



# AGENDA

## Heritage Revitalization Advisory Commission

Thursday, April 27, 2017 at 5:00 pm  
Council Chambers, City Hall

**Mandate:** *to undertake heritage and revitalization projects as approved by Council and to advise Council on referred heritage matters.*

1. AGENDA APPROVAL
2. ADOPTION OF MARCH 23, 2017 MINUTES \*
3. COUNCIL REFERRALS/UPDATES
4. SIGN/FAÇADE APPLICATIONS
  - a) Maya Norte Restaurant – Signage \*  
18 Roberts Street
  - b) The Worldly Gourmet Kitchen Store – Façade \*  
524 First Avenue
5. HERITAGE PROJECT UPDATES
6. NEW BUSINESS
7. CORRESPONDENCE
8. UPDATES
  - a) Heritage BC webinars
9. NEXT MEETING  
May 25, 2017 - Council Chambers, City Hall
10. ADJOURNMENT

\*Attachment



# MINUTES

## Heritage Revitalization Advisory Commission (HRAC)

Thursday, March 23, 2017 at 5:00 p.m.

Council Chambers, City Hall

**PRESENT:** Chair - Marnie Craig; Members: Rob Johnson, Marina Sacht, Bob Darling, Harald Cowie, Council Liaison - Councillor Rob Hutchins; Staff Liaison & Recorder - Angela Davies

**REGRETS/ABSENTS:** Jennifer Robinson, Tamara Hutchinson, Bernardien Knol (LDHS member)

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The meeting was called to order at 5:00 p.m.

**1. AGENDA**

It was moved, seconded and carried that the Agenda of March 23, 2017 be approved.

**2. MINUTES**

It was moved, seconded and carried that the Minutes of January 26, 2017 be adopted.

**3. COUNCIL REFERRALS/UPDATES**

R. Hutchins provided an update on the Waterfront Area Plan Charrette, held March 10-12, 2017.

**4. SIGN/FAÇADE APPLICATIONS**

None.

**5. HERITAGE PROJECT UPDATES**

a) Heritage Week 2017

A. Davies provided a summary of Heritage Week 2017, and advised that a full page ad was placed in the March edition of Take 5 magazine to celebrate the 50<sup>th</sup> anniversary of Transfer Beach Park.

**6. NEW BUSINESS**

a) Canada 150

Members discussed whether HRAC should be involved in the Canada 150 celebrations. Members recognized that staff resources have been assigned to existing HRAC projects.

It was moved, seconded and carried that HRAC recommend to Council that HRAC participate in a Canada 150 project.

Members discussed potential project ideas and involvement in the celebrations. There was interest in gathering social history through the stories of local families.

It was moved, seconded and carried that HRAC recommend to Council the opportunity for HRAC to commemorate the Canada 150 celebrations with a “Remembering our Peoples – An Invitation to Share Your Family Stories” Project.

**7. CORRESPONDENCE**

a) Heritage BC Conference – May 4-6, 2017

The Heritage BC Conference “Heritage: Imagining Futures” will be held in Victoria May 4-6, 2017. M. Craig and R. Johnson expressed interest in attending the conference.

**8. UPDATES**

- R. Johnson provided a summary of the Heritage BC Awards Gala he attended with B. Knol and award recipient Shirley Blackstaff in February 2017.
- M. Craig provided a summary of the Waterfront Area Plan Charrette as a representative of HRAC.
- A. Davies provided an update regarding the support of the Heritage Tax Credit Bill (C-323). A letter of support from Council was sent to MP Shelia Malcolmson, MP Catherine McKenna (Minister of Environment and Climate Change), MP Peter Van Loan (author of Bill C-323), with copies provided to Heritage BC and the National Trust of Canada.
- Members discussed the potential future of St. John’s Anglican Church and the role of the Community Heritage Register in acknowledging versus protecting heritage places.

**9. NEXT MEETING**

Thursday, April 27, 2017 at 5:00 p.m., City Hall Council Chambers

**10. ADJOURNMENT**

It was moved, seconded and carried that the meeting be adjourned at 6:50 p.m.

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Chair (M. Craig)

RECEIVED:

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Corporate Officer (J. Winter)

# HRAC Signage Review

Maya Norte Restaurant  
18 Roberts Street

## Proposed Signage

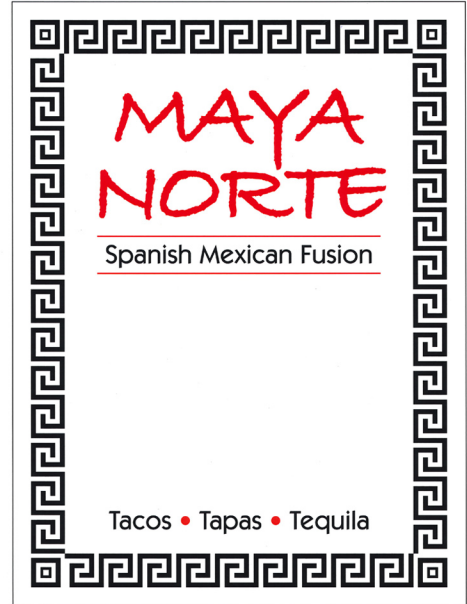
Material: aluminum panel

Front facade: 3 ft x 6.7 ft

Side facade: 4 ft x 3 ft



Sign Size 80" X 36"  
20 sq ft



Sign Size 36" X 48"  
12 sq ft



**STAFF REPORT TO HRAC**

From: Angela Davies  
 Meeting Date: April 27, 2017  
 File No: 3060-17-05

RE: Worldly Gourmet Façade Development Permit Application – 524 First Avenue

**PURPOSE**

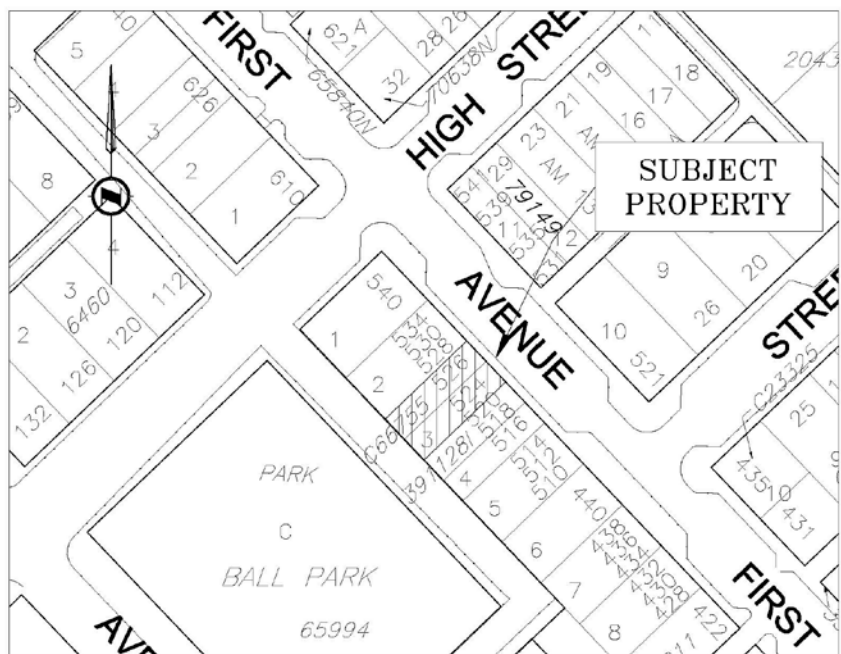
The purpose of this staff report is to introduce a Façade Development Permit application for 524 First Avenue (the Worldly Gourmet and Main Street Yarn).

**INTRODUCTION/  
BACKGROUND**

The applicants, Kamal and Therese Saab, owners of the Worldly Gourmet and 524 First Avenue, are proposing updates to the façade of 524 First Avenue.

**SCOPE OF WORK**

The subject property is designated as “Downtown Core” in the Official Community Plan (OCP) and falls within the Downtown Development Permit Area (DPA 2). The applicant is proposing a number of changes to the façade of the building, including (see attached illustration):



- Replace the storefront windows with vinyl double-pane windows with black trim.
- Replace upper floor window with an enlarged window centered above the main store entrance.
- Install Juliet balcony/railings on upper floor windows.
- Replace the existing tile with patterned tile.
- Paint upper floor facade light grey, and paint parapet dark grey.
- Replace the existing building name panel on the parapet “J. Cochrane Building” with “Worldly Gourmet K&T Ltd”.

### **Community Heritage Register**

This commercial building is noted in the Heritage Inventory and is part of the First Avenue streetscape recognized as a significant heritage feature in the Community Heritage Register (added in 2010).

*“The buildings located on the west side of First Avenue, between Roberts and High Streets, form the largest concentration of heritage structures in Ladysmith. Although from different eras and of varying styles, these similarly scaled and massed buildings create an overall cohesive streetscape and significantly contribute to the historic character of the commercial core.”*

The building is estimated to have been built between 1901 and 1909, and is typical of early two-story shops that housed one or two businesses at the street level and provided accommodation above. The upper floor consists of a false front on the southern portion, and residential space on the northern portion.

### **Development Permit Area 2 Review**

The objective of DPA 2 is to strengthen the historic Downtown as the Town’s primary commercial area and to ensure that land, buildings, and façade improvements in the Downtown contribute to and enhance the historic, cultural and architectural values of this area.

### **Materials and Colours**

*The selection of materials and colors should ensure consistency and harmony with the historic downtown buildings. Building materials used in the Downtown should be durable, and of high quality. Materials should reflect the heritage building materials used in Ladysmith, such as wood frame, brick, and tile.* The applicants are retaining tile as the material on the lower portion of the façade and replacing the existing cream and blue tiles with patterned “vintage” tiles.

*Building colour palettes should be cohesive and sensitive to surrounding heritage buildings. The use of at least three different colour, or tones on the building exterior is required.* The applicants are proposing a pale grey colour for the primary paint colour, a dark grey for the parapet, and retaining the upper blue detail and blue canopy. Window mullions will be black. Stained wood will be used for the upper window trim, and retained in the storefront’s entranceway.

### **Signage**

*Signs should be primarily pedestrian-oriented, and designed at the pedestrian scale. Handcrafted signs of professional quality, and externally illuminated signs constructed with individual raised or incised letters are preferred.* The decorative building name panel on the parapet will be retained, but the name will be changed to reflect the new owners. The existing hand-crafted façade and suspended signs, awning signage and window signage for the Worldly Gourmet and Main Street Yarn will remain the same.

### **Preservation, Rehabilitation & Restoration of Heritage Buildings**

*The Standards and Guidelines for the Conservation of Historic Places in Canada is applied to renovations and alterations to buildings on the Heritage Inventory and the Community Heritage Register. The character-defining elements of the building are to be maintained and improved, and repaired rather than replaced when possible. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, they should be replaced with new elements that match the form, material, and detailing of the element.*

The proposed façade improvements will retain much of the character and materials of the building, including the large storefront window area, the existing recessed wooden framed entrance and doorways, and the canopy extending the length of the façade.

The applicants would like to replace the existing (non-original) storefront windows with double-paned windows that are consistently sized. The replacements are proposed to be vinyl windows with black trim around the panes.

The replacement of the windows and change to the sizing of the window closest to the store entrance necessitates the addition of tiles to the lower portion of the façade. Additionally, several tiles are missing or broken. The applicants wish to replace the tiles with a patterned ceramic tile.

The applicants propose that the Worldly Gourmet section of the building will be completed first, and the Main Street Yarn section will be completed within two years. Tile will be replaced on both store fronts.

### **INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS**

The application has been referred to the Building Inspector for review.

### **ALIGNMENT WITH SUSTAINABILITY VISIONING REPORT**

The Visioning Report encourages historical preservation contributing to a high quality public realm in the Downtown.

### **SUMMARY**

The Town is seeking the Heritage Revitalization Advisory Commission's comments regarding the proposed façade development at 524 First Avenue.

### **ATTACHMENT**

HRAC Façade Review – 524 First Avenue

# HRAC Facade Review

Worldly Gourmet & Main Street Yarn  
524 First Avenue



existing facade



proposed facade (tile not as shown)

## Proposed facade updates

- Replace storefront windows with double-pane vinyl windows, black trim
- Replace existing tile with proposed tile (see sample)
- Paint and signage update to building sign
- Residential on second floor - juliet balcony/railing on upper windows
- Enlarge and centre window above building entrance



proposed tile