Calgary

North Hill Communities
Heritage Guidelines
Implementation Guide



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Heritage Guideline Areas

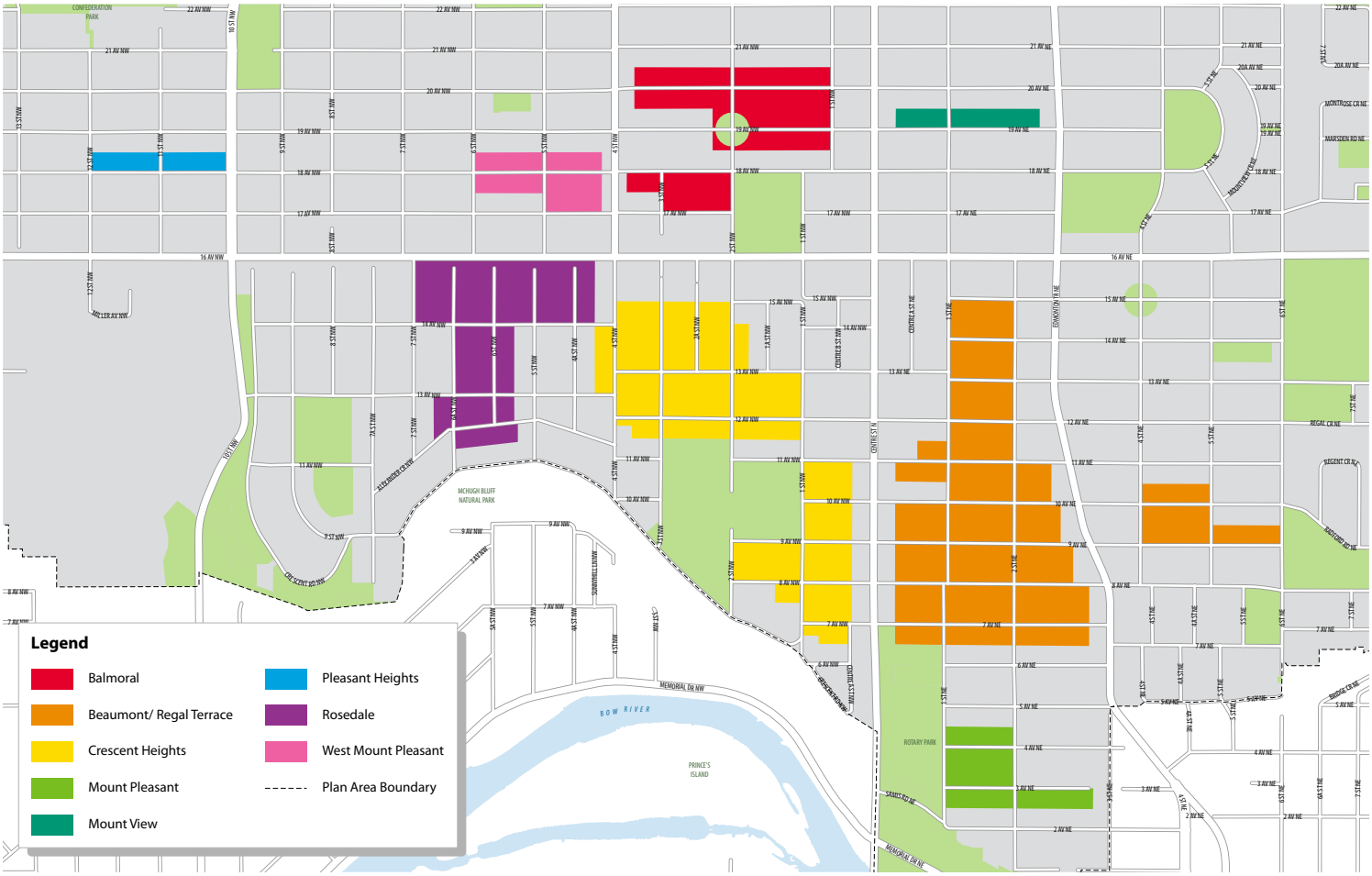
What is a Heritage Guideline Area?

Heritage Guideline Areas are identified in a Local Area Plan and indicate where there are concentrations of **heritage assets**, sometimes referred to as "character homes." In these areas, both new developments and major exterior renovations to existing buildings are made subject to a discretionary review and approval process by The City. The application design guidelines also promote the integration of historic design characteristics found in local **heritage assets.**

The Heritage Guidelines address general characteristics of buildings rather than enforcing strict architectural rules. Although the design of new development needs to be sensitive to and respect the existing **heritage assets**, the intent of the guidelines is not to require new development to have a fake historic appearance. Instead, the guidelines are written to encourage modern development that is highly-contextual and echoes the past context established by **heritage assets**.

What are heritage assets?

Heritage assets are privately-owned buildings, typically constructed before 1945, that retain most of their original style, design, details and construction materials as determined through a visual assessment.



Guidelines Overview

The Heritage Guidelines apply to new development and significant exterior renovations in the Heritage Guideline Areas. They ensure that new development responds to and supports the historic character in these areas. The Heritage Guidelines address four overarching design categories:

- Site and Landscape Design
- Roofs and Massing
- Front Façades
- Windows, Materials and Details

Overall, the Heritage Guidelines encourage new development to take design inspiration from nearby **heritage assets** in ways that complement the unique and historic qualities of **heritage assets** while allowing for modern interpretations.

The images shown throughout this implementation guide show various ways that new development can respond to existing **heritage assets**. For example, various scales of development may occur in the Heritage Guideline Areas and the images included show how these varying scales can incorporate the design guidelines.

Example block within a Heritage Guideline Area



Windows, Materials and Details

Front Façade

Site and Landscape Design

Roofs and Massing

Site and Landscape Design

Site and landscape design are important factors in how a building fits in with the surrounding area. Proper building setbacks from the street and trees in the front yard or boulevard help a building fit in with existing homes.

Applicable Heritage Guidelines:

- Front setbacks for new development should be generally aligned with **heritage assets** on the block.
- If a public boulevard with canopy trees is not present, at least one canopy tree should be planted in the front setback area or within the boulevard, where possible.







Example of front setback and tree planting within a Heritage Guideline Area



Roofs and Massing

The roof style and design of a building influence how well it fits in with surrounding **heritage assets**. The intent of policies in this section are to reduce the visual impact of new development by considering roof design and building massing (e.g., size and shape), particularly in how they relate to **heritage assets**.

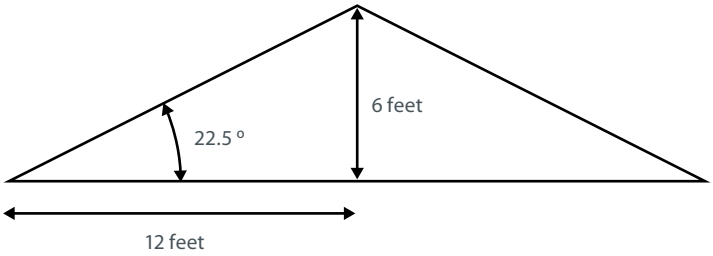
Applicable heritage guidelines:

- Roof styles should be consistent with the **heritage assets** in the area.
- The primary roofline visible from the street should have a minimum pitch of 6:12.
- Flat roofs are strongly discouraged where visible from the street.
- Where new development is larger than nearby **heritage assets**, the visual impact of upper storeys of buildings should be reduced by using design measures such as:
  - Using compound roofs (e.g., cross-gabled) to hide the upper storey.
  - Shifting massing away from smaller-scale buildings.
  - Reducing building massing on upper storeys.



- Developments with more than one unit should have distinct rooflines that accentuate individual units.
- Buildings with a front façade width exceeding 12 metres or height exceeding two storeys are encouraged to minimize their visual impact through variations in massing, rooflines or materials.

6:12 Pitched roof example



Example of roofs and massing within a Heritage Guideline Area



Front Façades

The front façade of a building provides an important relationship between a building and the street. This is how the building is most often viewed and therefore it is important that the front façade take cues from surrounding **heritage assets**.

Applicable Heritage Guidelines:

- Development should provide a front projection on the main floor, which may be covered or enclosed (with significant glazing), that makes up at least a third of the width of the front main floor façade for each unit visible from the street. This front projection could be in forms such as porches, patios, verandas or sunrooms.
- Front façades should reference the vertical and horizontal pattern of the streetscape, specifically existing **heritage assets** on the block.

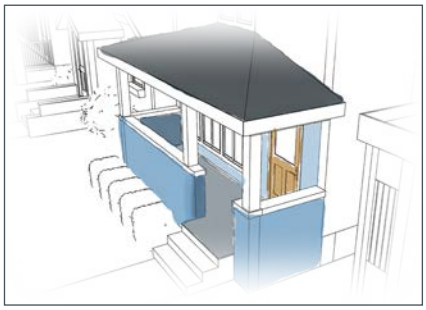
Examples of front projections



Full width verandah



Enclosed entryway



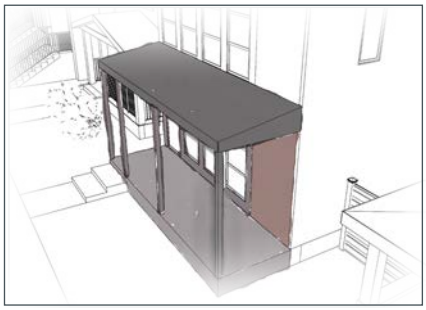
Hipped verandah



Flat verandah



Gable verandah



Shed verandah

Example of front façades within a Heritage Guideline Area



Windows, Materials and Details

Throughout the Heritage Guideline Areas certain defining historical details exist, visible in the **heritage assets**. The Heritage Guidelines ensure new developments include some of these details, while also allowing for modern interpretation and design.

Applicable Heritage Guidelines:

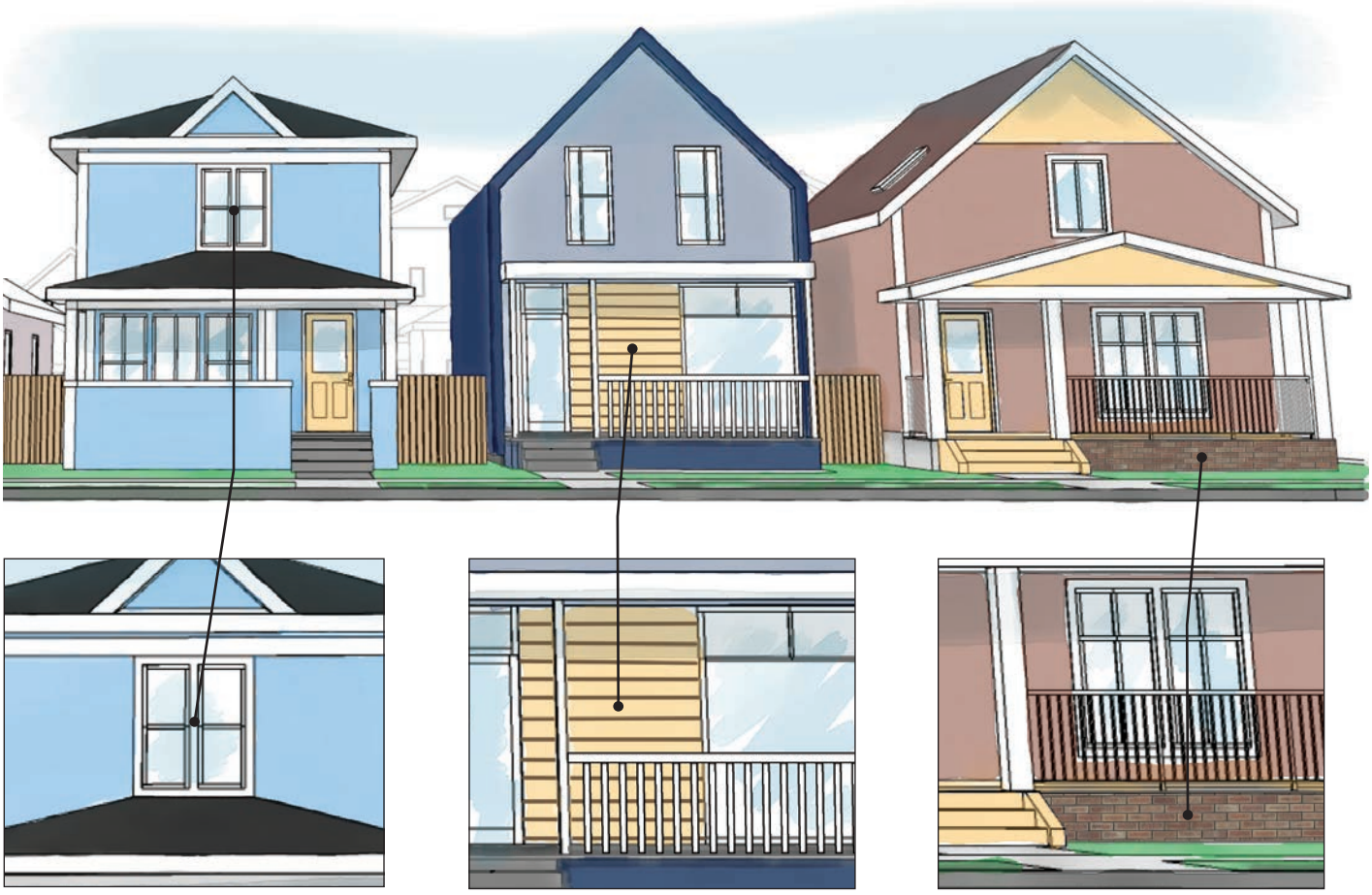
- Where multiple building materials are used, heavier-looking materials (e.g., masonry or masonry veneer) should be used on the base of the building.
- Large uninterrupted floor-to-ceiling windows are discouraged.
- Horizontal window openings are encouraged to be divided into groupings of smaller vertically oriented windows.





- Windows are encouraged to include wide casings or frames.
- The use of natural or natural-looking building materials is encouraged.

Example of windows, materials and details within a Heritage Guideline Area



Vertical style windows

Natural materials

Heavier materials at base of building