

AGENDA

Heritage Revitalization Advisory Commission

Thursday, April 19, 2018 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 15, 2018 MINUTES *
3. COUNCIL REFERRALS/UPDATES
4. SIGN/FAÇADE APPLICATIONS
 - a) Sign/Façade Permit – 431 First Avenue-AYPQ Architecture (Angela Quek)*
5. HERITAGE PROJECT(S)
 - a) Heritage Plaques revisions
6. NEW BUSINESS/UPDATES
 - a) Heritage BC Conference attendance
 - b) Metal Collage Update
7. NEXT MEETING
May 17, 2018 – Council Chambers, City Hall
8. ADJOURNMENT

*Attachments



MINUTES
Heritage Revitalization Advisory Commission (HRAC)
Thursday, March 15, 2018 at 5:00 p.m.
Council Chambers, City Hall

PRESENT: Acting Chair: Rob Johnson; Members: Bob Darling, Tamara Hutchinson, Harald Cowie, Ann Rogers (LDHS Member); Council Liaison – Councillor Rob Hutchins and Alternative Council Liaison – Councillor Duck Paterson; Staff Liaison – Angela Davies (Planner & Recorder)

REGRETS: Chair: Marnie Craig; Members: Bernardien Knol, Marina Sacht

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

1. AGENDA

It was moved, seconded and carried that the Agenda of March 15, 2018 be approved with the following additions:

- 4 (a) Façade/Sign Permit – 28 Roberts Street (Neck of the Woods General Store)
- 4 (b) Sign Permit – 1010 First Avenue (Liquor Depot)
- 6 (e) Downtown Banners
- 6 (f) Knight's Clock Repair Update
- 6 (g) Sign & Façade Permit Update

2. MINUTES

It was moved, seconded and carried that the Minutes of January 18, 2018 be adopted.

3. COUNCIL REFERRALS/UPDATES

Councillor Paterson informed the Commission of the recent announcement of almost \$1.8 million in funding from the Federal Gas Tax Fund for the Machine Shop/Comox Logging & Railway building.

4. SIGN/FAÇADE APPLICATIONS

(a) Façade/Sign Permit – 28 Roberts Street (Neck of the Woods General Store)

Members reviewed the proposed front and side fascia signage, awning signage and window signage, along with the proposed paint colour changes to the trim and door.

It was moved, seconded and carried that the Heritage Revitalization Advisory Commission recommend the proposed signage and façade updates for 28 Roberts Street.

(b) Sign Permit – 1010 First Avenue (Liquor Depot)

Members reviewed the proposed replacement of the existing fascia and projecting signage, and free-standing sign panel. Members discussed the

requirements for heritage downtown signage and suggested options to provide a better fit with the heritage downtown.

It was moved, seconded and carried that the Heritage Revitalization Advisory Commission recommend that the applicant for Liquor Depot at 1010 First Avenue work with staff to ensure the signage fits the heritage downtown signage guidelines.

5. HERITAGE PROJECT(S)

a) Heritage Strategic Plan Review

Planner A. Davies provided an overview of the Heritage Strategic Plan Review and Staff Report.

It was moved, seconded and carried that clarification be provided for the Heritage Strategic Plan Review, initiative #11.3 of the regarding the establishment of a downtown task force.

It was moved, seconded and carried that the Heritage Revitalization Advisory Commission approves the Heritage Strategic Plan Review.

It was moved, seconded and carried that the Heritage Revitalization Advisory Commission recommends that Council review the Heritage Strategic Plan Review.

6. NEW BUSINESS/UPDATES

a) LDHS Liaison position

The Ladysmith & District Historical Society (LDHS) has appointed Ann Rogers as the LDHS Liaison to the Heritage Revitalization Advisory Commission.

b) Heritage Week review

Planner A. Davies provided a summary of the Heritage Week initiatives in Ladysmith including:

- Completion and release of the Heritage Strategic Plan Review
- Heritage Week Proclamation by Council
- Advertisements in the Chronicle newspaper and Take 5 magazine
- TOL website and social media posts
- Heritage Week sign boards installed on the TransCanada Highway
- Celebrations and events organized by LMS and LDHS including tours, discussions, and the grand opening for the Salish Wind canoe art installation at Transfer Beach Park.

Members expressed their support for the heritage awareness and educational opportunities provided through the Heritage Week events and promotion, and supported the nomination of these events and activities for a Heritage BC award. Staff later confirmed that the 2018 Heritage BC Awards had been presented in February.

c) CIP Great Places plaque location

Commission members were presented with potential locations for the CIP Great Places plaque, and were asked to provide suggestions or recommendations for the location.

It was moved, seconded and carried that the Heritage Revitalization Advisory Commission recommend to Council that the CIP Great Places plaque be placed on the heritage metal collage with shorter landscaping in front, or at the corner of Gatacre and First Avenue near the rainbow bench.

d) Heritage BC Conference – May 10th – 12th, New Westminster

An information package and available budget was provided. Commission members were asked to discuss which member(s) would like to attend the conference.

e) Downtown Banners

R. Johnson suggested that downtown banners contain archival images. Members agreed that more information was required.

f) Knight's Clock Repair Update

An update was provided that the repair of Knight's Clock was supported by Council. A replacement for the inner clock workings is being researched.

g) Sign & Façade Permit Update

Members asked for an update to the HRAC recommendation to Council for enforcement of changes to signs and facades without permits. A. Davies advised that downtown business owners were provided information about the requirement for sign permits or development permits in the December 2017 Business License Newsletter.

7. NEXT MEETING

Thursday, April 19, 2018 at 5:00 p.m., City Hall Council Chambers

8. ADJOURNMENT

It was moved, seconded and carried that the meeting be adjourned at 7:25 p.m.

Acting Chair (R. Johnson)

RECEIVED:

Corporate Officer (J. Winter)

STAFF REPORT TO HRAC

From: Angela Davies, Planner
Meeting Date: April 19, 2018
File No: 3060-18-03
RE: **431 FIRST AVENUE - SIGN & FAÇADE DEVELOPMENT PERMIT**

INTRODUCTION:

The purpose of this staff report is to present to HRAC a Development Permit application to renovate an existing building in the Downtown Specified Area. HRAC is asked to consider the colour, design, location and style of the proposed façade updates, signage and awning.

An application was received from AYPQ Architecture for a Development Permit for 431 First Avenue. The existing building contains a basement, main level, and second storey. The proposed improvements include a full renovation of the exterior and interior of the building and a new outdoor patio. A restaurant and a retail store are proposed for the main floor of the building and three units are proposed for the second storey. The outdoor patio would be connected to the restaurant.



Existing Building - front façade

Existing Building - rear façade

HERITAGE REVIEW:

The existing building, known as the “Ladysmith Hotel”, was constructed in 1900. The building was originally constructed on the opposite side of First Avenue, and was moved across the road to make way for the Traveller’s Hotel. The property is included in the Ladysmith Heritage Inventory and is intended to be included on the Community Heritage Register in the future.

DOWNTOWN DPA GUIDELINES REVIEW

431 First Avenue is located within the Downtown Development Permit Area (DPA 2). The objective of the DPA 2 guidelines is to strengthen the historic Downtown as Ladysmith’s primary commercial area and to ensure that new development, as well as land, building and façade improvements in the Downtown contributes to and enhances the historic, cultural, and architectural value of this area.

Windows & Doors

Façade improvements for 431 First Avenue will include retaining the existing recessed entrances and window styles that are consistent with buildings of this era. New vinyl windows that retain the appearance of the existing large storefront windows will be installed, and the traditional transom window style – high windows

over doors or storefront windows - will be also be maintained. The large windows and central doors that open to the street offer pedestrian interest and options for entering the building. Currently, there are no windows on the building's upper storey frontage. The location and design of the new windows proposed for the upper storey are consistent with other heritage downtown buildings.

Materials and Colour

The existing stucco will be replaced with Hardieplank lap siding, and the existing shingles at the rear of the building will be retained. The commercial frontage will include additional trim and detailing. The applicant has proposed the use of three colours – off-white for the upper storey, black for the lower storey, and charcoal grey accents. The same colour palette is repeated in trim, awning and signage. The recessed doorway will be upgraded from a concrete surface to black and white checkerboard tile, a material that is traditionally found on commercial building entrances along First Avenue.

Sign, Canopies and Lighting

Proposed signage consists of fascia and projecting signs and is primarily pedestrian-oriented and designed at the pedestrian scale. The canopy/sign band above the storefront windows will be used for the fascia business signage, with projecting signs at either side of the building frontage. A prominent fascia sign with individual letters ("The Residences") will be displayed on the upper storey frontage, on the building side with the exterior stairway access to the upper storey, and on the awning over the stairway. The type and location of the proposed signage complies with the Sign & Canopy Bylaw.

New awnings will provide continuous weather protection for pedestrians. The building façade is proposed to include four awnings, including a solid charcoal scalloped awning over the main entrances, and striped scalloped awning over the storefront windows and external stairway.

Exterior lighting is provided with decorative gold/brass gooseneck lighting on the front and side facades. Lighting follows dark sky principles and is directed downward to the sidewalk.

Preservation, Rehabilitation & Restoration of Heritage Buildings

The proposed façade improvements to 431 First Avenue are in keeping with the '*Standards and Guidelines for the Conservation of Historic Places in Canada*' by respecting the heritage value of the existing building, and ensuring that no character defining elements will be lost.

The proposed façade alteration respects the original heritage design in the following ways:

- Retention of traditional storefront/transom window styles and recessed entrances
- Retention of original building shape and roofline
- Provision of awnings
- Detailing and trim on the First Avenue façade

Additionally, due to the move of the building across First Avenue, some original heritage elements were lost, such as the original upper floor windows and balcony facing First Avenue. The applicant proposes to add some features to regain heritage character in the following ways:

- New upper storey windows facing First Avenue consistent with the original facade
- New checker tile flooring in the recessed entrance

SUMMARY:

The proposed redevelopment of 431 First Avenue was reviewed in relation to the Downtown Development Permit Area Guidelines and the Sign and Canopy Bylaw, and is compliant with both. The Heritage Revitalization Advisory Commission is asked to consider the colour, design, location and style of the proposed façade updates, signage and awning.

ATTACHMENTS:

Excerpts from 431 First Avenue Design Package (AYPQ Architecture)

THE RESIDENCES

A Mixed-use Renovation

431 Frist Avenue, Ladysmith BC





Street View
First Avenue



Street View
The Residence Entry



Exterior Materials

Existing Roof

Facia : Colour #1

Bargeboard : Colour #1

Hardiplank Siding : Front & sides
 Existing Shingles : Rear
 Top - Colour #3
 Bottom - Colour #1

Window Trim : Colour #1

Side Canopies : Colour #1&2
 Centre Canopy : Colour #2

Wood Detail : Colour #1
 Lower level frontage full height

Downlighting : Colour #4

Banner Signage : see Page 17

Vinyl Windows : Colour Black

THE RESIDENCES

PLANTITUDE .kind food.

431

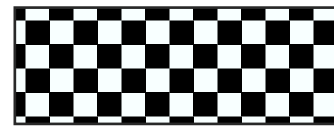
White Space Living

Sign Text
Colour #3



Sign Text
Colour #3

Entry Floor Tile
B&W 2" Checkerboard



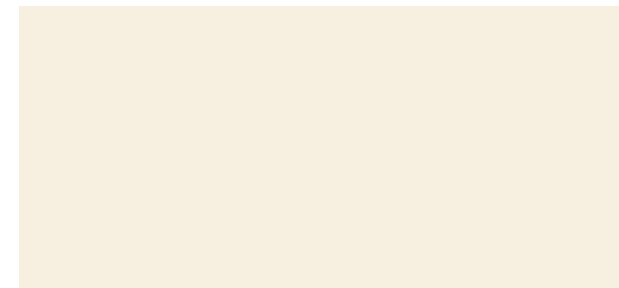
Front Entry Doors
Colour #2



Colour #1 : Totally Black HDC-MD-04



Colour #2 : Charcoal Slate HC-178

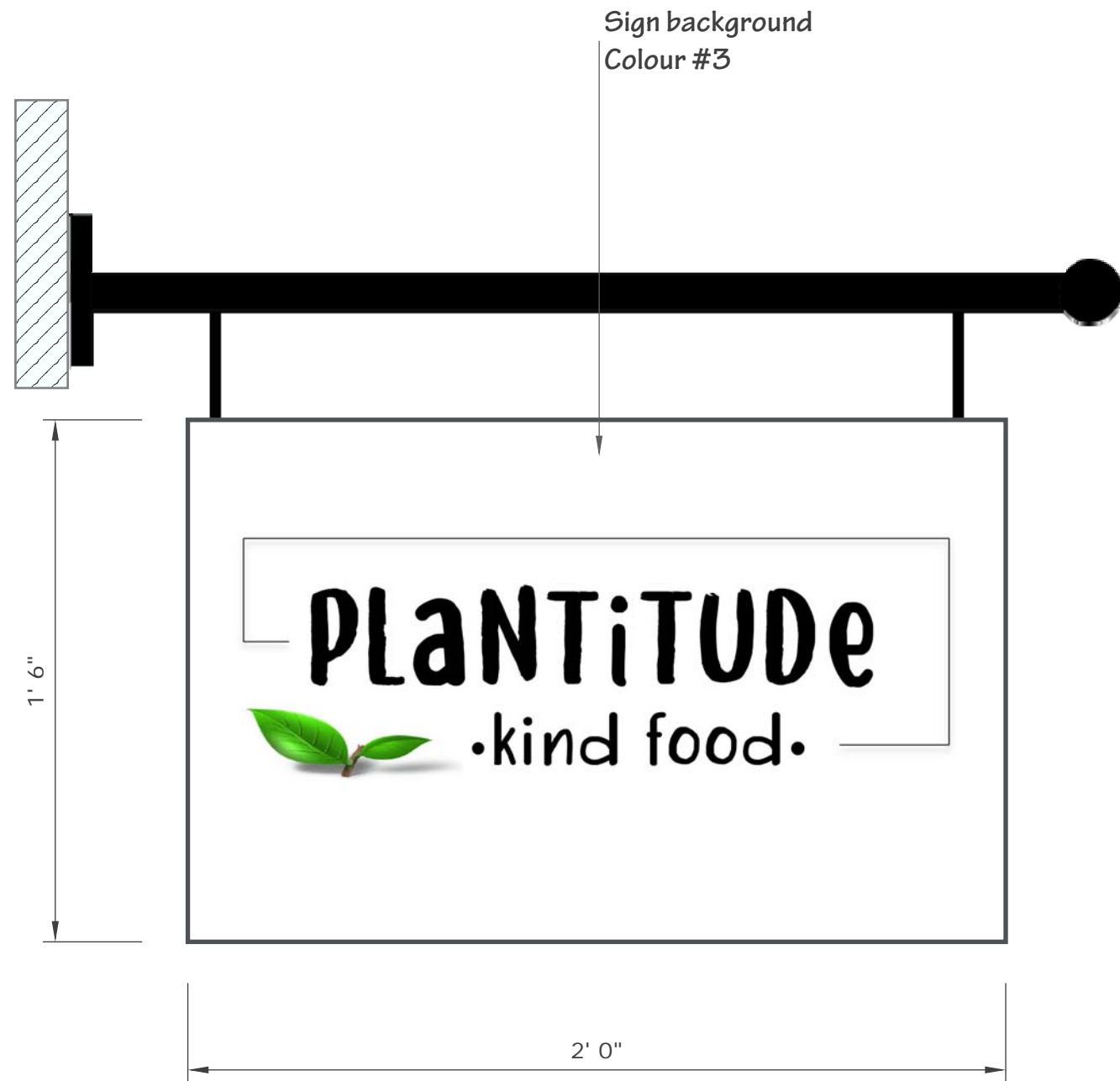


Colour #3 : Dove HDC-MD-21



Colour #4 : Metallic Gold/Brass

Colours



Wall Mounted Signage

STAFF REPORT TO HRAC

From: Angela Davies, Planner
Meeting Date: April 19, 2018
File No: 3060-18-03
RE: HERITAGE PLAQUE UPDATE

HERITAGE PLAQUE INSTALLATION:

The purpose of the staff report is to review the heritage plaque project and seek HRAC comments regarding proposed plaque revisions.

HERITAGE PLAQUE INSTALLATION:

Ladysmith's heritage plaques recognize properties listed on the Community Heritage Register. Plaques are researched, created and installed as funding is made available. Seven new heritage plaques are scheduled to be installed by the Public Works Department from April 12-20 at the following locations:

- Old Post Office/Customs Office – 340 Esplanade
- Temperance Hotel – 32 High Street
- 516 First Avenue
- Eagles Hall – 921 First Avenue
- Jessup's Drug Store – 18 High Street
- 18 Roberts Street
- Mason's Hall – 26 Gatacre Street

Additionally, the plaque for the Ladysmith Trading Company will be re-installed at this time.

The Machine Shop/Comox Logging & Railway building shop (610 Oyster Bay Drive) plaque will be installed following building renovations, while the Jones Hotel (12 Gatacre Street) plaque will be installed by the owner.

The plaques for the Convent School (210 Buller Street) and the Coburn/Verchere House (641 Third Avenue) will be displayed near the property line to respect the residential nature of these properties. Staff is working with the property owners to determine suitable locations.

HERITAGE PLAQUE REVISIONS:

The owner of the Johnson's Shoes Building (526/528 First Avenue) has requested a revision to the wording of the proposed plaque. The existing text was determined by the HRAC Plaque subcommittee who researched and summarized heritage building information. Staff recommends that the subcommittee work with the owner to determine new wording.

The owner of the Convent School building (210 Buller Street) has made a request regarding the heritage plaque. The owner is originally from China and will have family and friends staying occasionally at the property. She supports the display of the heritage plaque, and has asked the Town to consider providing the same plaque information in Mandarin so it may be read by visitors. The owner has provided an example of what the plaque would look like with the translated text (shown below). Staff recommends displaying plaques in both languages at the property line.

1910
Convent School
210 Buller Street

The Convent School is the only original school building remaining in Ladysmith. It contained several classrooms, a music room, living quarters and a chapel. The school was operated by religious orders, and for a time also served as an orphanage for children brought from Scotland. The Convent School remained open until 1970 and was later converted into apartments. The distinctive Second Empire style mansard roof and bell tower remain. The original site also included the Catholic Church and a Rectory.





PHOTO: c. 1930s, LADYSMITH & DISTRICT HISTORICAL SOCIETY

 **Heritage by the Sea**
Canada's Historic Places Lieux patrimoniaux du Canada

1910
女修道院学校
210 Buller Street

该女修道院为 Ladysmith 仅存的学院建筑。建筑内曾有多间课室、一个音乐室、一些宿舍、以及一个小教堂。该院校由宗教人士经营，曾有一段时间也作为孤儿院，收留了很多从苏格兰带来的孩子们。院校的经营一直持续至1970。学校关闭后，该建筑被装修成公寓楼。该建筑现今仍然保留着第二帝国特色的屋顶以及原有的钟楼。在过去，该遗址曾有一个天主教教堂以及一个教区长住宅。教堂在六十年代被烧毁，教区长住宅随后被拆毁。





PHOTO: c. 1930s, LADYSMITH & DISTRICT HISTORICAL SOCIETY

 **Heritage by the Sea**
Canada's Historic Places Lieux patrimoniaux du Canada

SUMMARY:

Seven heritage plaques will be installed in April, with additional plaques to be installed in the future. Staff recommends that the plaque subcommittee assist with any plaque text amendments, and that the requested English and Mandarin language plaques be displayed at the Convent School building.

ATTACHMENTS:

None.