historical character of the Marshall Street and the Abbott Street Heritage Conservation Areas. They encourage new development or additions to existing development which are compatible with the form and character of the existing context, and advocate retention and renovation of existing development.

The historical legacy of these areas will be sustained over time. Therefore, change to the buildings and streetscapes will be undertaken in ways which offer continuity of the 'sense-of-place' for neighbours, the broader community and provide historical interest for visitors through context sensitive development.

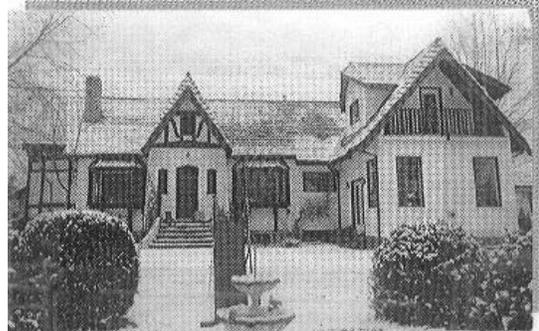
1.2 Guideline Scope

The Abbott Street and Marshall Street Heritage Conservation Area Development Guidelines is provided to assist applicants, the Community Heritage Commission, City staff and Council in managing development within the Abbott Street and Marshall Street Heritage Conservation Areas. Information is provided regarding a comprehensive site and building approach to design, historical architectural precedents and typical development submission materials. Work steps are outlined which promote context sensitive design, as well as, sample design rationale statements.

1.3 Guideline Application

This document provides for the continuation of the special contextual qualities of the neighbourhood by managing change in ways which complement the established streetscape and maintain the integrity of the architectural forms. The specific conditions of all streetscapes or building styles are not covered in detail. Although design freedom is encouraged, it is vital to the integrity of the Heritage Conservation Areas to have the established context serve as inspiration for new development. These guidelines offer a tool

to manage change in ways which sustain the context within the Heritage Conservation Areas and guide home owners through the design and application process.



**BL8323 Adopted on April 20th, 1999 replaced Sub-section 1.4:
1.4 Heritage Alteration Permits**

Provincial legislation (Heritage Conservation Statutes Amendment Act 1994) provides the basis for the establishment of Heritage Conservation Areas (HCA) and associated permit requirements for activities within those areas. The following outlines the Heritage Alteration Permit approval process for development activities in the Abbott Street and Marshall Street Heritage Conservation Areas:

Minor Heritage Alteration Permits

Applicants must obtain a Minor Heritage Alteration Permit, prior to or in conjunction with the issuance of a Building Permit for the following development activities:

- demolition or removal of a building;
- construction of a new building
- structural changes to the exterior of an existing building.

In addition to the above, applicants must obtain a Building Permit for new construction prior to or in conjunction with the issuance of a Building Permit for demolition or removal of a building.

Minor Heritage Alteration Permit applications will be circulated to the Community Heritage Commission for comments and if there are no items requiring modifications, the Permit may be issued by the Director of Planning and Development Services.

Major Heritage Alteration Permits

When an applicant proposes to vary the provisions of the subdivision or zoning bylaw, a Major Heritage Alteration Permit must be obtained, prior to or in conjunction with the issuance of a Building Permit for the following development activities:

- demolition or removal of a building;
- construction of a new building
- structural changes to the exterior of an existing building.

In addition to the above, applicants must obtain a Building Permit for new construction prior to or in conjunction with the issuance of a Building Permit for demolition or removal of a building.

Major Heritage Alteration Permit applications will be circulated to the Community Heritage Commission for comments and if there are no items requiring modification, the Permit may be issued by City Council.

Note: Heritage Alteration Permits are not required in instances where general maintenance or exterior alterations do not require the issuance of a Building Permit.



1.5 Guiding Principles

The management of physical change within the Abbott Street and Marshall Street Heritage Conservation Areas is based on the following principles:

- **Existing architecture, landscape and transportation elements, made up of the houses, landscaping, sidewalks, boulevards and roadways, provide the basic patterns upon which new development should be based.**
- **Any proposed design should be derived from the existing building, in the case of an addition, or from the immediate context and dominant style, in the case of new construction.**
- **The selection of materials and the detailing of the buildings shall be derived from the architectural characteristics of the existing building, in the case of additions, or by the revival of the traditional elements of the dominant style for new development.**

These principles have been incorporated into the guidelines. Applicants are encouraged to revisit these principles when material and colour selections are being made and design options are being considered.

2. *Abbott Street Heritage Conservation Area*

2.1 Development History

The Abbott Street Heritage Conservation Area was identified by City Council in 1993 as part of the South Central Neighbourhood Structure Plan and reaffirmed in the 1995 Heritage Management Plan for Kelowna (See Map 1 - Building Styles Map). The area is bounded by Mill Creek to the north, Royal Avenue to the south, Pandosy Street to the east and Okanagan Lake to the west. The area was laid out as a subdivision in 1904. By the 1920's and 1930's it had become a prestigious residential district.

The Abbott Street Heritage Conservation Area contains 325 homes. Of these homes, a total of 52 are listed in the 1983 Kelowna Heritage Resource Inventory. The development styles represented in the area offer a variety of residential architecture dating between the 1890s and the 1960s.

2.2 Existing Context

The earliest development served the 19th century farming community and housed the area's first western settlers. Over time, many of the earliest buildings have been replaced. However, a number of pre-WW1 homes remain and are fine examples of Kelowna's first civic phase. Streets, lanes and roads in the area vary in their geometry and cross-section and are considered a significant feature of the historical pattern of the area.

2.3 Style Inventory

Each building in the Abbott Street Heritage Conservation Area fits within four civic settlement phases (See Map 2 - Dominant Style Map). Renovation or new construction is encouraged to emulate the established style on each lot. See the Principle Development Guidelines and the Architectural Style Characteristics sections of this document for guidance on building design. Appendix 'D' provides a table which classifies the building address by architectural style.

2.4 Style Diversity

Since the build-out of the Abbott Street Heritage Conservation Area occurred over a number of decades, a diversity of housing styles is evident in the area. The first civic phase is represented by designs that reflect a number of architectural revival movements, including Dutch, Victorian, Early Arts & Crafts, Tudor and Colonial. Kelowna's second civic phase provides examples of Late Arts & Crafts and Early Vernacular Cottage styles. The third civic phase provides Late Vernacular Cottage and Moderne buildings while the fourth civic phase provides examples of the Early Suburban Bungalow buildings.

Within the Abbott Street Heritage Conservation Area, the variety of architectural styles is often limited to one or two styles on any particular block. In order to maintain the integrity of a streetscape, limitations on style choices are proposed for all block frontages. The identified dominant architectural style is shown on the Map 2 - Dominant Style Map. Applicants are encouraged to propose new development which is in keeping with the dominant style identified for each block street front.

3. *Marshall Street Heritage Conservation Area*

3.1 Development History

This small enclave of the City provides a 'snap shot' into the history of Kelowna's early housing development. The buildings within the Marshall Street Heritage Conservation Area offer a range of architectural styles which display the first four civic settlement phases of Kelowna, as described in this guideline document and the 1995 Heritage Management Plan for Kelowna.

3.2 Existing Context

The Marshall Street Heritage Conservation Area was also identified by City Council in 1993 as part of the South Central Neighbourhood Structure Plan and reaffirmed in the 1995 Heritage Management Plan for Kelowna (See Map 1 - Building Style Map). The setting of this area is enhanced by Mill Creek to the west and its separation from the adjacent single family neighbourhood to the south by a multiple family development zone. The area is characterized by its small size which is barely two blocks long and includes a cul-de-sac. As a result of these circumstances, the Marshall Street Heritage Conservation Area is an 'island' community of 25 character homes sheltered along a creek, among mature trees.

Most of the 25 houses front on Marshall Street with the remaining four adjacent to the Kelowna Senior Secondary School site. Two of these homes front on Buckland Avenue and two front on Rowcliffe Avenue. Marshall Street itself has two streetscape characterizations. North of Rowcliffe, the street has the conventional suburban form characterized by a wide road right-of-way and deep building setbacks. South of Rowcliffe, the streetscape is narrower and resembles a country lane. This feature adds significantly to the quality and civic history of the Marshall Street Heritage Conservation Area.

All the homes are built with wood frame construction. They are finished in either stucco or wood siding. Most of them have basements. With the exception of two buildings, they are one storey structures. The buildings are ornate in a fashion particular to their architectural style. Collectively, the buildings give the streetscape a 'character' neighbourhood quality.

The first home constructed in the area is the only pre-WW1 building in the area. This stately building, located at 1896 Marshall Street, is a classical example of Victorian Revival architecture. The two and a half storey home is the original Marshall family residence. The building is the largest architectural massing in the area and reflects the Okanagan climate with its wrap-around porch and covered balcony. Presently, it is used as a multiple-family residence comprised of five suites. Fortunately, the exterior character of the home remains authentic to the period.

Part of the Marshall home-site was first subdivided shortly after the Great War. The first 12 lots, located between Buckland and Rowcliffe Avenues and fronting onto Marshall Street, were marketed through the 1920s and 1930s. Mill Creek's meandering course prescribes an irregular boundary on the south and west sides of the Marshall Street Heritage Conservation Area. Therefore, the lots which abut the creek vary substantially in size.

The homes of this era reflect the Early Vernacular Cottage movement in residential architecture. This design movement adapted the English cottage to fill the common North American desire for a free-hold home-site property.

Next, the nine lots south of Rowcliffe Avenue and the four lots fronting Buckland and Rowcliffe Avenue were subdivided from the home-site. The houses developed on these sites provide examples of the Late Vernacular Cottage style of residential architecture.

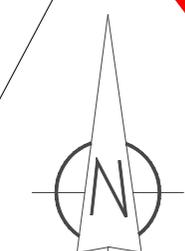
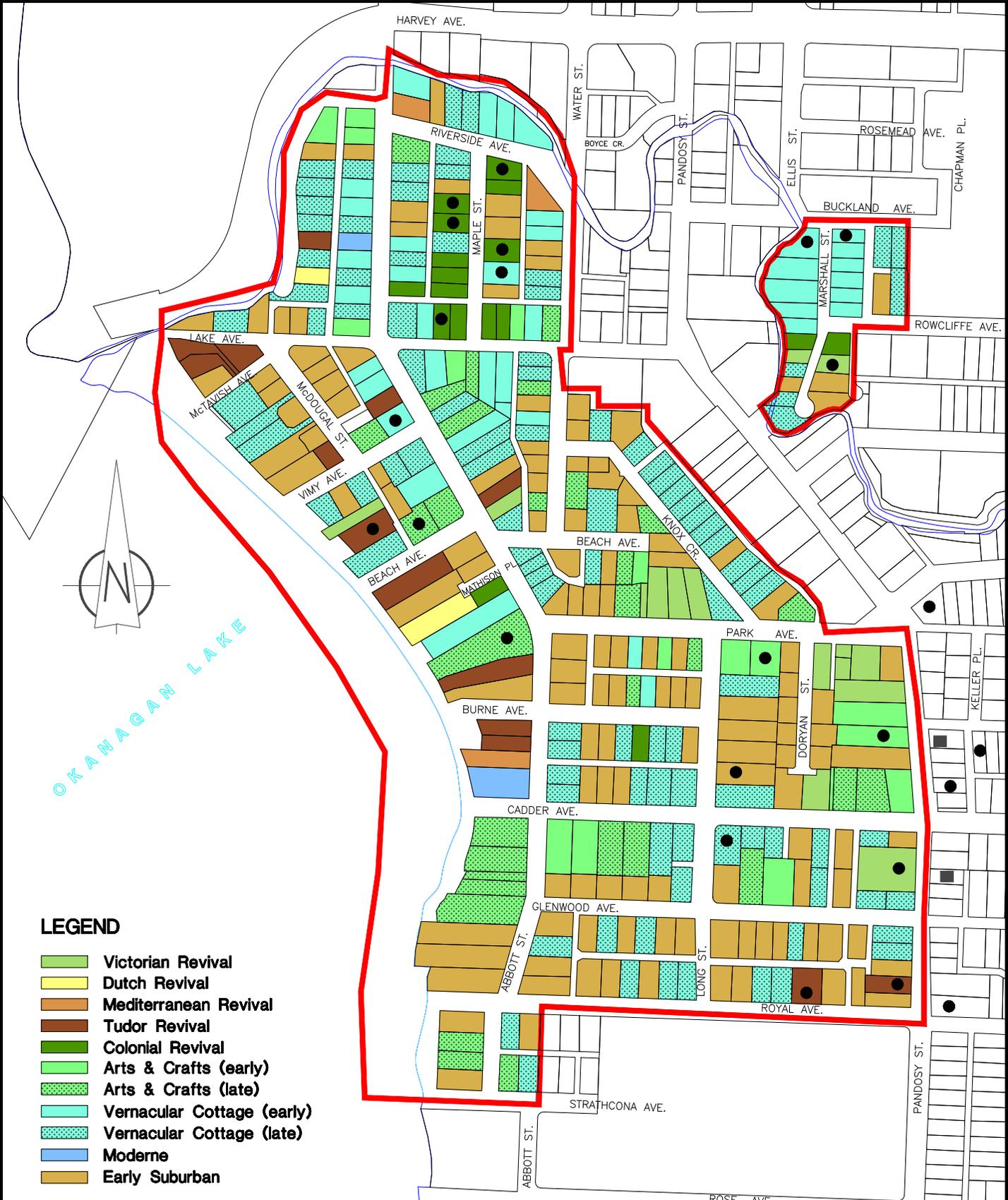
The final civic wave, represented by the Early Suburban Bungalow of the 1950s, came after W.W.II. These buildings echo the baby-boomer generation. The examples in the Marshall Street Heritage Conservation Area are exceptional because of their context and the social history they represent.

3.3 Style Inventory

Each building in the Marshall Street Heritage Conservation Area falls within four architectural styles (See Map 2 - Dominant Style Map). Renovation or new construction is encouraged to emulate the established style on each lot. See the Principal Development Guidelines and the Architectural Style Characteristics section of this document for guidance on building design. Appendix 'C' provides a table which identifies the building address by architectural style.

3.4 Style Diversity

Since the build-out of the Marshall Street Heritage Conservation Area occurred over a number of civic growth phases, a diversity of housing styles is evident in the area. However, the variety of architectural styles is often limited to one or two styles on any particular block. In order to maintain the integrity of a streetscape, limitations on style choices are proposed for all block frontages. The dominant architectural style is illustrated on the Map 2 - Dominant Style Map. Applicants are encouraged to propose new development which is in keeping with the dominant style identified for each block street front.



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LEGEND

- Victorian Revival
- Dutch Revival
- Mediterranean Revival
- Tudor Revival
- Colonial Revival
- Arts & Crafts (early)
- Arts & Crafts (late)
- Vernacular Cottage (early)
- Vernacular Cottage (late)
- Moderne
- Early Suburban

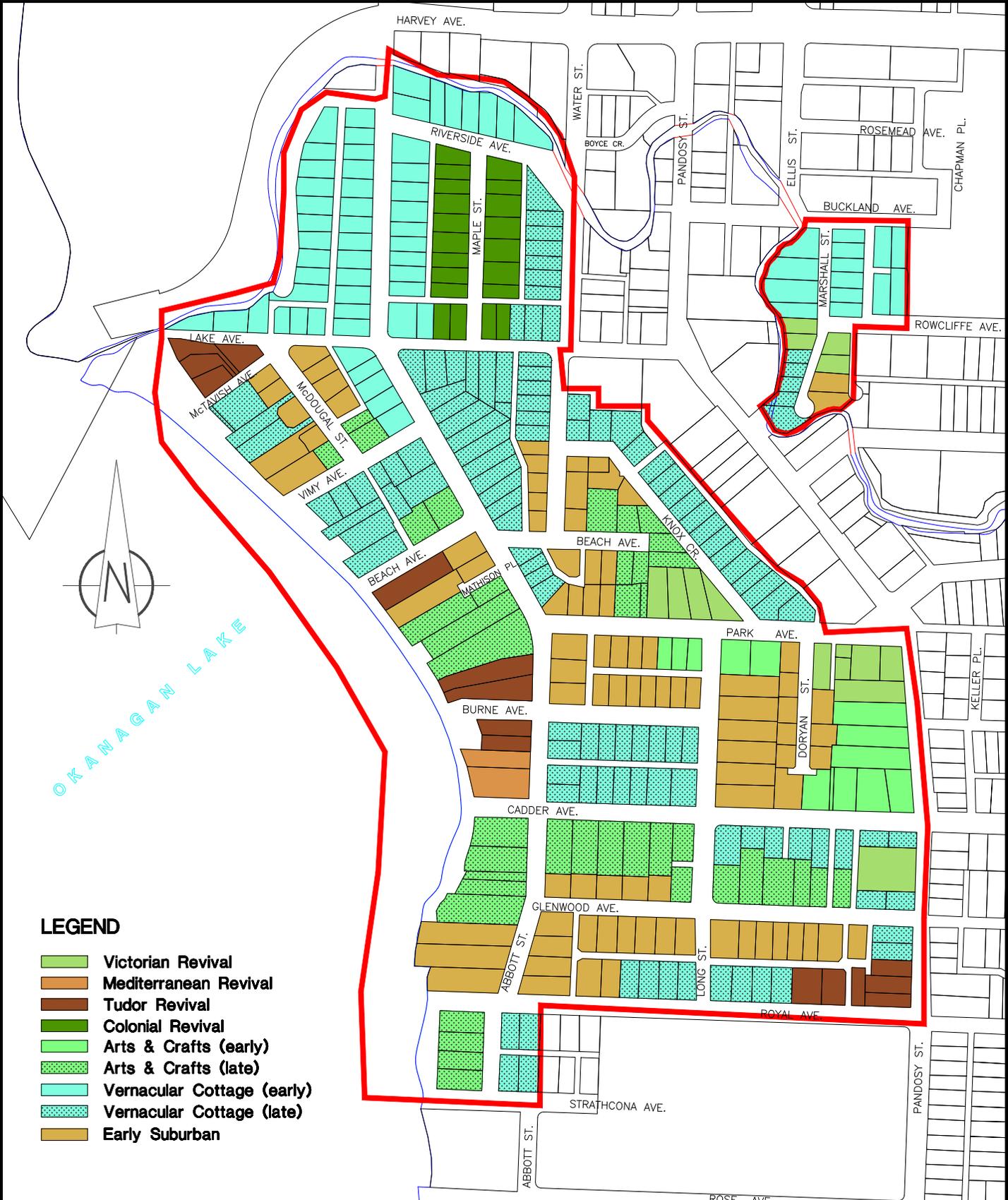
- Kelowna Heritage Resource Inventory-1983
- Kelowna Heritage Register

SCALE 0 25m 75m

Rev. Nov. 7/01

ABBOTT/MARSHALL ST. HERITAGE CONSERVATION AREAS

MAP 1 - Building Style Map



LEGEND

- Victorian Revival
- Mediterranean Revival
- Tudor Revival
- Colonial Revival
- Arts & Crafts (early)
- Arts & Crafts (late)
- Vernacular Cottage (early)
- Vernacular Cottage (late)
- Early Suburban

**ABBOTT/MARSHALL ST.
HERITAGE CONSERVATION AREAS**

MAP 2 - Dominant Style Map

SCALE 0 25m 75m

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4. Conservation & Redevelopment Guidelines



4.1 General

The guidelines are introduced by providing a description of the settlement phases represented by existing buildings, followed by a summary of the architectural styles roughly corresponding to each settlement phase. The summary is made up of photographs of typical examples of the architectural style and list a number of the distinctive characteristics corresponding to a particular style.

Following the architectural styles section of the document is the Principal Development Guidelines section. This part of the document lists the guidelines and provides illustrations to help convey the intention of the statements. Heritage Alteration Permits require owners consider the Principle Development Guidelines and their Guiding Principles when designing an addition or new construction for any architectural style within the Heritage Conservation Areas.

4.2 First Civic Phase Architectural Styles (approx. 1904 - 1918)

The first civic phase spans from the earliest urban subdivisions dating around 1904 and continues to the end of the Great War. This period is noted for the variety of revival architectural styles which were popular at the time.

Victorian Revival Characteristics

- Regal feel to the architecture
- Bell-cast, medium height gable roof
- Returned eaves & projecting verges
- Gable dormer forms
- Ornamental shingle & clapboard siding
- Corner-boards
- Molded frieze & belt line
- Up to 2.5 storey massing
- Vertical double-hung window openings
- Front room bay-window
- Multiple pane windows (leaded glass)
- Near-symmetrical front facade design
- Wrap-around, open porch
- Decorative detailing
- Corballed brick chimney cap
- Wood shingle roofing
- Side or rear yard parking



Dutch Revival Characteristics

- Tidy & rational feel to the architecture
- Bell-cast, medium gambrel roof
- Shed or gable dormers
- Ornamental shingle & stucco
- Wide plain window surround boards
- Up to 2 storey massing
- Vertical double-hung window openings
- Single sash window assembly
- Multiple pane windows (munton bars)
- Symmetrical front facade
- Skirt roof over entry (front facade)
- Little decorative detailing
- Wood shingle roofing
- Side or rear yard parking



Mediterranean Revival Characteristics

- Masonry feel to the architecture
- Stepped parapet about a flat roof
- Shed & high-gable roof sub-forms
- Flush eaves & stucco detail at roof edges
- Cascading building mass
- 1 or 2 storeys massing
- Vertical double-hung window openings
- Single & multi-sash window assembly
- Multiple pane windows (munton bars)
- Asymmetrical front facade
- Clay tile roofing
- Side or rear yard parking



Tudor Revival Characteristics

- Post & beam feel to the architecture
- High gable and dormer roof form
- Projecting eaves, open soffit & brackets
- Half-timber with stucco infill panels
- Up to 2 storeys with attic
- Upper storeys within roof mass
- Vertical double-hung window openings
- Single & multi-sash window assembly
- Half-timber window & door trim
- Multiple pane windows
- Asymmetrical front facade on cottages
- Symmetrical fronts on more formal homes
- Wood shingle roofing
- Side or rear yard parking



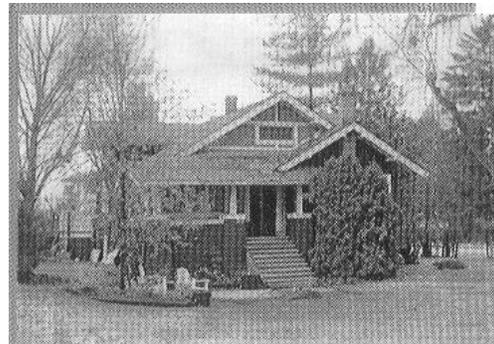
Colonial Revival Characteristics

- Stately feel to the architecture
- High to medium gable roof form
- Flush roof verges
- Horizontal lap-board siding (no corner-board)
- 1 ½ & 2 storeys with attic massing
- Grand entrance (columns, entablature etc.)
- Vertical double-hung window openings
- Single & multi-sash window assembly
- Window shutters
- Multiple pane windows (munton bars)
- Asymmetrical front facade on cottages
- Symmetrical fronts on more formal homes
- Grand front drive & rear yard parking



Early Arts & Crafts Characteristics

- Stick-built feel to the architecture
- Medium gable and hip roof form
- Decorated soffit & brackets
- Open front verandah
- Up to 1 ½ storeys
- Horizontal wood siding & corner-boards
- Upper storey belting (cladding may vary)
- Ornamental crafted wood
- Vertical double-hung window openings
- Single & multi-sash window assembly
- Wide window & door surrounds
- Multiple pane windows
- Asymmetrical front facade
- Side or rear yard parking

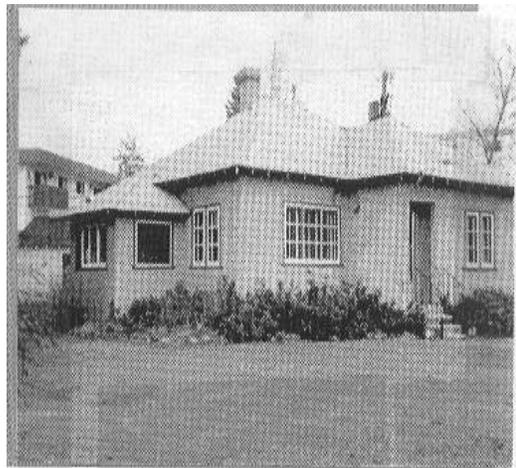


4.3 Second Civic Phase Architectural Styles (1918 -1932 approx.)

The second civic phase spans from the end of the Great War, 1918, and continues through to the Great Depression, about 1932. This period is noted for traditional styles continuing to be favoured by builders and home buyers of the period. Late Arts & Craft and Early Vernacular Cottage architectural styles characterize this period. However, other styles, such as Tudor Revival, did continue to be built as prestige homes within the Abbott Street Heritage Conservation Area.

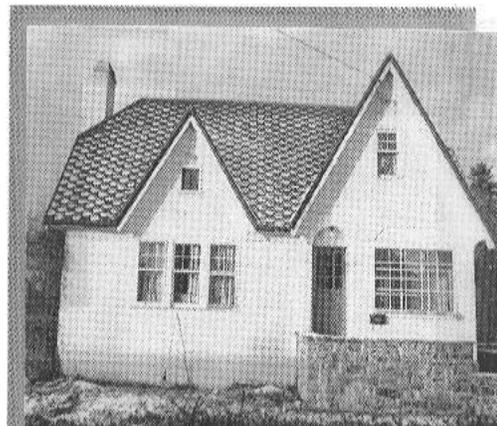
Late Arts & Crafts Style Characteristics

- Stick-built feel to the architecture
- Medium gable and hip roof form
- Decorated soffit & brackets
- Enclosed front porch or portico
- Up to 2 ½ storeys
- Horizontal wood siding & corner-boards
- Upper storey belting (cladding may vary)
- Ornamental crafted wood
- Vertical double-hung window openings
- Multi-sash window assembly
- Wide window & door trim
- Multiple pane windows
- Asymmetrical front facade
- Wood shingle roofing
- Side or rear yard parking



Early Vernacular Cottage Characteristics

- Fanciful feel to the architecture
- Narrow eave verges
- Stucco cladding and detailing
- Stucco cove at soffit
- Up to 1 ½ storey massing
- Vertical window openings
- Balanced asymmetrical facade
- Porch or Portico at Front Entrance
- Arched transom & feature windows
- Multi-sash window assembly
- Gable roof forms
- Stucco 'tuck' at the foundation line
- Wood or interlocking asphalt shingle
- Side or rear yard parking



4.4 Third Civic Phase Architectural Styles (1933 -1945 approx.)

The third civic phase spans from the end of the Great Depression, about 1933, and continues to the end of World War II, 1945. This period is noted for a declining interest in traditional styles in favour of smaller, less ornately detailed housing development. The dominate styles of this period are the Late Vernacular Cottage and the 'forward looking' Moderne architecture. However, well-to-do members of Kelowna's leading civic and commercial families continued to build large homes of more traditional style.

Late Vernacular Cottage Characteristics

- Less fanciful feel to the architecture
- Flush gable verges
- Stucco or horizontal siding
- Up to 2 storey massing
- Clustered vertical window sashes
- Asymmetrical facade design
- Flush front entrance
- Minor decorative detailing
- Gable roof forms
- Wood or interlocking asphalt shingle
- Side or rear yard parking



Moderne Characteristics

- 'Streamlined' feel to the architecture
- Parapet about a flat roof form
- Stucco & horizontal banding
- Low horizontal massing
- Multi-sash vertical windows
- Curved walls
- Stucco exterior cladding
- Asymmetrical facade design
- Canopy over entrance
- Narrow window trim
- Side or front yard parking



4.5 Fourth Civic Phase Architectural Style (1946 -1960 approx.)

The fourth civic phase follows the end of the World War II, about 1946, and continues to about 1960 when the remaining lots in the Heritage Conservation Areas were taken up with new housing. Traditional styles were not favoured in post W.W.II society. The influence of the International Style of architecture and the advent of new construction materials, like thermo-pane picture windows, significantly changed the home building market and architectural style. The emergent style of this period is the Early Suburban Bungalow.

Early Suburban Bungalow Characteristics

- Horizontal feel to the architecture
- Low gable and hip roof form
- Plain soffit & brackets
- 1&2 storey massing
- Wide siding below belt-line / stucco above
- Horizontal multi-sash and picture windows
- Narrow window & door surrounds
- Asymmetrical front facade
- Side or front yard parking
- Asphalt shingle
- Front driveway access



4.6 Front Yard Landscaping Treatments

Common to the Abbott Street and Marshall Street Heritage Conservation Areas is the general landscape character of single-family housing. Foundation planting, front grassed lawns, flowers and shade trees are common elements for most streetscapes. Some areas have front edges provided by hedges, stone walls or other low ground cover planting. Walkways to front doors are occasionally marked by gateway posts and may meander through the front yard to the steps leading to the main entranceway. The photographs below illustrate a range of landscape examples.

Hard Edge

- Masonry fence
- Often gated
- Shrubs in foreground
- Open front lawn
- Sight line to home
- Foundation landscaping
- Front drive



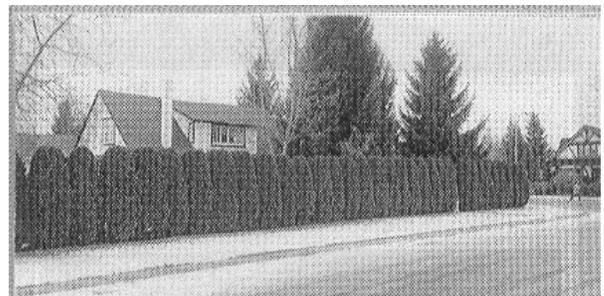
Open Yard

- No fence
- Lawn to walk
- Foundation plantings
- Yard trees
- Flower beds
- Sight line to house



Hidden Yard

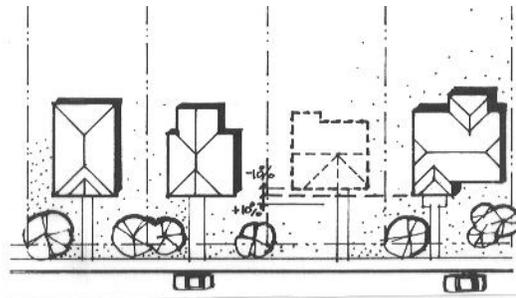
- Landscape wall
- No visible house
- Inconsistent street presence
- Inconsistent streetscape



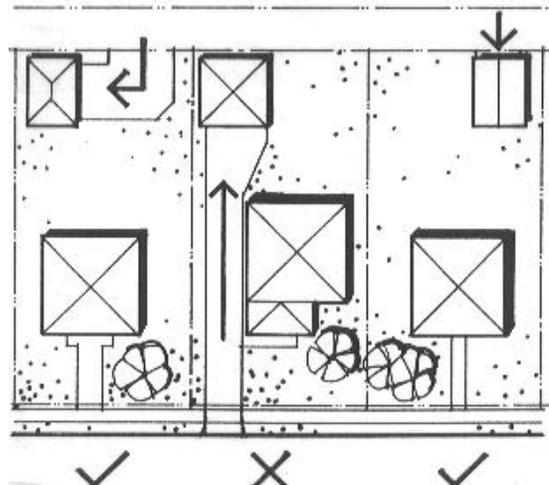
4.7 Principal Development Guidelines

The following are the landscape and architectural guidelines to be applied to all additions or new constructions within the Abbott Street and Marshall Street Heritage Conservation Areas. Applicants are encouraged to relate the guidelines to the architectural style of their property and the adjacent context. In the case of new homes, applicants are encouraged to consider the architectural style consistent with the dominant style identified for their block. However, it is not required that the architectural style of new buildings be consistent with the dominant style of the block. The dominant architecture styles are noted on the Map 2 - Dominant Style Map.

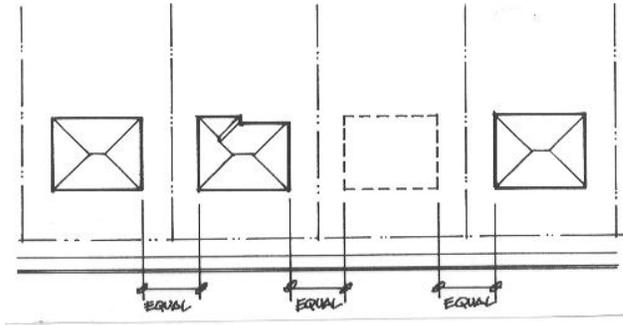
4.7.1 Site Layout & Parking



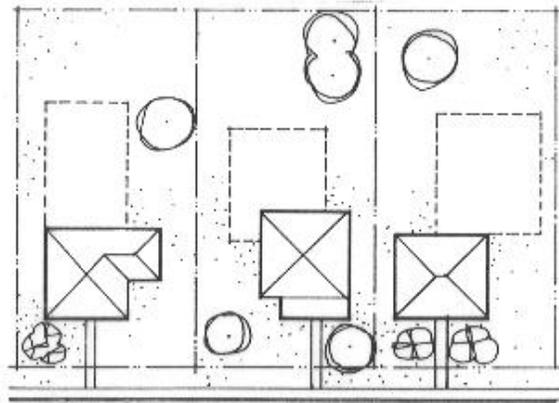
- Maintain the established front yard setback by placing additions and new constructions within 10% of the adjacent or average building setback.



- New front drives and garage doors facing the street are discouraged in areas where they are not common and particularly where rear lane access is available. Where no lane is available, front drives with rear garages are encouraged.



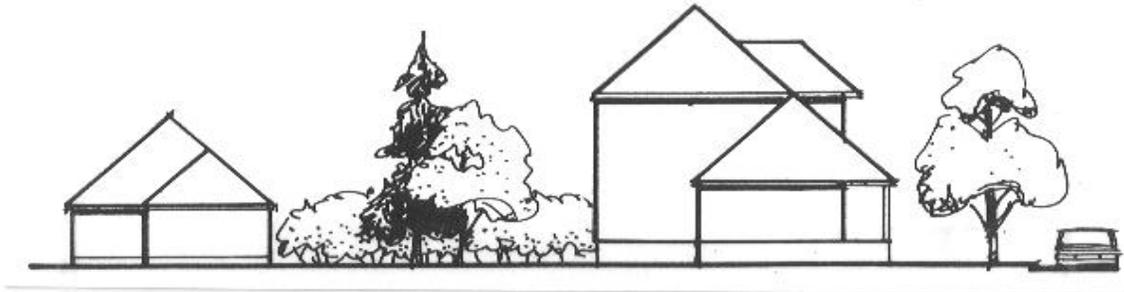
- Spacing between buildings should retain the established pattern.



- Rear setbacks may vary from the established pattern, within the limits of the Zoning Bylaw, to accommodate additions to the residential building footprint.

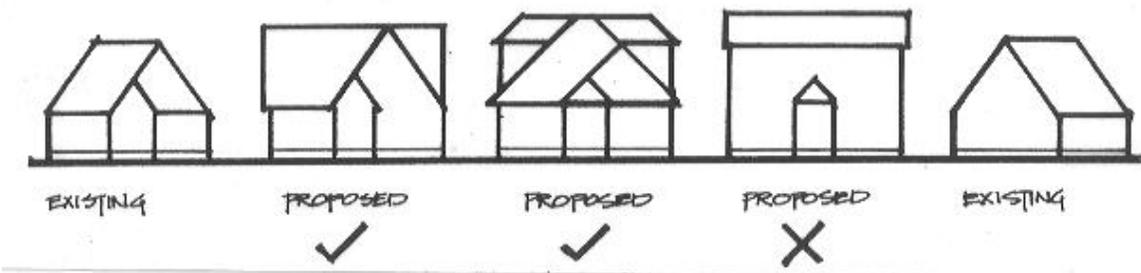


- Secondary suites over garages, when permitted, are encouraged to draw architectural design inspiration from the principle residence.

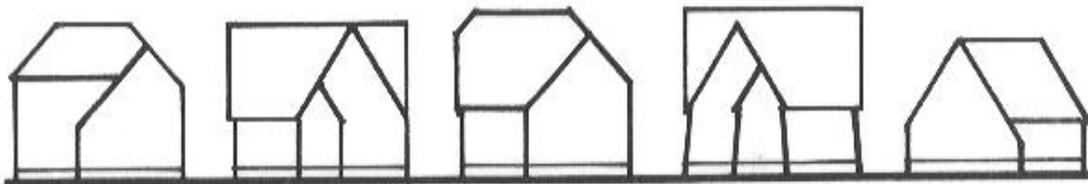


- The massing of auxiliary buildings should be subordinate to the massing of the principal structure.

4.7.2 Building Massing (Envelope)

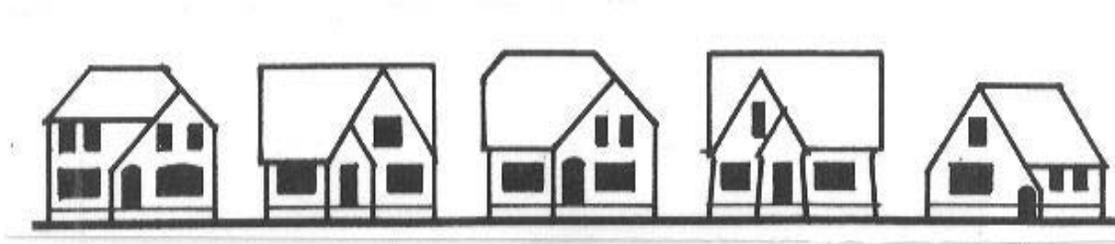


- New construction or additions to existing structures are encouraged to maintain the established massing of the streetscape.



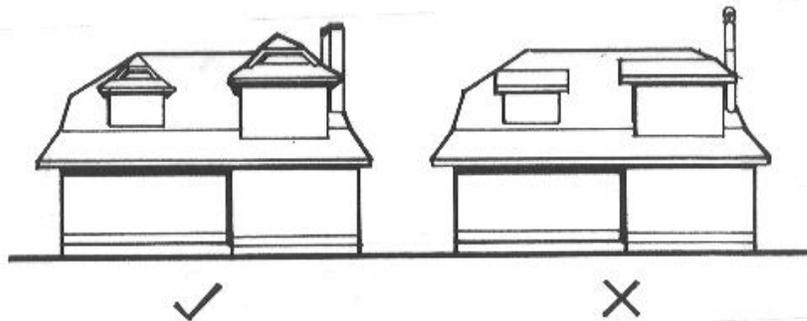
- Larger buildings should use architectural design techniques to reduce the apparent massing and emulate the established neighbouring building massing.

4.7.3 Architectural Pattern

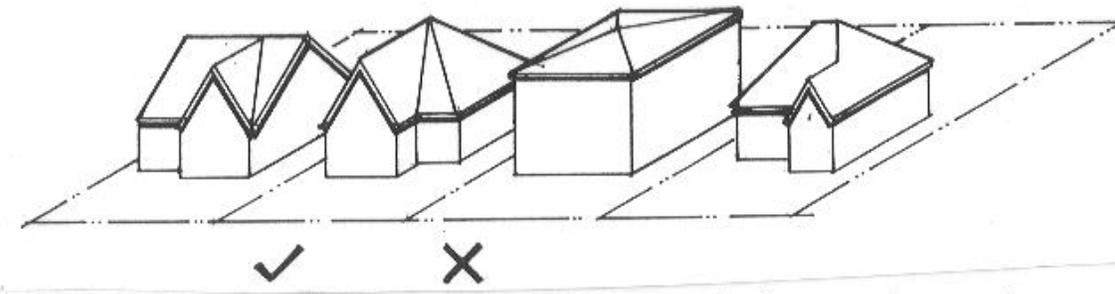


- Established block face building spacing, foundation height, proportion, wall to window/door ratio and setbacks of adjacent development are to be considered with new development or additions to existing buildings.

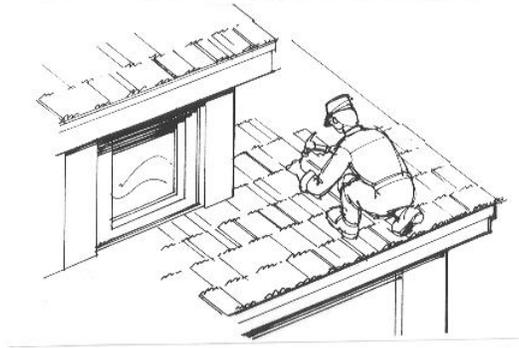
4.7.4 Roof Forms, Dormers & Chimneys



- The dominant neighbourhood roof pattern is encouraged, particularly for buildings of the same architectural style, by new or renovated development.



- Roof form complexity, roof line silhouette, and the use of secondary elements (dormers, gables, chimneys, etc.) should be consistent with the building style.
- Skylights which are visible from the public street or walkway are discouraged.



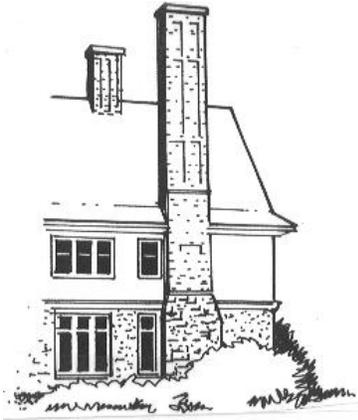
- High quality, low maintenance roofing materials, of similar design to traditional materials, may be used for buildings not being restored to period authenticity.



- Soffit overhang, rafter shape, bracket detail and rain water drainage are encouraged to be similar to the original building design or be consistent with the established methods characteristic of the architectural style of the building.

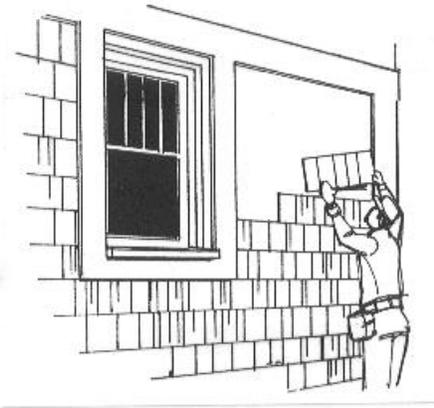


- Secondary roof elements, such as dormers, copulas and gables, are encouraged to have similar a roof slope as the principle roof.



- Chimneys are encouraged to be consistent with those found on buildings of similar architectural style.

4.7.5 Cladding Materials



- Low maintenance materials, of similar design to traditional materials, may be used for buildings not being restored to period authenticity.
- Exterior paint or prefinished exterior material colours which are similar to the traditional tones for the building's architectural style are encouraged.

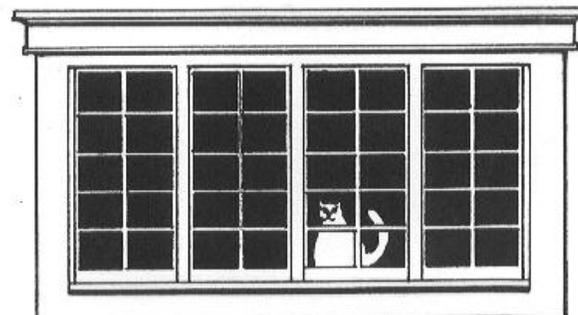
4.7.6 Doors & Windows



- Window and door-to-wall area ratio, placement and style are encouraged to adhere to the pattern of the established architectural style.



- Main entrances should be prominent from the street and are encouraged to adhere to the pattern of the established architectural style.

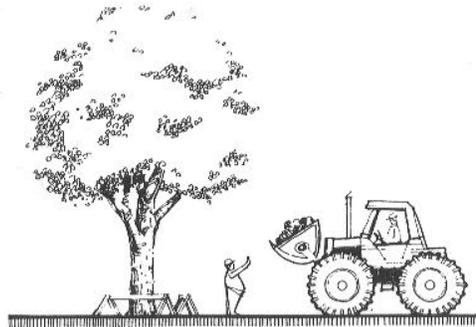


- Door and window shape, sash design, trim, casements and sills are encouraged to be of similar finish as the established architectural style.

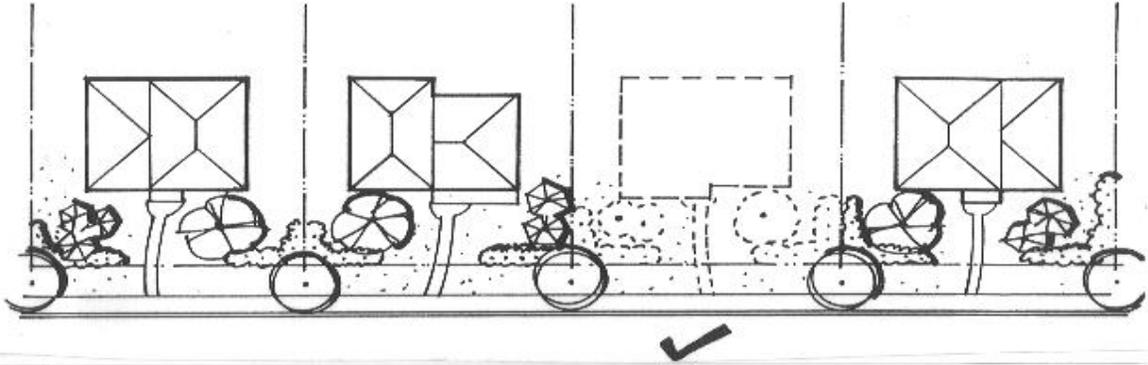


- Front steps leading to the principle entrance are encouraged to be constructed in a style and of materials consistent with the established architectural style of the home.

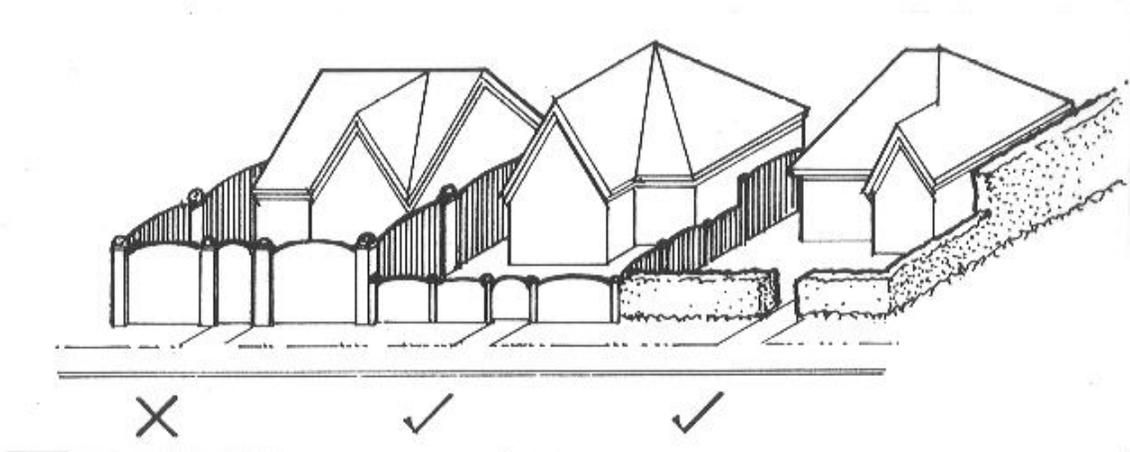
4.7.7 Landscaping, Walks & Fences



- Healthy, mature trees are encouraged to be maintained and protected during and after construction.



- Front yard landscape plantings, walkways and other landscape installations are encouraged to be derived from the context of the adjacent sites.



- Fences or screening landscaping, greater than 1.0 metre in height, are discouraged in front yards unless inconsistent with treatment derived from the context of the adjacent sites.

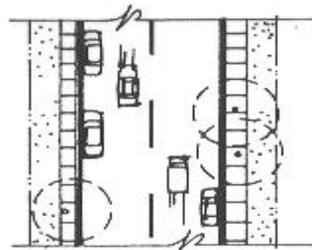
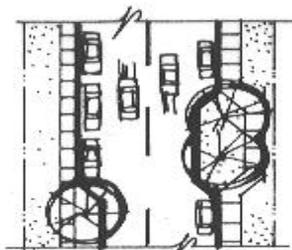
4.7.8 Streetscape Guidelines



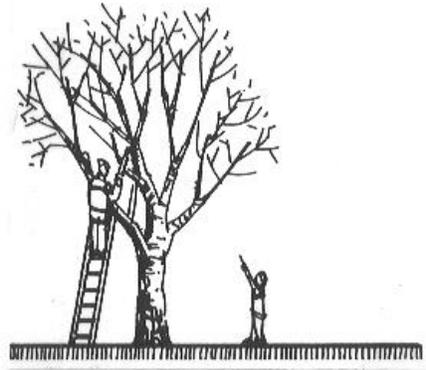
- The established road right-of-way for existing streets should be retained at current dimensions. Council may consider variances of the City's servicing standards for roads within the Heritage Conservation Areas via a Development Variance Permit, Heritage Revitalization Agreement or Major Heritage Alteration Permit.



- Character street lighting, in the form of the standard King luminaire and decorative pole, is encouraged within the Heritage Conservation Areas, potentially funded through a Specified Area Bylaw for cost recovery of the incremental costs in excess of the conventional streetlight service.



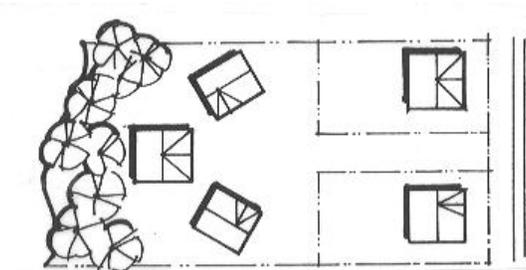
- All healthy, mature boulevard trees within the public right-of-way are encouraged to be retained and protected during construction.



- Any tree pruning required, for overhead wire clearances, public safety or any other reason, is encouraged to be undertaken under the direction of a Landscape Architect or arborist certified by the International Society of Arboriculture.

4.8 Subdivision Guidelines

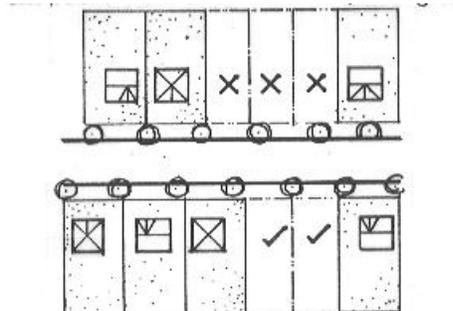
Subdivision applications are subject to conventional subdivision processing by the City.



- The subdivision of land to provide new housing sites is encouraged to follow the lot pattern established for a majority of the context block, or consideration may be given for pan-handle lots to allow housing behind the existing residence.



- Multiple family development and the conversion of existing single-family housing to multiple family use may be considered. If approved by Council, the new developments are encouraged to be consistent in architectural style with the original development or the dominant style of the block and screen parking areas from public view or contain the parking within the structure.



- Creating narrow lots by splitting a site length-wise into two is not encouraged unless the frontage of each lot is no less than 10% narrower than the dominant lot pattern on the block.

4.9 Density Management Guidelines

Density increasing applications are subject to conventional processing by the City.

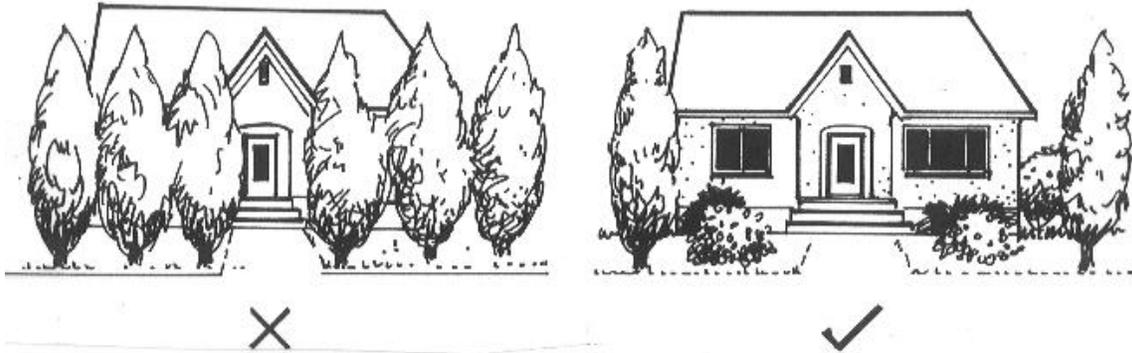


- Where secondary suites are permitted, they are encouraged to be contained within the single family building, without significantly altering the single-family appearance, or as part of an auxiliary building (carriage house) where the architectural style is consistent with the primary residence.

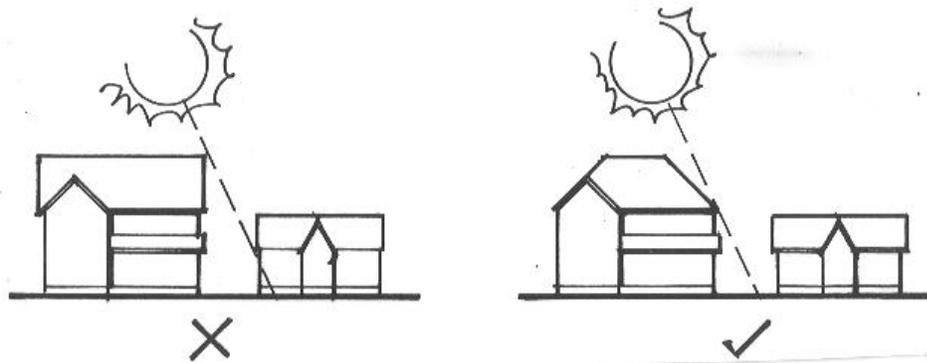


- The renovation of existing single-family structures to accommodate multiple housing units, when approved by Council, should maintain the exterior appearance of a single-family structure.

4.10 Privacy & Shadowing Guidelines



- The design of front yards should provide for sight lines to the front yard and residence from the front street.



- Casting of shadow on adjacent yards is minimized by stepping second storey elevations back to satisfy the sunlight requirements of the City's Zoning Bylaw. In cases where the architectural authenticity does not accommodate a stepped building form, overshadowing may be managed through other design solutions, such as locating the building on the site in ways which satisfy the Zoning Bylaw daylighting standards.



4.11 Restoration Guidelines for Designated Heritage Sites

Where any heritage resource has been designated as a Municipal, Provincial or National Heritage Site, the following conditions are encouraged:

- Authenticity to the architectural style, original site configuration, landscaping and auxiliary structures are encouraged to be adhered to for all restorations.
- Exact materials, or equals approved by the Community Heritage Commission, used in the original construction are encouraged to be used for all restorations.
- Colour schemes are encouraged to be authentic to the period and architectural style of the designated building.
- Design of proposed restorative constructions are encouraged to be evaluated for authenticity by a Heritage Architect or Architectural Historian acceptable to the Community Heritage Commission. A report and photographs of compliance with the authentic architectural principles is encouraged after construction is complete.

5. Streetscape Analysis & Contextual Design

5.1 Suggested Design Approach

The following Work Sequence provides applicants with the steps for preparing an application for a Heritage Alteration Permit (HAP) or Building Permit for new construction. It identifies a set of design patterns to look for and context analysis tools to use while preparing a HAP design proposal.

The sequence of steps listed below is not a rigid methodology. However, it offers examples and a general approach of ways by which to fulfill the intentions of the guidelines and bring about context-based design.

TASK	PURPOSE
1. Visit site	<ul style="list-style-type: none">• Take photos of the streetscape and subject site plus other general views of the neighbourhood.• Take front elevation photos of a minimum of two properties on each side of the subject site and the site itself.• Note the character of the surrounding sites.• Identify patterns, common characteristics and similarities which occur on the block.
2. Site Survey	<ul style="list-style-type: none">• Inventory the landscape for side, front yard, foundation planting, plant materials and hard landscape elements.• Identify the location of all healthy, mature trees and shrubbery on a plan.• Identify the location of all buildings and structures
3. Streetscape Analysis	<ul style="list-style-type: none">• Assemble the elevation photos to portray a continuous streetscape view of the subject site and surrounding development.• Study the photo assembly and identify common patterns and key elements of the surrounding sites.• Refer to the Building Style Map and identify the architectural style of the existing development if you are considering a renovation or addition.• Refer to the Dominant Style Map for the dominant style for the block if you are considering a new residence.• Prepare an elevation drawing of the block and make notes on how the project design is context-based.
	<ul style="list-style-type: none">• Prepare a plan drawing of the block, including the

approximate exterior walls of the existing surrounding houses, front setbacks and the general existing landscaping.

4. Preliminary Design Study
 - Based on the context information derived by the previous steps, sketch preliminary design studies showing elevations, floor plan and landscape concept.
 - Designers are encouraged to schedule a pre-application meeting with Planning staff for preliminary feedback on the proposal prior to making a Heritage Alteration Permit (HAP) application.
5. HAP Application
 - Following the pre-application meeting, applicants should revise the proposed design, as warranted, and produce the documents and supporting materials required. (Acquire a HAP application form from the Planning and Development Services Department.)
6. Post HAP Notice Sign
 - Pick up a HAP Notice sign at the Planning and Development Services Department and post it in a visible location adjacent to the front street. (Planning and Development Services will supply)
7. Attend CHC Meeting
 - Attend the Community Heritage Commission (CHC) meeting to discuss the proposal. (The CHC makes a recommendation to the Director of Planning and Development Services)
8. Building Permit
 - Subject to an approved HAP, make an application for a Building Permit from the Planning and Development Services Department to assure the proposal is consistent with the B.C. Building Code. Note that a Heritage Revitalization Agreement may vary Building Code requirements.
9. Subdivision Application
 - Subject to an approved HAP, make a subdivision application from the Planning and Development Services Department.

5.2 Streetscape Checklist

This checklist is offered to applicants and designers to assist them in identifying streetscape patterns and elements that should be noted when preparing a context-based design and a HAP application.

Checklist of Streetscape Basics

- Street name(s)
- North arrow
- Approximate lot widths
- Typical lot shapes
- General topography
- Boulevard character
- Building siting and setbacks

Building Form Checklist (for each streetscape property)

- Primary building form
- Secondary building elements
- Primary roof form
- Secondary roof forms
- Identify architectural style
- Identify style elements

Street-facing Facade Checklist

- Types of primary elements (doors, windows, porches etc.)
- Shape, proportion and approximate sizes of primary elements
- Approximate ratio of solid wall to window and door openings
- Organization of primary elements on facade (symmetrical, asymmetrical, aligned, random etc.)

Landscape Checklist (for each streetscape property)

- Property edge treatment (street side)
- Front yard
- Foundation planting
- General topography
- Special features
- Soft landscaping present
- Hard landscaping elements present

Other Features Present

- Describe any other significant or unique features present on any of the streetscape sites.

5.3 Identify Patterns

The dominant architectural style for the streetscape should prescribe the style of new buildings while the established patterns prescribe scale, massing and streetscape relationships. Dominant patterns and key elements occurring on the streetscape of the subject site should be noted and used as the general basis for the design of a new house. Consider the following qualities of the streetscapes of the subject site and identify general similarities with regard to:

- Primary building form
- Secondary building form
- Primary roof forms
- Secondary roof forms
- General facade composition
- Primary facade elements
- Wall to window and door ratios
- Types of doors
- Types of windows
- Landscape edge treatment
- Landscape front yard
- Landscape foundation planting
- Landscape plant materials
- Hard landscape elements
- Other patterns

Appendix 'A' - Submission Documents

The following information is encouraged for all Heritage Alteration Permit applications within the Abbott Street and Marshall Street Heritage Conservation Areas.

- *Streetscape drawings showing at least two properties on each side of the subject site in plan and front elevation including the approximate main floor elevation height of adjacent existing development and landscape features.*

The provision by the applicant of this contextual information will speed the application through the evaluation and approval process and provide a better information base when the application is being considered by the Community Heritage Commission and the Director of Planning and Development Services.

- *Photographic prints showing the front of at least two properties on either side of the proposed development front elevations, as well as general photographs of the streetscape in front of, and the site opposite to, the subject site.*

The photographs will provide the approving authority with detailed information of the adjacent context. The elevation photographs should be assembled to create a continuous image of the streetscape.

- *Photographic prints of the established neighbourhood context which inspire the architectural form and finish of the new house or renovation and to illustrate the existing streetscape.*

These photographs may be taken within the neighbouring community to reference the architectural form and finish which inspired the new construction's character.

- *Provide a design rationale explaining how the proposed design supports the principles of these guidelines.*

The design rationale is a short written report which provides an opportunity for the applicant to outline the design approach of their proposal.

- *Sample board showing all exterior finish materials and colours is required.*

The sample board provides the City with a good tool for evaluating the detailed context fit and architectural finish proposed for the subject site.

- *Architectural drawings are needed which show detailed exterior finishes.*

The established context within the Heritage Conservation Areas provide a number of housing styles which are characterized by ornamental detail. Details on new or renovated buildings help create context based design.

- *Provide a landscape plan showing all existing trees, plantings, shrubbery and grassed areas, as well as boulevard treatments.*

The landscaping pattern forms a significant component of the context. Therefore, context-based design must 'fit' the established landscape conditions. Mature trees are special features within the Heritage Conservation Areas and should be protected and preserved wherever practical. Indicating their locations on site drawings will clearly show any trees which may be lost or retained through the re-development of the site.

Appendix 'B' - Design Rationale Statement Example

Example Design Rationale 1:

Streetscape: The surrounding properties are landscaped with open front yards clearly displaying homes of the Early Vernacular Cottage style. Generally, these buildings are set back about 25 feet from the sidewalk and are 1 or 1 1/2 storeys. The exterior finish material is exclusively stucco of pastel colouring and of an asymmetrical facade composition. The foundation height is generally less than 2 feet above grade and the roof slopes are equal to or greater than 45°. Additional gables with narrow verges (soffet overhangs) are common on many of the roofs. Buildings are spaced about 20 feet apart. Few fences exist, however when they do they are of low hedge or picket form.

Proposed Design: Our landscape design continues the established street pattern. One of the sideyard spacings between adjacent buildings is reduced to 10 feet while the other is similar to the established pattern. The building form is of the Early Vernacular Cottage style with an asymmetrical facade design. The foundation height, number of storeys and streetscape massings are similar to the existing context. The building is situated deeper than the adjacent neighbours but is well within the required rear yard setbacks in accord with the Zoning Bylaw. The detain and finish of the building is similar to the architectural style and the established streetscape.

Example Design Rationale 2:

Streetscape: The existing streetscape displays a variety of architectural styles and landscaping finishes reflecting a number of settlement periods. The landscaping pattern on each side of the subject site is open while the other neighbours have high cedar hedges obscuring their homes. The buildings beside our site are each of a different style, Tudor and Victorian Revival.

Proposed Design: The proposed landscaping for the subject site is to build on the open form of the adjacent properties. The building form chosen for our home is to be of the Tudor Style. This will provide a strongly stated 'character' style home and will allow for a massing of 2 1/2 storeys. The detail includes a 'faux' field stone foundation, half timber detailing and multi-pane windows. The spacing between the building and the adjacent homes, and the front yard setback are similar to the established block pattern. We chose to contribute to the established character of the streetscape with a strong architectural statement.

Appendix 'D' - Abbott Street Heritage Conservation Area Style Register Listed by Address

The list of buildings in this Appendix is NOT a schedule pursuant to Section 880(3)(b) of the Municipal Act.

Note: * indicates buildings listed in the 1983 Kelowna Heritage Resource Inventory

Victorian Revival

	356 Park Ave. *
1961 Abbott St.	366 Park Ave. *
450 Cadder Ave.	374 Park Ave. *
450 Cadder Ave.	455 Park Ave.
1974 McDougal St. *	467 Park Ave.
2024 Pandosy St. *	467 Park Ave.
2124 Pandosy St. *	469 Park Ave. *
350 Park Ave.	

Dutch Revival

177 Mathison Pl. *
1880 Riverside Ave. *

Mediterranean Revival

	1804 Water St.
1781 Abbott St. *	
2072 Abbott St. *	

Tudor Revival

1912 Abbott St. *	1978 McDougal Ave. *
1957 Abbott St. *	124 McTavish Ave.
2028 Abbott St.	128 McTavish Ave.
191 Beach Ave.	2178 Pandosy St. *
273 Burne Ave. *	1866 Riverside Ave. *
273 Burne Ave.	434 Royal Ave.
124 Lake Ave.	190 Vimy Ave. *
125 Lake Ave.	

Colonial Revival

1875 Abbott St.
363 Burne Ave.
228 Lake Ave.
238 Lake Ave.
260 Lake Ave.
1815 Maple St.
1821 Maple St.

1826 Maple St.
1842 Maple St.
1862 Maple St.
1869 Maple St.
1870 Maple St.
1878 Maple St.
277 Mathison Pl.

Arts & Crafts (Early)

1806 Abbott St. *
1814 Abbott St.
1894 Abbott St.
377 Beach Ave.
315 Cadder Ave. *
329 Cadder Ave. *
486 Cadder Ave. *
434 Glenwood Ave. *

263 Lake Ave. *
268 Lake Ave.
268 Lake Ave.
2034 Pandosy St. *
2046 Pandosy St. *
379 Park Ave. *
409 Park Ave. *
429 Park Ave. *
1812 Riverside Ave. *

Arts & Crafts (Late)

1815 Abbott St.
1923 Abbott St. *
1931 Abbott St. *
1998 Abbott St. *
2110 Abbott St.
2120 Abbott St. *
2136 Abbott St. *
2136 Abbott St.
2150 Abbott St.
2228 Abbott St.
2228 Abbott St.
188 Beach Ave.
236 Beach Ave. *
278 Beach Ave. *
367 Beach Ave.
376 Beach Ave.
354 Burne Ave.
343 Cadder Ave.

359 Cadder Ave.
418-422 Cadder Ave. *
464 Cadder Ave.
474 Cadder Ave.
420 Glenwood Ave.
267 Lake Ave.
286 Lake Ave.
1945 McDougal St.
119 McTavish Ave. *
344 Park Ave. *
391 Park Ave. *
424 Park Ave.
310 Strathcona Ave.
1916 Water St.
1953 Water St.
1956 Water St.
228 Vimy Ave.

Vernacular Cottage (Early)

1763 Abbott St. *	360 Burne Ave.
1842 Abbott St. *	220 Lake Ave.
1842 Abbott St.	255 Lake Ave. *
1853 Abbott St.	273 Lake Ave.
1864 Abbott St.	274 Lake Ave.
1867 Abbott St.	279 Lake Ave.
1884 Abbott St.	1857 Maple St.
1902 Abbott St.	359 Park Ave.
1908 Abbott St.	268 Riverside Ave.
1922 Abbott St. *	278 Riverside Ave.
1939 Abbott St. *	286 Riverside Ave.
1944 Abbott St.	1820 Water St.
1948 Abbott St.	1828 Water St.
1986 Abbott St.	1924 Water St.

Vernacular Cottage (Late)

	368 Cadder Ave.
1825 Abbott St.	
1826 Abbott St.	368 Cadder Ave.
1829 Abbott St.	377 Cadder Ave.
1850 Abbott St.	385 Cadder Ave.
1861 Abbott St.	409 Cadder Ave.
1874 Abbott St.	419 Cadder Ave.
1888 Abbott St.	427 Cadder Ave.
1889 Abbott St.	451 Cadder Ave.
1907 Abbott St. *	471 Cadder Ave.
1927 Abbott St.	351 Glenwood Ave.
1930 Abbott St.	371 Glenwood Ave.
1938 Abbott St.	384 Glenwood Ave.
1943 Abbott St.	455 Glenwood Ave.
1947 Abbott St.	466 Glenwood Ave.
1967 Abbott St.	482 Glenwood Ave.
1979 Abbott St.	490 Glenwood Ave.
1983 Abbott St.	1907 Knox Cr.
1985 Abbott St.	1927 Knox Cr.
1989 Abbott St.	1937 Knox Cr.
2061 Abbott St.	1947 Knox Cr.
2071 Abbott St.	1951 Knox Cr.
2083 Abbott St.	1953 Knox Cr.
2095 Abbott St.	1957 Knox Cr.
2175 Abbott St.	1965 Knox Cr.
2211 Abbott St.	1969 Knox Cr.
334 Beach Ave.	1977 Knox Cr.
355 Beach Ave.	1981 Knox Cr.
359 Burne Ave.	1985 Knox Cr.
369 Burne Ave.	166 Lake Ave.
379 Burne Ave.	283 Lake Ave.

2031 Long St.
2076 Long St.
1810 Maple St.
1816 Maple St.
1852 Maple St.
1924 McDougall St.
1934 McDougall St.
2154 Pandosy St.
2164 Pandosy St.
386 Park Ave.
244 Riverside Ave.
258 Riverside Ave.
1830 Riverside Ave.
1834 Riverside Ave.
1848 Riverside Ave.
1872 Riverside Ave.

1888 Riverside Ave.
360 Royal Ave.
380 Royal Ave.
390 Royal Ave.
426 Royal Ave.
430 Royal Ave.
320 Strathcona Ave.
179 Vimy Ave.
197 Vimy Ave.
247 Vimy Ave. *
1852 Water St.
1864 Water St.
1908 Water St.
1930 Water St.

Moderne

1858 Abbott St. *

2094 Abbott St. *

Early Suburban

1820 Abbott St.
1833 Abbott St.
1843 Abbott St.
1900 Abbott St.
1953 Abbott St.
2021 Abbott St.
2031 Abbott St.
2041 Abbott St.
2135 Abbott St.
2165 Abbott St.
2166 Abbott St.
2178 Abbott St.
2185 Abbott St.
2188 Abbott St.
2210 Abbott St.
2248 Abbott St.
275 Beach Ave.
314 Beach Ave.
349 Beach Ave.
360 Beach Ave.
361 Beach Ave.
383 Beach Ave.
272 Burne Ave.
338 Burne Ave.
339 Burne Ave.
348 Burne Ave.

349 Burne Ave.
370 Burne Ave.
380 Burne Ave.
328 Cadder Ave.
338 Cadder Ave.
348 Cadder Ave.
440 Cadder Ave.
443 Cadder Ave.
461 Cadder Ave.
481 Cadder Ave.
2030 Doryan St.
2040 Doryan St.
2043 Doryan St.
2052 Doryan St.
2053 Doryan St.
2062 Doryan St.
2063 Doryan St.
341 Glenwood Ave.
342 Glenwood Ave.
352 Glenwood Ave.
361 Glenwood Ave.
366 Glenwood Ave.
378 Glenwood Ave.
381 Glenwood Ave.
409 Glenwood Ave.
425 Glenwood Ave.

435 Glenwood Ave.
445 Glenwood Ave.
454 Glenwood Ave.
459 Glenwood Ave.
465 Glenwood Ave.
472 Glenwood Ave.
475 Glenwood Ave.
1910 Knox Cr.
1917 Knox Cr.
1930 Knox Cr.
1936 Knox Cr.
1972 Knox Cr.
1973 Knox Cr.
1989 Knox Cr.
114 Lake Ave.
134 Lake Ave.
148 Lake Ave.
151 Lake Ave.
156 Lake Ave.
2030 Long St.
2045 Long St.
2050 Long St.
2053 Long St.
2053 Long St.
2075 Long St.
2127 Long St.
2158 Long St.
1904 McDougal Ave.
1910 McDougal Ave.
1915 McDougal Ave.
1925 McDougal Ave.
1930 McDougal Ave.
1935 McDougal Ave.
1938 McDougal Ave.
1942 McDougal Ave.
1975 McDougal Ave.
120 McTavish Ave.
1824 Maple St.
1835 Maple St.
1847 Maple St.
1879 Maple St.
178 Mathison Pl.
278 Mathison Pl.
2056 Pandosy St.
2170 Pandosy St.
310 Park Ave.
314 Park Ave.
324 Park Ave.
334 Park Ave.

339 Park Ave.
349 Park Ave.
369 Park Ave.
387 Park Ave.
437 Park Ave.
479 Park Ave.
234 Riverside Ave.
1820 Riverside Ave.
313 Royal Ave.
330 Royal Ave.
340 Royal Ave.
350 Royal Ave.
370 Royal Ave.
408 Royal Ave.
416 Royal Ave.
442 Royal Ave.
450 Royal Ave.
480 Royal Ave.
176 Vimy Ave.
191 Vimy Ave.
217 Vimy Ave.
1838 Water St.
1846 Water St.
1920 Water St.
1921 Water St.
1931 Water St.
1934 Water St.
1940 Water St.
1941 Water St.
1948 Water St.
1960 Water St.

