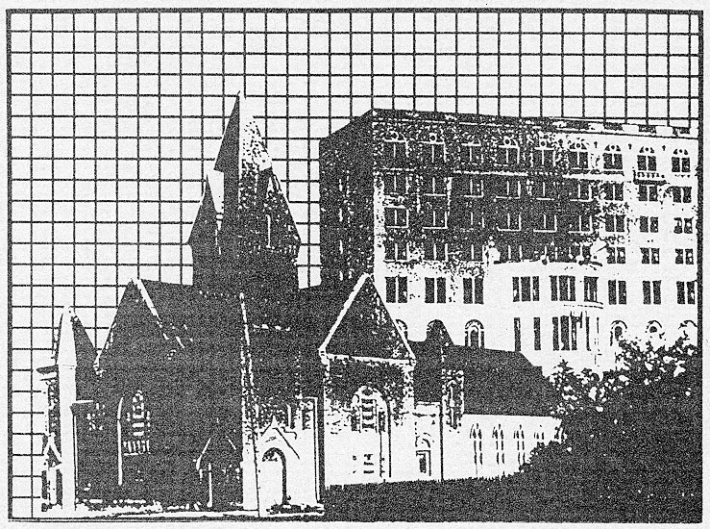
CITY OF NANAIMO

THE HARBOUR CITY

DEVELOPMENT SERVICES

HERITAGE GATEWAYS DESIGN GUIDELINES



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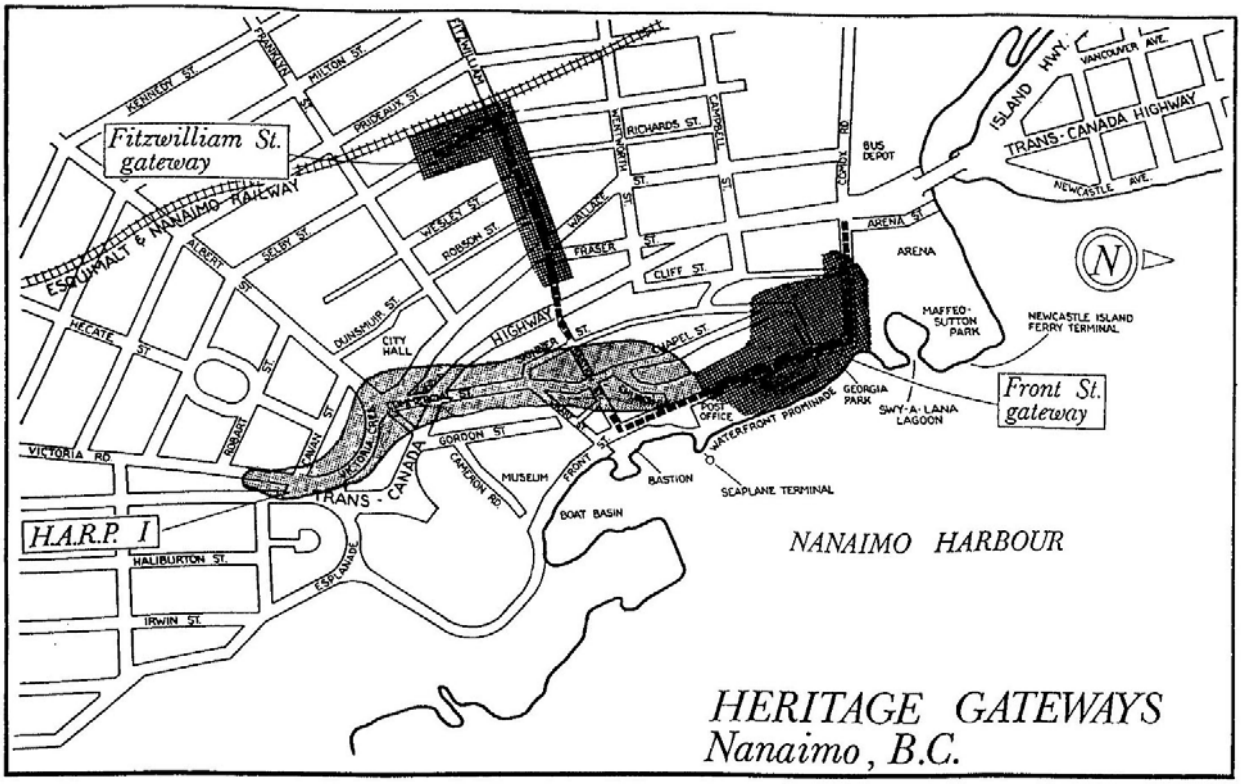
by

FOUNDATION GROUP DESIGNS

1988


Fitzwilliam St. gateway
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HERITAGE GATEWAYS
Nanaimo, B.C.
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H.A.R.P. I
TRANS-CANADA HIGHWAY
ESQUIMALT & NANAIMO RAILWAY
ISLAND HWY.
VANCOUVER AVE.
NEWCASTLE AVE.
KENNEDY ST.
PARKWAY
MILTON ST.
PRIDEAUX ST.
RICHARDS ST.
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BUS DEPOT
WESLEY ST.
ROBSON ST.
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FRASER ST.
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SELBY ST.
DUNSMUIR ST.
CITY HALL
HIGHWAY
HECATE ST.
CHAPEL ST.
MAFFEO-SUTTON PARK
NEWCASTLE ISLAND FERRY TERMINAL
POST OFFICE
WATERFRONT PROMENADE
GEORGIA PARK
SWY-A-LANA LAGOON
VICTORIA RD.
ROBART ST.
CANAL ST.
VICTORIA CRES.
GORDON ST.
CAMERON RD.
MUSEUM
FRONT ST.
BASTION
SEAPLANE TERMINAL
BOAT BASIN
HALIBURTON ST.
ESPLANADE
IRWIN ST.
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HERITAGE GATEWAYS DESIGN GUIDELINES

1.1 Introduction

The City of Nanaimo Heritage Gateways Design Guidelines are intended as a working tool for property owners, designers, the City of Nanaimo, the H.A.R.P. Coordinator and the H.A.R.P. Management Committee, and can be used as an overall guide for the revitalization of the Heritage Gateways areas. There is latitude for individual expression within the framework of the Guidelines; as the listed buildings are quite diverse, they should provide inspiration for exciting and vibrant individual projects.

The sections are laid out so that they may be followed throughout the design process; they start with overall concerns of form and scale, which should be the starting point of any design, then focus in on more specific details relating to project completion. It is hoped that this will help promote an overall unified image and aspect for the revitalization of the Nanaimo Heritage Gateways.

1.1.1 The Heritage Gateways Areas

The two Gateways areas are the historic commercial extensions of Downtown Nanaimo. They offer a unique concentration of heritage buildings that should be renovated and restored in a sensitive and sympathetic manner. The Gateways areas have few intrusive modern structures, and it will be possible through this revitalization to recapture the ambience of these early commercial areas.

There are also special considerations for the two different areas:

The Front Street Heritage Gateway: extends along Front Street, then west on Comox Road to meet the the Island Highway. This is one of the main entry points to the Downtown area, and although it receives more vehicular traffic than Fitzwilliam Street, it is also heavily travelled by pedestrians. There is a lively mix of institutional and retail business use along a somewhat irregular streetline. Due to the nature of the businesses, the emphasis is on daytime commercial activity. An important consideration is that the area links up to the new waterfront parks and walkways, and that the rear facades of a number of buildings are highly visible

The Fitzwilliam Street Heritage Gateway: extends west along Fitzwilliam Street to Selby Street, then south to the E&N Railway Station, which is an important entry point to Nanaimo. This is a pedestrian-oriented area of ground-floor retail activity, with some residential above. The spire of St Andrew's United Church provides a visual landmark in the area, and the Occidental Hotel marks the joining of the two streets. Concentrated in and around Fitzwilliam Street are a number of residential areas, which help support these commercial businesses both during the day and at night. The scale is sm
aller and more intimate than Front Street, and this area provides the linkage between the E&N Railway Station and Downtown.

1.1.2 The Objectives of the Guidelines

The Heritage Gateways Design Guidelines have been derived from an examination of the existing conditions of the areas, and an analysis of the potential revitalization treatment of each building. The principles underlying the Guidelines are based on the integrity of individual buildings, and a return to the original design intention for each structure. The final appearance desired for the Gateways areas can only be achieved through the cooperation of all concerned, and through the success of each individual building project.

The Guidelines are based on the preservation and enhancement of the individual character of each building. It is therefore strongly recommended that original materials be retained or uncovered, that lost details be replaced, and that details that never existed should not be added.

The primary goal is the overall economic viability of the Gateways areas as revitalized centres of activity that will augment the existing successful Downtown Revitalization. To this end the Guidelines, by promoting a more attractive, appropriate and appealing appearance, act for the benefit of the whole community.

The objectives of the Guidelines are:

1. To inform the individual building owners and the interested public of the intent to enhance the historic character of the Gateways areas.
2. To encourage the revitalization of these historic commercial areas, through the promotion of economically viable commercial projects.
3. To encourage the retention and rejuvenation of individual buildings within the Gateways areas.
4. To direct the appearance and type of all new construction within the Gateways areas.

1.1.3 Application of the Guidelines

The Heritage Gateways Design Guidelines will be of direct interest to a number of individuals and groups involved in the revitalization of the Gateways areas. These Guidelines should be consulted prior to making plans for any renovation, restoration or new construction work within the Heritage Gateways areas. The Guidelines should also be used in conjunction with the appropriate zoning bylaws of the City of Nanaimo.

The H.A.R.P Coordinator and the H.A.R.P. Management Committee will assist the individual property owners in the interpretation of these Guidelines, and all applications for funding will be reviewed by the H.A.R.P. Management Committee. Specific information is provided for owners and merchants, to assist them in making correct design decisions and building improvements.
The suggested treatments for each individual building should be seen as the starting point for a final design; professionals should always be consulted in the preparation of each final treatment.
The Guidelines will provide guidance for all renovations, restorations and new construction in the two Gateways areas. Section One of this document directs the nature of all construction work to be undertaken on both new and existing buildings as part of the Revitalization. Section Two offers suggested treatments for individual buildings.

1.2 Form and Scale

This section provides insights for proper design decisions regarding the renovation and restoration of existing buildings in the Gateways areas. The character of these buildings is derived from the use of simple, honest materials and traditional forms; these qualities should be enhanced whenever possible. Materials and textures should conform to the nature of historic construction. Remodelling of, or additions to, existing buildings should repeat the use of predominant materials. Architectural details should not be added that never existed or that did not exist for each appropriate building style. These are crucial considerations for the overall character of the Gateways areas.

The details of each individual renovation or restoration project should be designed with a system of proper proportioning in mind. Proportion refers to the relationship between the height and width of the elevation of a building or its facade elements. Alterations to existing buildings should respect their original design intention as well as the proportions of neighbouring buildings. The alternation of solids and voids (walls to openings) in the facade establishes a pattern which may be sensed by observing the building from a distance. This pattern is perceived as a rhythm by the passerby, and a sympathetic relationship between old and new construction may be achieved by incorporating similar rhythmic patterns.

A building's character is defined by its architectural details, which in many cases have been lost over many years of weathering, renovation or lack of maintenance. It is not necessarily intended that every detail of every building be restored, but rather that surviving features be retained and unsympathetic later additions be removed or replaced. In many cases, original details may be exposed by removing later applied sidings. The following area of each building should be examined to determine what original architectural details remain and may be rehabilitated.

Facade Treatment

Original surface treatments of brick, wood or stone should be exposed when intact. In addition, any trim materials that have been removed should be replaced with suitably designed substitutes.

Cornice and Roof Lines

The original cornices of the early commercial buildings were generally constructed of wood or metal. These cornices are very important in defining the historic nature of these buildings, and emphasize the horizontal continuity of the streetscape. Every effort should be made to retain original cornices unless repair is totally impractical, in which case a suitably designed replication may be erected in their place. If the original cornice is missing in whole or in part, reconstruction is strongly advised. Evidence for cornice reconstruction may exist in archival photographs or be determined by what remains on the building. On buildings where flat cornice treatments are used any new flashing treatments should be harmonious and replicate the original. Where an original cornice has been removed, a suitable replacement should be added to visually cap the facade and complete the original design intention.

Windows

There is a great variety of fenestration in the Gateways areas, but generally the majority of buildings originally had double-hung wooden sash windows. Original window openings and sash should be retained whenever possible. When they have been changed, the original should be replicated. This is further covered in Section 1.4: Storefronts, Doors and Fenestration.

It is a general recommendation that, whenever possible, original forms, materials and details be uncovered or left in place, and preserved.

1.3 Materials

This section deals with the appropriate treatment of materials in the renovation or restoration of existing buildings, or any new construction, in the Gateways areas. Key concerns regarding materials are isolated, and practical construction considerations are discussed.

In the remodelling of, or addition to, an existing building, the predominant original facing materials should be maintained and used in order to ensure visual continuity. Any materials used should respect

both the style and the date of the individual building, as well as the visual continuity of the Gateways areas. The use of materials should also conform to the overall context of the early buildings of Downtown Nanaimo, which derive their character from the honest use of materials and a simple and logical deployment of their forms and proportions. In some cases colour is derived from the intrinsic colour of the facing materials, especially in masonry, which should be respected in any remodellings. Whenever possible, original materials should be left in place or exposed if covered; new materials should be joined in a sympathetic and non-distracting manner. In some cases where original materials have deteriorated to the point where they require replacement, attempts should be made to duplicate the visual appearance of the original. This should be most strenuously considered in the case of the inventoried heritage buildings within the Gateways areas. The following specific concerns for materials should be addressed:

Brick

The most important consideration with a brick facing is to ensure its integrity against weathering and water infiltration. Proper flashing at the top of the facing, weather tight structural openings, and intact and properly struck mortar joints are critical considerations, and the facing should be carefully examined as to its overall performance.

If deteriorated or missing bricks are to be replaced, the primary consideration is to match the size and hardness of the original, and if exposed, match the colour and surface texture. Underfired bricks that have deteriorated ("salmons") may need to be chipped out and replaced in situ. In some cases matching bricks may be removed from another inconspicuous part of the building (ie. a subsidiary facade).

Deteriorated mortar joints should be raked and repointed. The tooling and size of joints, the colour of mortar, and surface texture should be matched as closely as possible to the original condition. Care should be taken to ensure that the brick is not damaged during this work. Mortar strength should match the original; mortar that exhibits greater strength than the brick it holds may cause stresses to build up within the wall that could cause ultimate failure. Further information on the proper treatment of brick is contained in the B.C. Heritage Trust Technical Paper "Guidelines for Restoring Brick Masonry".

In general, brick should be cleaned of grime and soot, and inappropriate paint layers removed. These are specialized processes that should be undertaken in conjunction with a skilled professional, but the following considerations must be taken into account:

1. Never sandblast or use any abrasive cleaner on a brick, terra cotta or stone facing. Abrasive cleaning may effectively destroy these surfaces. They may also completely alter the appearance of these materials. Once damaged, these surfaces are more vulnerable to weathering, and may never be restored to their original appearance.

2. Chemical cleaners and strippers, used in conjunction with low pressure water treatments, offer the best range of possibilities for restoring brickwork. These chemicals are caustic and must be handled with great care during application. If water pressure is too high it can wash mortar right out of the joints and totally soak the wall. The effluent run-off, which is caustic (and may include lead if paint is being stripped), must be contained and disposed of in a safe and practical manner. These are specialized processes, and the advice of a professional is strongly recommended.

3. In any cleaning or stripping operation, adequate testing must be carried out on the primary and surrounding materials. These caustic products may etch glass and affect other surfaces. A minimum test patch %J 1.85 square metres (20 square feet) is recommended, followed after an adequate dwell time by proper washing.

4. Repointing may be required as a result of cleaning and stripping operations, and should therefore be undertaken after any such processes.

5. It may be desirable to provide a seal coat over the brick to prevent moisture absorption. Silicone sealants may trap moisture and therefore cause deterioration; a breathable sealant is therefore recommended if one is required. Care should be taken in the specification of these products; the advice of a professional is once again recommended.

In general, if brick is to be added to an existing building, it should match the colour, size and texture of the existing brick. Any brick used in new construction should be common face brick, smooth in texture, of traditional size, and preferably be red, yellow or buff in colour. Overscale masonry units, such as giant bricks and cement blocks, should not be used in the Gateways areas, and neither should new "antique" bricks be used in any application.

Stucco

This material was rarely used as a primary facing before the 1930's, and is therefore often a addition to earlier buildings. Stucco facings were either added to "modernize" the style of a building, or to correct a moisture problem; in either case it affects the integrity of the building and should be removed whenever feasible. In some cases a secondary coat of stucco will be added over the original, often obscuring details, and is usually applied in an inappropriate texture.

If the stucco is original and is to be repaired, loose patches should be removed, the area cleaned of loose particles, and then patched and painted to match the existing texture and colour. If the stucco is not original, it should be removed if feasible; this can produce startling results, revealing the original beauty of a building that has been lost for years. As each stucco removal project has specialized concerns, each must be reviewed separately as to procedure and phasing. This process can literally uncover the past, and is thus one of the most dramatic processes in a renovation or restoration process.

Stucco in new construction should be used only as a panel material, in small areas and bordered with wood trim. The surface should be plain, even and flat; textured, swirled or heavily stippled stucco should not be used. Metal trim should not be used with stucco, as it invariably gives a cold and modern appearance. Wood trim and windows should be used to alleviate the blank appearance of unrelieved stucco facades. Windows should not be flush with a stucco facing.

Later Applied Sidings

In many cases, applied sidings are added over the original materials of older buildings; these later sidings include duroid, asbestos, shingle, vinyl and aluminum. They are all much easier to remove than stucco, as they are generally nailed directly to wood, and the individual units are of a manageable size. The same considerations for stucco removal apply to this process; due to the ease of the procedure, it is strongly suggested that the removal of these later sidings be considered in all cases.

Concrete and Stone

In cases where these materials are original, they should be checked to ensure their integrity and watertightness. Any drainage defects should be corrected, and the facing properly topped off or flashed. Any patching should match the original. Damaged or loosened pieces should be removed, and tests made with patching materials to verify colour and texture. The final patches should be as invisible as possible. With re-inforced concrete, any spalling that has exposed reinforcing bars should be repaired as quickly as possible; the exposed bars should be cleaned of rust and sealed to prevent further deterioration.

Concrete and stone may also be cleaned in a process similar to that of brick; the advice of a professional is recommended.

The use of concrete as a facing material in new construction is to be discouraged unless it is appropriately detailed into smaller surface areas, or covered with another siding material. Concrete blocks are not considered to be an acceptable facade material.

The use of stone as a finish material, especially at storefront level, is acceptable, within strict limitations. The size of the masonry units should be scaled to the size of the building, and jagged, rough-cut or random ashlar stones should not be used under any circumstances.

Wood

This was the most commonly used facing and structural material for the early buildings within the Gateways areas. Original wood facings should be repaired, painted and maintained to a generally acceptable standard.

The wooden elements of a building, through lack of proper maintenance, may decay to the point where replacement is necessitated. In these cases, the original configuration, assembly and appearance of wooden elements should be duplicated. Wooden sash windows are discussed in Section 1.4.

In some cases, wood that is only partially decayed may be rehabilitated with resin treatments or injections. Although effective, this is generally too expensive a process for smaller projects; careful replacement of wooden elements with replicas is therefore recommended. In a restoration process, attention should be paid to exact duplication of any wood that requires replacement or is missing. Any pieces to be replaced should be carefully measured, removed with minimal disruption to the surrounding materials, replicated and replaced.

For pitched roofs in the Gateways areas, the traditional material would have been cedar shingles; it is recommended that ultimately all the pitched roofs in the area should be covered with cedar shingles. Duroid shingles should not be allowed as a roofing material in new developments. Split cedar shakes should not be used under any circumstances. It is strongly advised that zinc strips be installed at roof ridges, with galvanized nails, as a moss control element.

In new construction, wood siding should be horizontal, narrow profile of less than 15cm (6 inch) depth, or else closely resemble traditional drop siding. Corner boards and window trim should be used, and siding should be properly painted. Unfinished cedar should not be used. Plywood should not be used as a primary facing material. Wooden shingles may be used, if appropriately detailed, especially for the side walls of commercial structures, but are not recommended as an overall treatment. Wooden windows, doors, and storefront elements are strongly encouraged.

Metals

In general, metals are only found as trim, cornice or storefront elements. In cases where metal trim is part of the original design, it should be examined for deterioration, then repaired and repainted as necessary. Missing metal trim elements, such as cornices, should be replaced whenever possible.

Sheet or cast metal pieces should be repaired in situ whenever possible, but may be removed for shop repair if precautions are taken; special note must be taken of the placement and type of anchoring system. In addition, anchoring systems should be thoroughly examined as to their adequacy and stability, and reinforced as required. In general, the best protection for metal elements is adequate caulking at joints, and proper painting to protect the surface from corrosive pollutants.

The first step in repairing metal trim is to examine it for signs of decay, and to halt the causes of deterioration. This should occur before repairs commence or the trim may be further damaged. The following are the most common types of metals deterioration:

1. Corrosion: generally caused by water and air pollution infiltration.

2. Galvanic Corrosion: is an electrolytic reaction that sometimes occurs between two different metals in the presence of water or pollutant elements. This may occur if the wrong type of nail or anchoring system is used.

3. Fatigue: caused by cyclical thermal expansion and contraction.

4. Overloading: caused when metal is stressed beyond what it is designed to carry.

5. Anchorage Failure: in some cases, the method of attachment may fail; this is common when metal elements, such as cornices, are attached with iron hangers, which can gradually rust away.

Metal trim elements on buildings are generally either galvanized or ferrous and should therefore be painted; the following considerations apply to their proper finishing:

Galvanized Metals:
These are sheet metals in which zinc has been used as a protective coating. They must always be painted with an appropriate chromate galvanized metal primer, otherwise the paint surface will fail and peel off, as may be seen on many metal cornices. This primer should then be top-coated with two coats of oilbased paint. Any flashings should be examined as to their integrity and water tightness.

Ferrous Metals:
This includes iron and steel, which should be primed as necessary and painted with two coats of oil-based paint. Surfaces exposed by cleaning, repair or the removal of paint should be primed immediately. For final painting to proceed, the surface must be absolutely dry and free of moisture. The temperature should be above 10 degrees C. (50 degrees F.) and the humidity should be below 80%.

n a restoration or renovation project, any missing metal trim elements should be duplicated and replaced. Reference to historical photographs could be particularly helpful in the replacement of cornice details.

In new construction, metals should generally be used as secondary trim, and should not be used as a primary facing material or predominant design element. Corrugated metal sidings should not be considered appropriate under any circumstances.

Tile

This material is sometimes found on early commercial buildings at entries and on storefront bulkheads. The use of decorative tilework is encouraged. Tiles should be small, 15cm (6 inches) square or less, and should conform to the colour section of these Guidelines. They should be solid colour (patterned tiles should not be considered acceptable) but may be used to form a fretwork, geometric pattern or signage. They provide an appropriate solution for the finishing of a stucco wall, which shoiiuld not come into direct contact with ground level or a sidewalk.

To summarize, the following materials and treatments should be considered appropriate for use within the Gateways areas:

1. Common Face Brick; in red, yellow or buff
2. Stucco; used as a panel treatment, bordered with wood; should only be finished with a flat texture
3. Concrete; only when detailed into smaller surface areas, or covered with a facing material
4. Stone; when used in an appropriate historical fashion
5. Wood; resembling traditional lapped or drop sidings, with a width of less than 15 cm (6 inches). Cedar shingles may also be used, and are recommended for pitched roofs
6. Metals; as a secondary material or trim only
7. Tile; as a decorative element

The following materials and treatments should be considered as inappropriate for use within the Gateways areas:

1. New "antique" style brick
2. Out-of-scale masonry units
3. Textured, swirled or heavily stippled stucco
4. Aluminum, vinyl or plastic sidings
5. Corrugated or sheet metal sidings or roofs
6. Vertical or diagonal wooden sidings
7. Split cedar shakes as siding or roof cover
8. Unfinished cedar siding
9. Wide profile or lapped wooden siding

10. Plywood as a primary material

11. Jagged, rough-cut or random ashlar stonework

12. Sprayed stone chip or stone chip panels 13. Mirrored or reflective glass

If these concerns are addressed, in almost every case original materials may be retained or uncovered, or their visual appearance duplicated. This will be an important step In recapturing the historic visual appearance of the Gateways areas.

1.4 Storefronts, Doors and Fenestration

Over a number of years, it is generally the ground levels of commercial buildings which receive the most alteration. It Is therefore very important to consider their current restoration or renovation in regard to the final appearance desired for the entire building. Often a complete rebuilding is required to fully promote and complement a revitalized business image. The ground level Is the way that most people enter a building; it is also the face by which a business presents Itself to the street. This is a critical aspect of any project, and if a full restoration cannot be undertaken, an Interpretive design in sympathy with the period, style and design of the existing facade should be constructed. An important first step In storefront design Is to determine if an original plan or photograph of the building exists to indicate the original treatment. Some additional evidence may remain in the building's original features, or may be covered by a later siding; this may be discovered with careful probing and investigation. The effort of rebuilding a storefront is well worth undertaking when the long-term economic benefits of increased business are analyzed.

Once research has been undertaken, several initial questions need to be asked before design decisions may be made. Some of these initial considerations are:

Function: What was the original function? What is the intended function? What type of window display space and visibility is required?

Circulation: Is the location of the entry original? Is it appropriate? If not, how may it be changed?

Height: Many original store windows have been shortened over the years; originally they were quite tall in order to allow natural light to penetrate. What is the appropriate height for the windows?

Original Materials: Is there anything original remaining or covered up under later sidings? How may this be best incorporated into the final design?

Once these concerns have been addressed, a final design may be approached. Decisions may then be made concerning:

Materials: Can the original materials be restored? Which new materials will be most appropriate, attractive and durable? Any new materials should be similar in colour, texture and detailing to what would have been original.

Proportions: In multi-storey buildings, there should be a clear relationship between the ground floor and the upper floors. Account should be taken of adjacent buildings, if applicable.

Display Windows: For older buildings, large expanses of glass should be avoided. Glass was originally available only in smaller sizes, and large windows would be subdivided into smaller lights. Modern adaptations or reconstruction should follow this original patterning.

Signage: There should be clear and logical opportunities for the placement of appropriate signage. For information see Section 1.8: Signage and Lighting.

Integrity: What remains of the original building should not be disturbed. Changes to the original fabric that are not reversible should not be made. The storefront should serve the past as well as the present.

Character: A look appropriate to the original building is essential. Applied styles, such as mock Tudor, are strongly discouraged. They have the effect of visually isolating the storefront from the rest of the building, and create a jumbled and chaotic effect. The character of the building should be respected and enhanced with proper storefront design.

Canopies: This is often the final touch in a successful storefront renovation. Canopies not only provide shelter for pedestrians, thus causing them to stop and browse, but also protect merchandise from direct sunlight. For further information see Section 1.9: Canopies.

Each storefront renovation has different considerations, but a successful end product will upgrade the entire look and image of the building, and provide a real uplift for the streetscape and the potential customer. Attractive storefront design is one of the keys to economic viability. Additional information is available in the B.C. Heritage Trust Technical Paper "Guidelines for Storefronts of Heritage Buildings".

The original doors of the early commercial buildings in the Gateways areas would have been made of wood, with carved or molded detail, often with inset glass panels. Original hardware was usually of cast brass.

Old and original doors should be retained and restored wherever possible. Transoms and sidelights should be retained and repaired. Doors should always conform to egress requirements as outlined in bylaws and codes. New or replacement doors should be sympathetically detailed so that they are in accordance with the nature of the building, and appropriate materials should be used. Doors leading to retail and commercial space should generally have large inset glass panels to allow for additional visual display and to welcome visitors in. Doorways to private residences or upper floor apartments should contain a minimal amount of glass, so as to indicate the more private nature of these entries. Any glass panels in residential doors should either be of stained, textured, frosted or bevelled glass, backed or faced with lexan to provide security against forced entry. Proper consideration should be given to the design and lighting of doors and entries as they are a highly visible part of each building's facade.

Window shapes and sizes vary widely with the architectural style of each building. With older buildings the general character of window openings is that of a punctured void in a solid wall, the glass being inset, with a proper reveal, sill and trim.

Windows that are blocked up in whole or in part should be opened and properly reglazed. Window openings that have been changed in size should be returned to their original dimensions and an appropriate window sash reconstructed. The older buildings In the Gateways areas Invariably had double-hung or casement

wooden sash windows. If the original windows have been removed, archival photographs should be consulted to determine original fenestration.

For existing buildings, every attempt should be made to retain the original windows or to replace inappropriate later additions with replicas of the originals. Wooden windows should not be replaced with metal-frame windows. Thermal efficiency may be achieved with the rebuilding and repair of existing wooden windows, as long as they are adequately caulked and the sash pockets Insulated. In many cases this will provide a higher efficiency rating than double-glazed units in metal frames, as wood is in itself an excellent natural insulator. Replacement of original windows should only be undertaken as a final resort in cases of extreme deterioration, in which case only exact replicas should be used for replacement.

In new construction, it is recommended that wooden windows and doors, traditional In appearance and detailing, be used. These need not be exact reproductions, as long as they are in sympathy with the character of historic construction.

1.5 Satellite Dish Antennas

It is generally recognized that satellite dish antennas are inherently obtrusive and incongruous within an area of historic older buildings. The following guidelines should be used to minimize their impact on the character of the Gateways areas:

Colour: The dish antennas should be painted to match the surrounding environment or else in a neutral, muted colour. No advertising or lettering should appear on the dish. Dishes of polished metal or reflective surfaces should not be considered acceptable.

Size: Dish antennas should not exceed 3 metres (10 feet) in diameter.

Location: Dish antennas should be placed on the least visible part of the property. They should not be visible from primary street facades. If this cannot be avoided, they should be fully screened. Connecting cables and wiring should similarly not be visible. If the dish is located at ground level, a solid or lattice enclosure should screen it in a style that is appropriate to the area and to the building. In addition, landscaping may also be used to minimize the impact of the dish.

These are general guidelines only, and each satellite dish treatment should be judged on its own merits.

1.6 Maintenance Considerations

The maintenance of buildings and properties within the Gateways areas will be a continuing issue. It is hoped that the economic viability of the revitalization will provide the main impetus for a continuing clean-up of the areas.

A three-part maintenance program is recommended to owners and tenants, so that small repairs may be undertaken before they worsen and begin to affect the integrity of each building. This is the best way to keep maintenance costs down, and helps to preserve property values.

Recognition of Problems

The first step of maintenance is a regular inspection of the building. It should be examined from the top down to follow the path of water. Roofing, gutters, downspouts and flashings should be examined for any damage and infiltration. Damp spots, peeling paint, and

mold growth on interior or exterior walls should be carefully examined, as they may indicate moisture retention. Foundations, crawlspaces, basements and drain tiles should be checked for any moisture problems.

Exterior walls should be periodically checked for deterioration, such as broken windows or torn canopies; minor maintenance problems should be fixed immediately. Larger problem areas should be identified and assessed for the next stage of repairs.

Assessment of Problems

After these problems have been identified, it is necessary to determine the extent of damage, and what is required to fix each structure. Starting again from the top and working down, does the roof cover need replacing, or will patching be effective? Areas of moisture retention should be repaired once the water infiltration has been rectified. Deteriorated wood may require repair or replacement. Any of these repairs should be undertaken only after the cause of decay has been pinpointed and eliminated. The building should be made watertight as a first step to any repairs.

Repairs on a Continuing Basis

The most effective way to eliminate maintenance problems is to ensure that all joints are properly caulked and sealed, and that all surfaces that require painting are properly maintained.

In order to best prevent decay, the owner is advised to ensure that the building is watertight, and that there are no obvious areas of deterioration. The building should be periodically inspected from top to bottom, with special attention paid to problem areas on a more regular basis. Under no circumstances should a water infiltration problem be ignored, as it will only continue to worsen.

An on-going maintenance programme should be instituted by each property owner to ensure that their building receives the best possible long-term care.

1.7 General Urban Design Considerations

The character of the Gateways areas is dependent on its entire collection of buildings, streets, sidewalks, lighting and street furnishings, and it is essential that all components work together to provide a harmonious appearance. Part of this character is dependent on the overall viability of the Gateways areas, as a healthy mix of activities and businesses will draw tourists and promote commercial success without any further intervention. The overall framework for this activity should be a cohesive and visually appealing streetscape. To this end, there are three considerations that must be stressed as they relate to individual projects:

1. Gimmicky or applied styles should not be used, as they do not relate to the integrity of either the individual buildings or the areas themselves. Bavarian, Tudor or any other ersatz decoration should not be used in the Gateways areas for any construction project.

2. Buildings should be renovated and restored in a manner appropriate to their individual period and style. Applied ornamentation, detailing and forms that never existed should not be added. Examples of what not to add would be tacked-on mansard roofs, fake Victorian gingerbread, and vertical cedar siding. Building details should be congruent with the date the building was constructed.

3. New construction and infill projects should not be designed with gimmicky or applied styles, nor be decorated with inappropriate applied ornamentation. These projects should not attempt to reproduce historic styles; they should show respect for historic construction methods, forms and detailing in an honest modern idiom. Attention to materials will also help new blend with old, without the addition of fake details.

Many other revitalization projects have shown that these types of guidelines are best for the long-term viability of the area. Other measures would appear out of place, and would date quickly, requiring future rebuilding.

In addition, attention should be paid to the following special considerations:

1. A very important concern is the way that the area is entered. Streets that lead into the Gateways areas should undergo a general clean-up and repair.

2. Consideration should be given to a programme for street furnishings in the Gateways areas. This would be a very effective way to visually define its boundaries; the area would then be marked by the extent of period light fixtures, special signage and benches. Appropriate street signs should be designed and installed to augment the character of the areas.

3. Buildings with unattractive secondary facades that are visible to the street should receive attention; the following treatments are considered appropriate:
    1. Screening with landscaping
    2. Proper maintenance
    3. Graphic treatments, including painted trompe l'oeil murals

4. In both areas, the opportunities for pedestrian activity should be expanded. This could include more pleasant streetscape design, concentration of signage at eye level, and the provision of rest areas and benches.

Through attention to these concerns, it is hoped that there will be throughout the two Gateways areas a consistent image that speaks of growth and prosperity, and a successful mix of activities coupled with a healthy respect for the past. This would foster a viable commercial climate for the revitalization of the Heritage Gateways areas.

1.8 Signage and Lighting

Signage contributes a great deal to the general atmosphere of a commercial district. Signs are eye-catching features that should be colourful, decorative, distinguished and legible. Their illumination at night adds liveliness to the streetscape, and their individuality can bring to the viewer a pleasurable expression of the business to be found within.

While diversity to suit the varied needs of advertisers must be respected, there should be a unified visual style that suits the nature of the overall streetscape. Stringent regulation reduces the competition so that the message of each individual sign is not lost. Building owners and tenants are strongly urged to erect a more traditional style of building signage, and In addition to these Guidelines, signage must conform to the appropriate bylaws of the City of Nanaimo.

Signing emphasis should be concentrated where it is most visible; different types of signage should be used to enliven the street, and the character of the signs will promote a new image for businesses in the area.

Signage should always be designed and executed by a qualified professional.

The following specific concerns should be addressed for each type of signage project in the Gateways areas:

1.8.1 Materials

Materials chosen for signage should be durable enough to last for several years of continuous use, except for the special cases of temporary signage or banners. The materials must be well-crafted and appropriately designed in order to convey a good business image.

The following materials are considered to be acceptable for signage in the Gateways areas:

1. Wood: either flat panels, preferably with a wooden border, carved or sandblasted panels, or three dimensional wooden letters

2. Paint: either used on a sign board, or used directly on a building facade or glass

3. Tile: either mosaic signage or cut and routed tile backgrounds

4. Metal: used in sign hangers, or as three dimensional cast letters

5. Baked Enamel on Metal: used for flat fixed or projecting signage

6. Neon: cold cathode tubing (not to be confused with fluorescent tubing); this is most appropriate for window signage, but may be used for small outdoor signage. Acceptable as bent lettering, outlines, or as frontlighting and washing

7. Incandescent Lighting: may be used for direct illumination, for outlining, or directly in signage

8. Fabrics: for temporary signage, such as banners or flags, outdoor fabrics and oil cloths may be used

9. Other Materials: in conjunction with other materials, either brick, or marble and other stone may be used, depending on treatment, as part of freestanding permanent outdoor signs

The following materials are considered unacceptable for signage within the Gateways areas:

1. Plastic: of any type, either flat, painted or vacuum-formed

2. Backlit Fluorescent Panels: not acceptable in any application

3. Exposed Fluorescent Tubing: never should be seen on the face of a building

4. Backlit Translucent Canopies: canopies should always be opaque, with signage painted on the front and illuminated from above

These materials restrictions apply to all types of signage. Signs should always be opaque and directly lit rather than translucent and backlit. This rule should be strenuously followed.

1.8.2 Types of Signage

The following types of sIgnage are considered acceptable for use within the Gateways area:

1. Fascia Signs: are those which are placed on the fascia of a building, mostly In the area between first and second floors. Only one per business should be erected. They should be of wood, or painted directly on a flat fascia element. The ends of a wooden fascia sign may be either blunt cut, or have decorative ends. They should be mounted flush to the surface, and not interfere with moldings, glass or building ornamentation. Lettering may be routed, incised, applied flat (painted), cut-out or carved. The use of sketches, illustrations, or photographs is discouraged. Fascia signs should not exceed 60 cm (24 inches) in height, or exceed In length 90% of the width of the building.

2. Projecting Signs: are those which are hung or fixed at ninety degrees to the face of the building. As they are double-sided, they count for double the area of flat signs. They may be of various shapes, including effigy signage. They may be mounted almost anywhere, as long as they do not extend above the eaves, and they should be appropriately lined up with architectural features. The recommended material is wood, either painted, or carved and painted, hung from a wrought iron or decorative sign standard. These signs should not be hung lower than 2.4 metres (7 feet 10 inches); a clearance of 3.0 metres (9 feet 10 inches) is preferred. These signs should not extend more than 1.0 metres (40 inches) past the property line, and should not extend beyond a point 60 cm (2 feet) inside the curb line.

3. Under-Canopy Signs: these signs should be no less than 2.4 metres (7 feet 10 inches) above grade, and have a 'maximum height of .3 metres (1 foot). They should not exceed the width of the canopy under which they are hung. In addition, they should be securely attached to an appropriate metal hanger, and not easily removable.

4. Flat-Fixed Signs: are wooden signs attached directly to the vertical surfaces of a building. They should be similar in style and design to projecting signage. One appropriate area for flat fixed signage Is on wooden storefront bulkheads (rather than applied over stucco or tile).

5. Free-Standing Signs: these are signs not directly attached to the building, and should be carefully regulated to reduce visual clutter. They should be made of wood, or wood with a metal support, and their design should be based on historic precedent. They should have a border or frame, and are also an opportunity for effigy signage; the same design criteria apply as for projecting signs. The construction of these signs should be very stable and durable.

6. Window Signs: are those which are painted, gold-leafed, or otherwise affixed to a window or door, and identify the business within. Storefront windows are the most suitable for window signs; fineline borders on glass areas are strongly encouraged. Lettering should have a drop shadow or a shadow outline, or be painted in more than one colour, in order to provide an illusion of depth. Window signs should occupy no more than 30% of the window area, or with door glazing, no more than 50% of the glassed area. They should be simple, traditional, and centred.

APPROPRIATE TYPES AND PLACEMENT OF SIGNAGE

7. Canopy Signage: lettering should be restricted to the front or side canopy valance. No lettering should be allowed on the slope of the canopy, although a logo or identifying symbol may be used, providing that it is carefully drawn and painted. The canopy valance should be no more than 30 cm (12 inches) high; lettering should be no more than 25 cm (10 inches) high. Lettering should extend for only 90% of the length of the valance. Total canopy signage, including any painted logo, should not exceed 10% of the total canopy area.

8. Painted Wall Signs: generally these signs work best when painted directly on wood siding, especially on drop siding, or on a brick facade. They are not recommended for use on lapped wood sidings or stucco facings. If lettering alone Is to be used, it is strongly suggested that drop shadows or shadow outlines be used to give depth to the letters. Another way to delineate letters is to paint a darker colour over the body colour of the facade, leaving the letters unpainted, so as to throw the sign into negative relief. Another successful approach is to paint the lettering on a swag or ribbon, for which there is ample historic precedent.

9. Architectural Signage: is when a building name or date used for overall identification. These features help give a sense of history and add to the overall character of the streetscape. This signage should be highlighted with colour and lit at night. If it is to be added, it is particularly appropriate on cornices. Three dimensional letters may also be used for this purpose so long as their typeface matches the period and style of the building. This should be exempted from the total amount of signage allowed as it is an architectural and historic feature rather than advertising.

10. Temporary Signage: may be used for a number of reasons, such as special sales, events or holidays. This type of sign should conform to overall design criteria and size limitations. There is historic precedent for this type of sign for temporary or seasonal businesses.

The following types of signs are not considered acceptable for use within the Gateways areas:

1. Flashing Signs

2. Animated Signs

3. Rotating Signs

4. Signs on Satellite Dishes

5. Roof Signs

1.8.3 Signage Sizing

The area of signage should be directly based on the size of the building. Signage should always be directly related to the building or the businesses within. The following size limits are recommended for principal signage areas on each building:

Either 1. Flat Fixed or Fascia Signs: a total of .186 square metres (2 square feet) for each 30 lineal cm (1 foot) of principal street line frontage.

Or 2. Projecting or Free-Standing Signs: a total of .093 square metres (1 square foot) for each 30 lineal cm (1 foot) of principal street line frontage.

Additional signage should be allowed to an absolute total maximum of 20% of the front facade wall area. This 20% should Include the area of all signage on the entire building. This would also include street address signage and business directory signs, but would exclude architectural signage. Any side wall signage used must be counted within this 20%, and must be no more than 8% of the total side wall area.

1.8.4 Signage Shapes

The shapes of signs in general should be derived from, and complementary to, each individual building. There are logical areas for the placement of signage, such as fascias and above entries, that will help determine the appropriate shape. Generally the most pleasing shapes are rectangular, circular and oval. Virtually all board signage should have a decorative wood trim border so as to avoid the look of cut-out plywood, or at the very least have a painted decorative border.

Projecting or flat fixed signs may also be in a shield or plaque shape, or may take the form of a sculptural cut-out which provides business identification, known as an effigy sign. These can be particularly effective; an example would be a boot effigy representing a shoe store.

Merchants are encouraged to display imaginative signs, and are directed to historical precedent for inspiration.

1.8.5 Typeface and Colour

It is strongly recommended that all signage typefaces used in the Gateways areas be of a serif type, to help provide a more traditional appearance. Painted lettering should have a drop shadow or a shadow outline added to increase apparent visual depth. Letters should appear to be equally spaced. There should be an absolute maximum of three typefaces on any sign, all from related type families; it is possible on most signs to use only one typeface, which may then be varied in line weight, size or mixed upper and lower case. Signage should generally have a border, either of wood trim or painted. Letters on wooden signs may be either applied flat (painted), raised or incised.

Colour should be carefully chosen to highlight the sign, but must also blend in with the overall colour scheme of the building. Signs should have no more than three colours, with one of the colours being black, gold or antique white. Under no circumstances should bright red, bright orange, bright blue or fluorescents be used. Natural earth tones are generally preferred.

1.8.6 Method of Attachment

Investigation into the condition of the structure should be undertaken prior to erecting a sign to ensure that no physical damage to the building occurs. Original materials on historic buildings should not be damaged by sign attachments; expansion bolts in masonry walls should be anchored into the mortar so as not to harm brick or stone.

Sign fastenings should be inconspicuous unless they form an integral part of the sign design, in which case wood or wrought iron should be used. Sign attachments, turnbuckles, and stays should be either galvanized or corrosion-resistant.

1.8.7 Appropriate Lighting Methods

The illumination of signs was historically accomplished by incandescent lights shining on the sign face;

this is a pleasing and functional lighting solution. The following types of lighting are considered appropriate for use within the Gateways areas:

1. Spotlighting: is the easiest lighting solution for outside signs. Strong focus lights may be used to illuminate from above, below or to the side, or a row of concealed lights may be used to wash a sign with light. Lights used to illuminate a sign should be shielded from the eyes of the viewer to avoid glare. The source of light should always be a white, not a coloured, source.

2. Neon Tubing: not to be confused with fluorescent tubing, this may be used for highlighting, outlining or typography. Coloured tubing may be used, but restraint should be used in the choice of colour.

Under no circumstances or in any application should fluorescent lights be used in sign or canopy illumination.

1.8.8 Illumination of Building Facades

Building facades may be discreetly illuminated by strategically placed spotlights shining down from the cornice or a fascia. Light sources should be concealed if possible and shielded from the eye of the viewer. Specific architectural details, such as cornice brackets or lettering, may also be highlighted with carefully focused spot lighting. This type of treatment will draw attention to details which might otherwise go unnoticed.

Additional highlighting may be provided by the integration of an incandescent lighting system into the canopy design, so that the canopy form is defined at night. Canopies should be opaque; when lit from above and below, they provide a strong architectural element complementary to the building.

1.9 Canopies

Canopies are an attractive feature that can provide the finishing touches to a building project. They are very functional, in that they protect shoppers from the weather, thereby promoting commercial activity, and also protect merchandise in store windows from exposure to direct sunlight. They can also provide a continuous horizontal emphasis to the streetscape.

Careful design is necessary to ensure visual harmony with the rest of the building. As a general rule, canopies must always fit the structural opening which they cover. Continuous canopies should not be used unless the building is very narrow, or unless there are no natural opportunities for breaks. Canopies should always be opaque.

1.9.1 Materials

The only type of canopy material considered appropriate in the Gateways areas is non-shiny outdoor canopy fabric. Canopies of any other material, or canopies with fixed sidewalk supports, are not considered appropriate. The fabric should be opaque; translucent fabrics are not considered appropriate. Frame systems should be constructed of tubular steel or aluminum. In addition, the following canopy materials and treatments should not be used in the Gateways areas:

1. Sheet or Corrugated Metal

2. Wood Panelling, Shakes, Shingles or Siding

3. Plastic or Fibreglass

4. Concrete

1.9.2 Canopy Types and Locations

The following types of canopies are considered appropriate for use within the Gateways areas:

1. Three Point Closed, Without Valance

2. Three Point Closed, With Fixed Valance (Also Known as Four Point)

3. Three Point Closed, With Drop Valance

4. Retractable Awnings, of Appropriate Period Design

These are the only canopy shapes recommended. Canopies should be located above doors and windows, and should be shaped to fit structural openings. They should be attached so as to cause minimal disruption to original materials.

Arched, barrel, quarter-roll, semi-circular or any other random-shaped canopies are not considered appropriate for use within the Gateways areas.

1.9.3 Canopy Colour

The colour of the canopies should be in harmony with the colour scheme chosen for each building. It should be derived from the available colours supplied by canopy manufacturers, as they conform to Section 1.10 Colour, In these Guidelines. Anyone wishing advice on canopy colour should consult either a trained designer or the H.A.R.P. Coordinator for more guidance.

The canopies should generally be of a solid colour, as many of the striped fabrics now available do not conform to historical striped patterns or colours

1.9.4 Sizes and Heights

The following recommendations are suggested for canopies in the Gateways areas:

1. Height: Minimum height - 2.5 metres (8.2 feet)
   Preferred height - 2.75 metres (9 feet)

2. Projection: Preferred range of projection from the building face - 1.5 metres (5 feet) to 1.8 metres (6 feet)

3. Canopy Height: Preferred range of height - 1.5 metres (5 feet) to 1.8 metres (6 feet)

4. Distance From Curb: Minimum -.60 metres (2 feet)

5. Valance: Maximum -.30 metres (1 foot)

6. Angle: preferred slope - 45 degrees (This may be shallower If the canopies cannot fit the structural opening otherwise. The important consideration is that there is adequate minimum height clearance)

1.10 Colour

Colour is both an intrinsic quality of exposed material and an applied surface treatment. It is also one of the most important visual aspects of a building, as well as the most easily perceived. It is also one of the characteristics of a building that is easiest to change, for in many cases it Is the result of a surface coating. A new coat of paint Is the fastest, easiest and often the most inexpensive way to Improve a building's appearance. This is why the choice of proper colours is so critical; it costs no more to pick a handsome colour scheme but it may make all the difference between a successful project and a failure.

Building owners are strongly encouraged to seek the help of a design professional in choosing an appropriate colour scheme. It takes very little time to do this, and the minimal cost incurred will be more than repaid in the appreciation derived for an attractive building, which becomes an asset to the entire community.

With the heritage buildings in the Gateways areas, it is most strongly recommended that a return to their original colour scheme be considered. Often this treatment, decided when the building was new, is the most attractive solution. When this original scheme can be determined, a close match or a slightly updated Interpretation should be attempted. The original builders usually knew from long experience and tradition what colours would look best on various building elements, and their original intentions should be respected.

In order to determine the original colour scheme, the following steps should be undertaken:

1. Scrape down to the first paint layers on any existing original material. This may be accomplished with a sharp knife, sandpaper or a light application of paint remover. Look in several different locations, including around the door and window openings. Collect any available samples on a piece of paper and note where they were found as documentation.

2. Look at the colours in strong daylight. Remember that they will have faded from the original, and that you are only looking at a small sample from what would have been a large surface area. With some darker colours fading may be drastic; dark blues tend to turn purple; some caution should be exercised. In difficult cases, it may be necessary to have samples analyzed in a lab, but this will not be required with most projects.

3. In cases where an original colour scheme cannot be located, or where it Is judged to be inappropriate, a scheme sympathetic to the style and period of the building should be prepared. Particular attention should be paid to the contrasts between trim and body colour, and the enhancement of architectural detail.

In general, earth tones and natural pigment colours are the most appropriate choice. Certain colours are considered inappropriate for use within the Gateways areas, such as bright oranges, reds, blues and greens. Primary colours are to be avoided, and fluorescent colours should not be used under any circumstances. Plain white should also to be avoided; It can be a jarring element, especially when used on

stucco. On stucco facings, a warmer colour should be used, such as an antique or buff-white, or cream.

There is a wide range of colours appropriate to the Gateways areas; these colours are too numerous to mention in this report. Many paint companies now publish guides to heritage colours, and are generally a good source of advice. Designers, architects or heritage consultants would also be able to help. If in doubt, building owners should seek Initial guidance on appropriate colours from the H.A.R.P. Coordinator.

1.10.1 Colour as Architectural Enhancement

Historic buildings often display special opportunities for the highlighting of building details in colour. Overly bright or garish contrasts should be avoided; light, harmonious tones are encouraged. Areas of the building that should be examined as to their potential for colour enhancement are:

1. Cornices: different elements of a cornice may be picked out in contrasting tones, or treated in hues of the same colour

2. Door and Window Trim and Surrounds: may be treated in colours complementary or contrasting to the body tones. Mullions should be dark in colour

3. Storefronts and Porches: Colour may be used to highlight ground floor elements

4. Signage: provides an excellent opportunity to display a bright, lively use of colour

1.10.2 Finish Considerations

Once the final colours have been chosen, and before the paint has been purchased, a quick test in the field is strongly encouraged. Test swatches should be placed on the building, and the colours observed under daylight conditions. Final colour selection may then be made.

A proper surface must be prepared for painting through adequate scraping, priming and preparation or the paint may fail. Painting should occur under proper conditions of temperature and humidity.

As a final consideration; trim elements should always be painted in a gloss oil-base paint. Body colours may be in a latex or oil-base finish; it should be kept in mind that for older buildings, an overall use of enamel paint would be most historically accurate.

1.11 New Construction and Infill

In addition to the considerations discussed in the previous sections, the following issues should be examined in all cases of new construction and infill projects in the Heritage Gateways areas. These issues are crucial in the maintenance of the heritage character of the areas, as obtrusive modern structures could completely overwhelm the smaller, older buildings. These guidelines are designed to protect the fragile and special character of the two Gateways areas, and to enhance and broaden their economic viability.

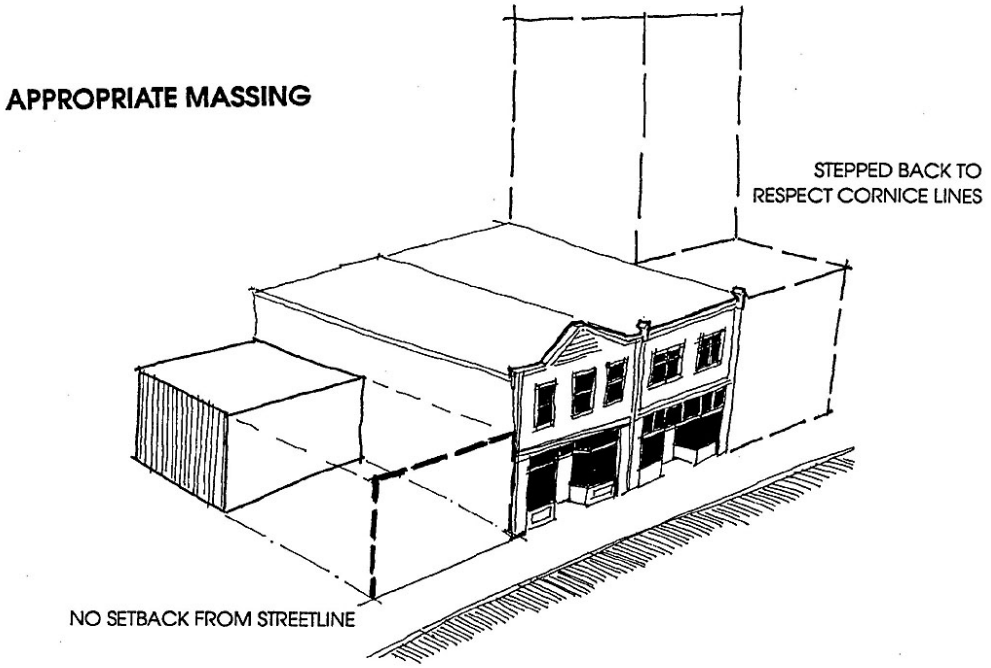
1.11.1 Form and Scale

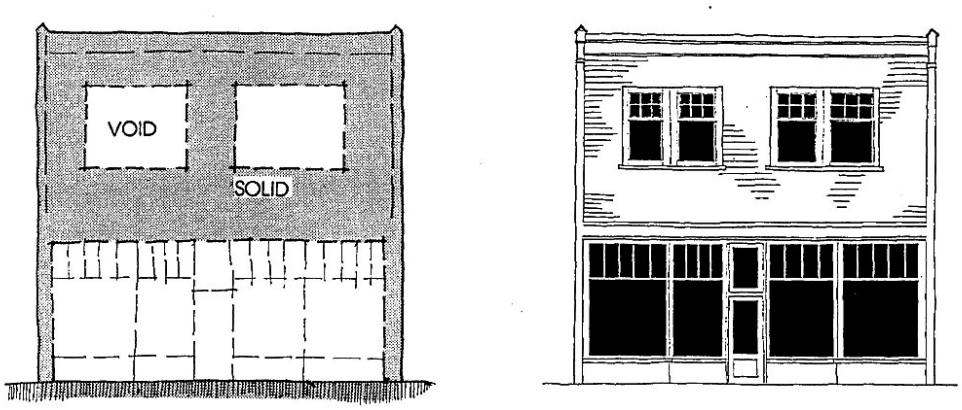
All new construction in the Gateways areas must conform to General Commercial 8 zoning. In general, it is expected that new construction should .conform in size and setback to buildings adjacent to its site. The following suggestions are made regarding massing, but any new projects must conform above all to the appropriate zoning bylaws of the City of Nanaimo:

1. Height: for any new buildings cannot exceed twice the distance from the centre line of the road allowance to the front of the building. In most cases this would mean a height limit of 20.12 metres (66 feet) along Fitzwilliam and Selby Streets and a height limit of 21.34 metres (70 feet) along Front Street.

2. Setbacks: There are no setbacks required from the edges of each individual lot. Setbacks of any kind along the street frontages are strongly discouraged.

3. Massing: should respect the character of the existing older buildings as to overall form and proportion. Cornice levels of adjacent buildings should be respected whenever possible, to promote the visual continuity of the streetscape. New buildings that are planned to be higher than the cornice lines of adjacent buildings should be stepped back at the street facade so as to reduce their bulk and impact.





SOLID TO VOID RELATIONSHIP

1.11.2 General Considerations

Generally, new construction should conform to the type of massing suggested by existing models, namely storefront retail use and window display at ground level, and evenly spaced window openings on the top floors. Building elements and the rhythm and pattern of structural bays and openings should be compatible with the existing older buildings. Upper stories should exhibit a solid to void relationship that echoes a traditional punctured wall treatment; wall area to window area should be approximately a 2:1 ratio. Windows should be inset in a traditional manner; they should not be flush with the facing material. Windows of odd shape or random placement are strongly discouraged, while wooden sash windows with a historic look are strongly encouraged. Projecting box canopies or solid fixed ground level canopies should not be allowed in any application.

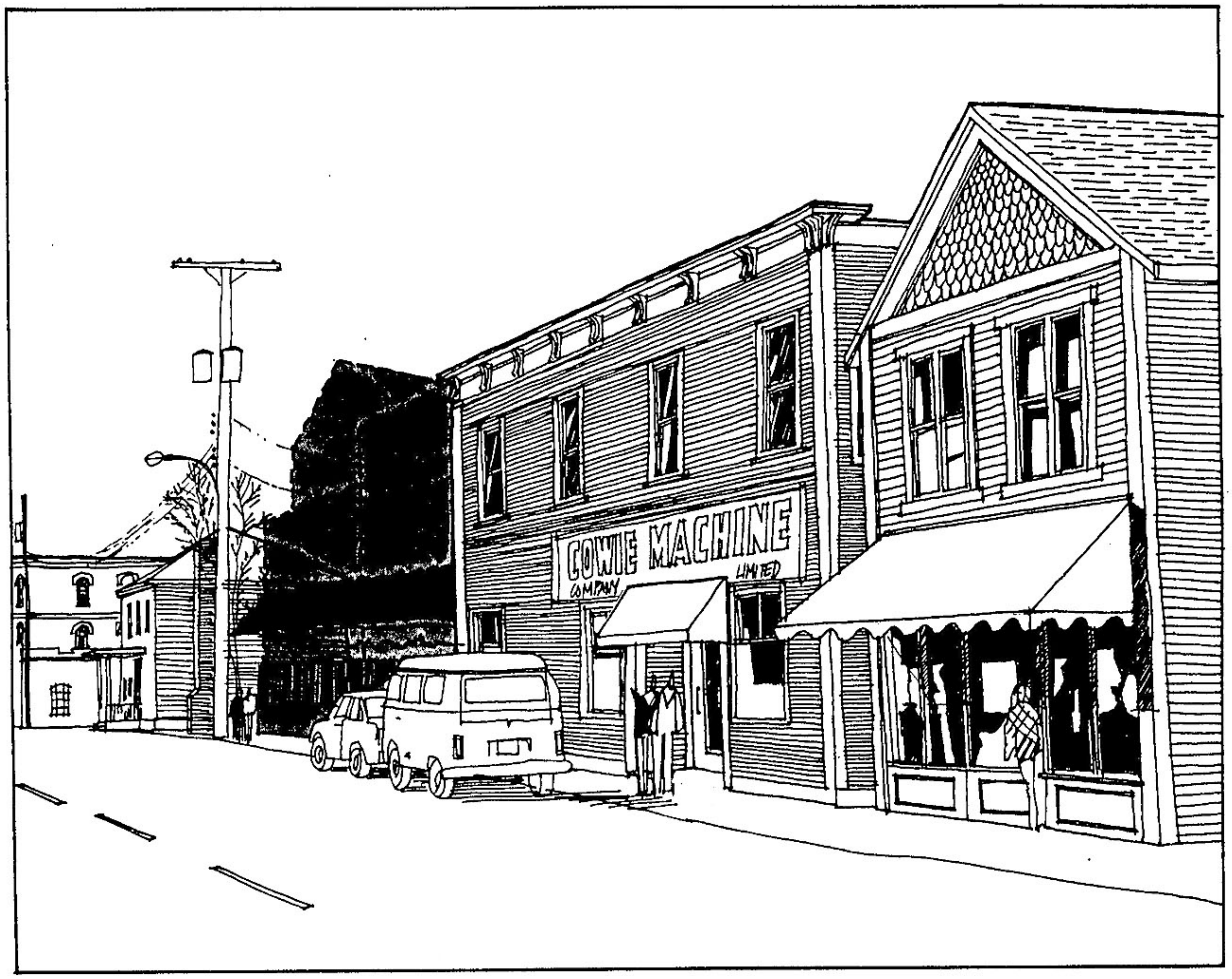
The appropriateness of trim and detail is not determined by these basic criteria alone. Sensitive integration with the older buildings in the Gateways areas is the key determinant for the successful design of new construction.

All facing materials used in new construction should conform to those listed as appropriate in Section 1.3. Due to the nature of traditional construction methods, it is crucial that new construction blend sensitively where it joins with an older building.

The following materials treatments and structural systems should not be allowed in the Gateways areas:

1. Glass Curtain Walls or Ribbon Windows
2. Expanses of Plate Glass
3. Expanses of Stucco
4. Expanses of Concrete
5. Large Scale Masonry Units
6. Long-Span Structural Openings

Other elements of design may be of equal importance to these considerations, and must be weighed in total to determine the ultimate appearance of the final project. These criteria may therefore not be exhaustive of all considerations relevant to specific applications, rather they are intended to exclude certain obtrusive elements and treatments.



SELBY STREET
REVITALIZATION

1.12 Conclusions

The Nanaimo Heritage Gateways offer many possibilities for the enhancement and promotion of commercial activities. This is also an exciting opportunity to build on the success of previous revitalization projects in Downtown Nanaimo.

The current revitalization should provide a sound economic basis for the areas immediately surrounding Downtown Nanaimo, and should help attract a wider range of visitors to these historic commercial areas.

Cooperation and awareness on the part of all concerned will ensure that the physical fabric of the historic buildings within the Gateways areas will be maintained, renovated and restored.

CITY OF NANAIMO

SECTION
TWO

SUGGESTED
BUILDING TREATMENTS

HERITAGE GATEWAYS
DESIGN GUIDELINES

Summary

The following points are a short summary of the Design Guidelines for existing Buildings, and are intended as an overall guide. For further Information, specific reference should be made to the Guidelines document.

Form and Scale

In general, historic forms and proportions should be respected.

The historic integrity of each building should be maintained and enhanced. Original forms, materials and details should be left in place, or uncovered.

Materials

The following materials are considered appropriate for use within the Gateways areas, when used in an appropriate historical fashion:

1. Common Face Brick
2. Stucco
3. Concrete
4. Stone
5. Wood
6. Metal trim elements
7. Decorative tilework

Storefronts, Doors and Fenestration

Storefronts should replaice the original configuration whenever possible, or be designed in a manner appropriate to the original style of the building.

Wooden storefront elements are the most appropriate.

Original wooden-sash windows should be retained. Later replacement windows should be replaced with replicas of the originals.

Signage

The following materials are considered appropriate for signage within the Gateways areas:

1. Wood
2. Paint
3. Tile
4. Metal

5. Neon Tubing
6. Incandescent Lighting

Size, type and appearance of signage is extensively covered in the Guidelines document.

Canopies

Canopies should be either three or four point triangular, or retractable, and conform to the structural openings of the building.

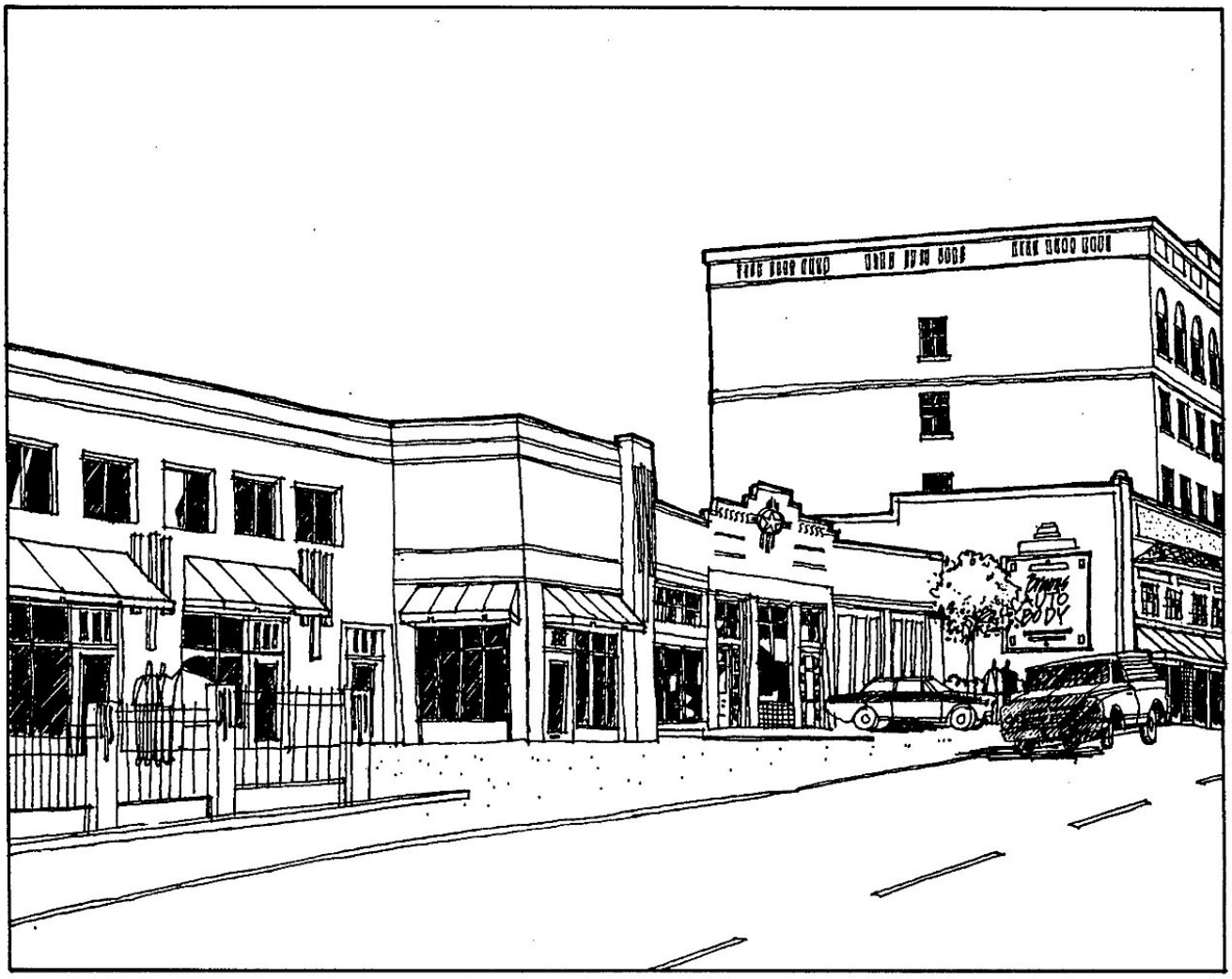
The canopy should be non-shiny opaque outdoor canopy fabric. Backlit fluorescents or translucent fabrics are not appropriate.

Colour

A return to the original colour scheme is recommended.

Architectural details and ornamentation should be enhanced by an appropriate colour scheme.

Colours In the Gateways areas should conform to an historically appropriate palette. Gloss oil-based paints are recommended for all painted surfaces.



FRONT STREET
HERITAGE GATEWAY

HERITAGE GATEWAYS DESIGN GUIDELINES

This package has been assembled for your information to show a revitalization scheme of your building. This is not a finalized design, but this conceptual treatment is recommended as the basis for further design work.

LOCATION: Front Street Heritage Gateway
CIVIC ADDRESS: 20 Chapel Street
HISTORIC NAME: Christian Science Society Building (1932)
COMMON NAME: Christian Science Society Building

HISTORIC IMPORTANCE:

This charming structure is the result of the 1932 rebuilding of an early residence. Despite some alterations, It retains its original character, and occupies a commanding position at the crest of Chapel Street.

HERITAGE INVENTORY STATUS: Secondary Building

INAPPROPRIATE MODIFICATIONS:

1. The building has been re-stuccoed, and trim details removed.
2. Some leaded facade windows have been -replaced with plain glass.
3. Inappropriate new stair railings.
4. Aluminum window in basement.
5. Minimal site development.

SUGGESTED TREATMENT:

1. Replacement of water table boards and trim boards with appropriate wooden elements.
2. Re-leading of altered front windows.
3. Replacement railings to match the metal railings shown on the original plans.
4. Replace aluminum window with a more sympathetic treatment.
5. Develop a more sympathetic landscaping plan for the building and the parking lot, including fencing and planting.

20 CHAPEL STREET

HERITAGE GATEWAYS
DESIGN GUIDELINES
FOUNDATION GROUP DESIGNS
CITY OF NANAIMO 1988

HERITAGE GATEWAYS DESIGN GUIDELINES

This package has been assembled for your information to show a revitalization scheme of your building. This is not a finalized design, but this conceptual treatment is recommended as the basis for further design work.

LOCATION: Front Street Heritage Gateway
CIVIC ADDRESS: 41 Chapel Street
HISTORIC NAME: The Shaw House
COMMON NAME: The Shaw House

HISTORIC IMPORTANCE:

Joseph and Florence Shaw built this attractive Craftsman house in 1921; the detailing of the wood construction is notable for its sophistication. Located on a prominent site, the rear facades are highly visible from the approaches to downtown. This house has now been successfully converted into law offices.

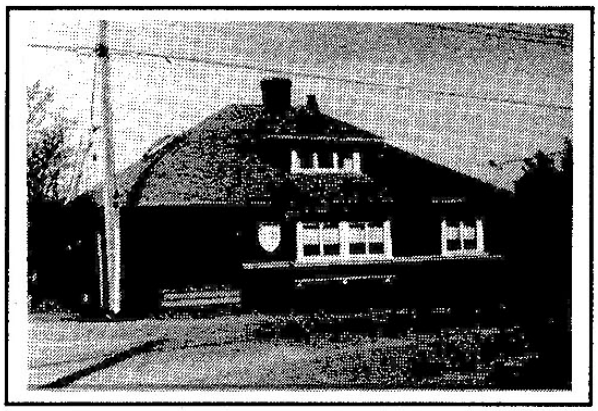
HERITAGE INVENTORY STATUS: Primary Building

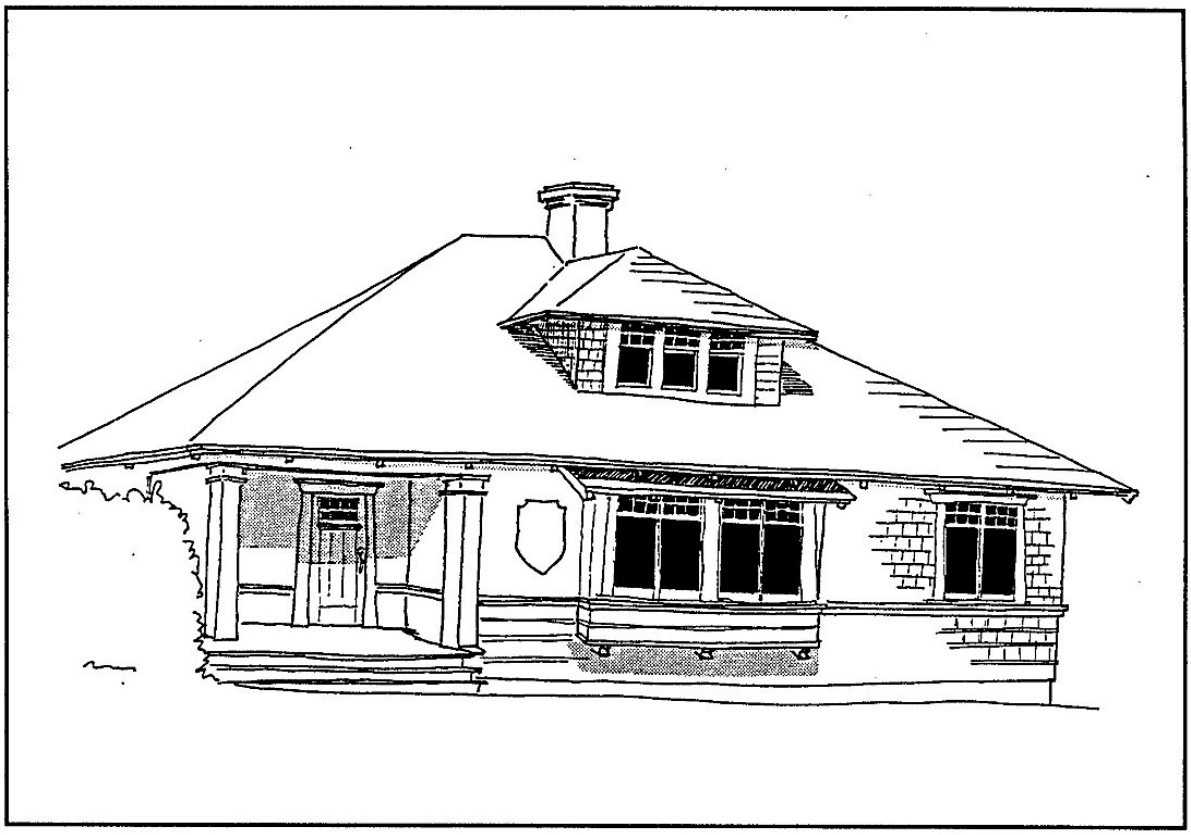
INAPPROPRIATE MODIFICATIONS:

1. Duroid-covered roof.
2. An acrylic skylight has been added.

SUGGESTED TREATMENT:

1. Replace the duroid roof with cedar shingles.
2. Develop a more complimentary colour scheme that will highlight all facades of the building.
3. General clean-up of site.





41 CHAPEL STREET

HERITAGE GATEWAYS
DESIGN GUIDELINES

FOUNDATION GROUP DESIGNS

CITY OF NANAIMO 1988

HERITAGE GATEWAYS DESIGN GUIDELINES

This package has been assembled for your information to show a revitalization scheme of your building. This Is not a finalized design, but this conceptual treatment is recommended as the basis for further design work.

LOCATION: Front Street Heritage Gateway
CIVIC ADDRESS: 105 Comox
HISTORIC NAME: The Newcastle Hotel
COMMON NAME: The Newcastle Hotel

HISTORIC IMPORTANCE:

Built in the prosperous postwar year of 1919 by J.W. Black, this hotel occupies a prominent corner location on the approaches to the Downtown area. W.A. Owen was the architect of what was originally a dignified and elegant structure.

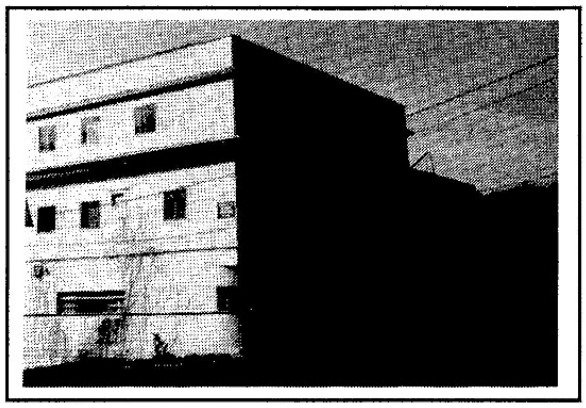
HERITAGE INVENTORY STATUS: Secondary Building

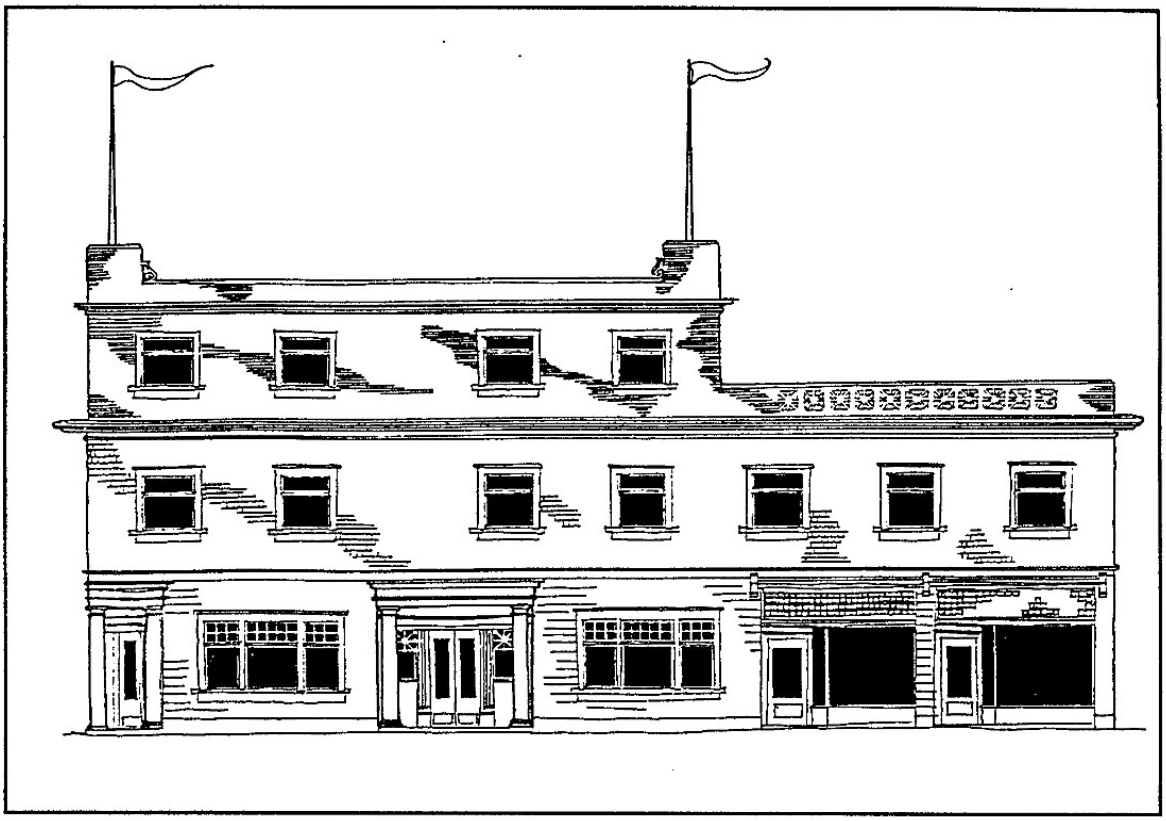
INAPPROPRIATE MODIFICATIONS:

1. Stucco has been added over the original finishes.
2. Aluminum replacement windows have been installed.
3. The ground floor has been substantially altered.
4. Site development is minimal.

SUGGESTED TREATMENT:

1. The preferred treatment would be a full restoration program, which would expose the original surfaces and replace the origi nal wooden windows.
2. The building is in a prominent location, and proper care should be taken with the design, style and placement of appropriate period signage.
3. Develop a more sympathetic landscaping plan for the site.





105 COMOX ROAD

HERITAGE GATEWAYS
DESIGN GUIDELINES

FOUNDATION GROUP DESIGNS

CITY OF NANAIMO 1988

HERITAGE GATEWAYS DESIGN GUIDELINES

This package has been assembled for your information to show a revitalization scheme of your building. This is not a finalized design, but this conceptual treatment is recommended as the basis for further design work.

LOCATION: Front Street Heritage Gateway
CIVIC ADDRESS: 20 Front Street
HISTORIC NAME: Nanaimo Motors
COMMON NAME: Nanaimo Motors

HISTORIC IMPORTANCE:

First built in 1924, this garage was one of a number on this street that announced the importance of the automobile to Nanaimo. The main facade was rebuilt after the second world war to the designs of Eric Clarkson of Victoria. The building Is now used as retail and office space.

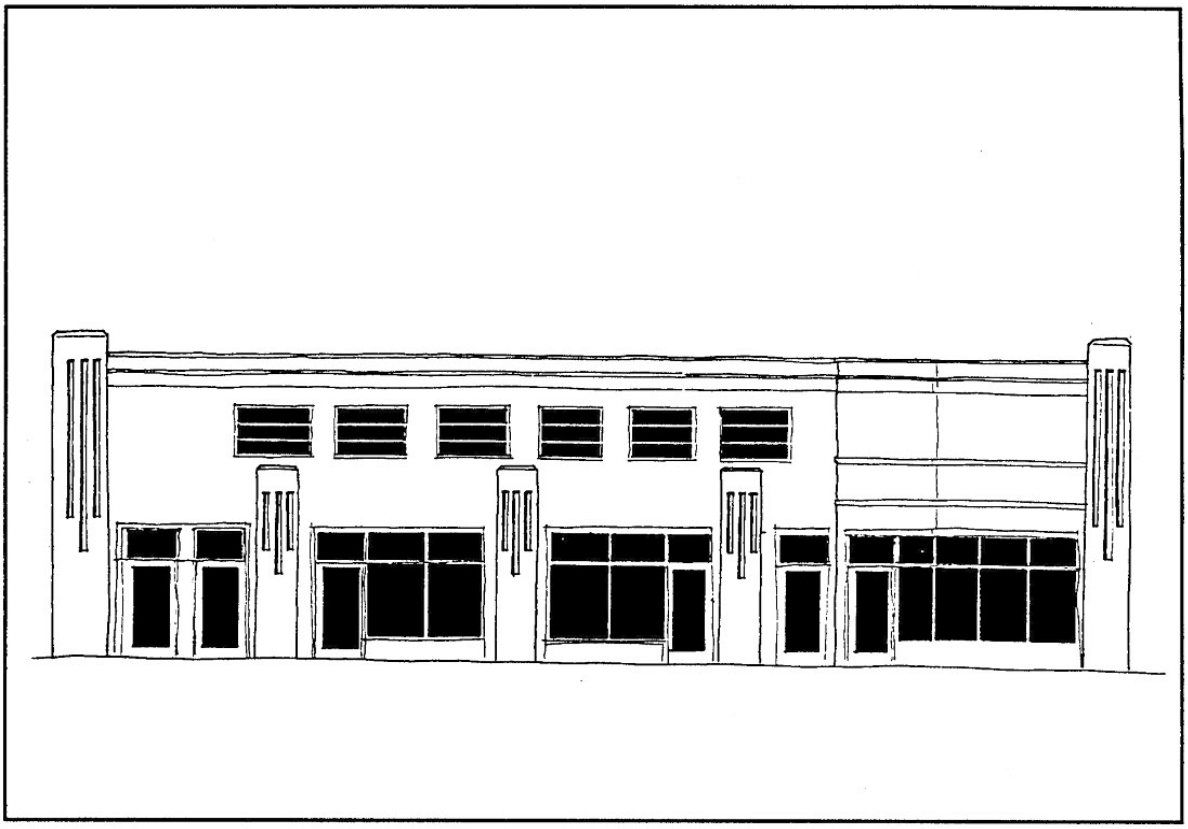
HERITAGE INVENTORY STATUS: Secondary Building

INAPPROPRIATE MODIFICATIONS:

1. Use of "antique" brick.
2. Shake "mansard" roof.
3. Inappropriate storefront elements and wooden sidings.

SUGGESTED TREATMENT:

1. The "antique" brick should be entirely removed.
2. The "mansard" roof should be removed.
3. The wooden siding should be removed.
4. The storefronts should be redesigned to bring them into harmony with the rest of the building.
5. General clean-up and repair; original surfaces should be made good.



20 FRONT STREET

HERITAGE GATEWAYS
DESIGN GUIDELINES

FOUNDATION GROUP DESIGNS

CITY OF NANAIMO 1988

HERITAGE GATEWAYS DESIGN GUIDELINES

This package has been assembled for your information to show a revitalization scheme of your building. This is not a finalized design, but this conceptual treatment is recommended as the basis for further design work.

LOCATION: Front Street Heritage Gateway
CIVIC ADDRESS: 25 Front Street
HISTORIC NAME : The Globe Hotel
COMMON NAME: The Globe Hotel

HISTORIC IMPORTANCE:

This landmark structure, built in 1887, is an important part of the Front Street Heritage Gateway; it is also the oldest building in the area.

HERITAGE INVENTORY STATUS: Primary Building

INAPPROPRIATE MODIFICATIONS

1. Aluminum sash windows have been installed; some of the window openings have been partly blocked-in.
2. An obtrusive satellite dish has been installed.
3. Inappropriate backlit signage.

SUGGESTED TREATMENT:

1. From preliminary investigation, it appears unlikely that the stucco can be removed from the front facade, as the original brick appears to be heavily damaged.
2. It would be appropriate in this case to retain and repair the 1930's ground floor facade as it not only serves the function of the hotel, but also is a superb period design that has its own historic value.
3. Replace aluminum sash windows with proper size double-hung windows.
4. Relocate satellite dish to a less obtrusive spot.
5. Replace signage.
6. General clean-up, maintenance and repair.

25 FRONT STREET

HERITAGE GATEWAYS
DESIGN GUIDELINES
FOUNDATION GROUP DESIGNS
CITY OF NANAIMO 1988

HERITAGE GATEWAYS DESIGN GUIDELINES

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LOCATION: Front Street Heritage Gateway
CIVIC ADDRESS: 28 Front Street
HISTORIC NAME: Garage for G.H. Johnstone
COMMON NAME: Tom Brown's Auto Body Ltd.

HISTORIC IMPORTANCE:

In 1937, this Streamline Moderne garage was built to the designs of Thomas B. McArravy. It is the last of the original garages on Front Street that still retains its original function.

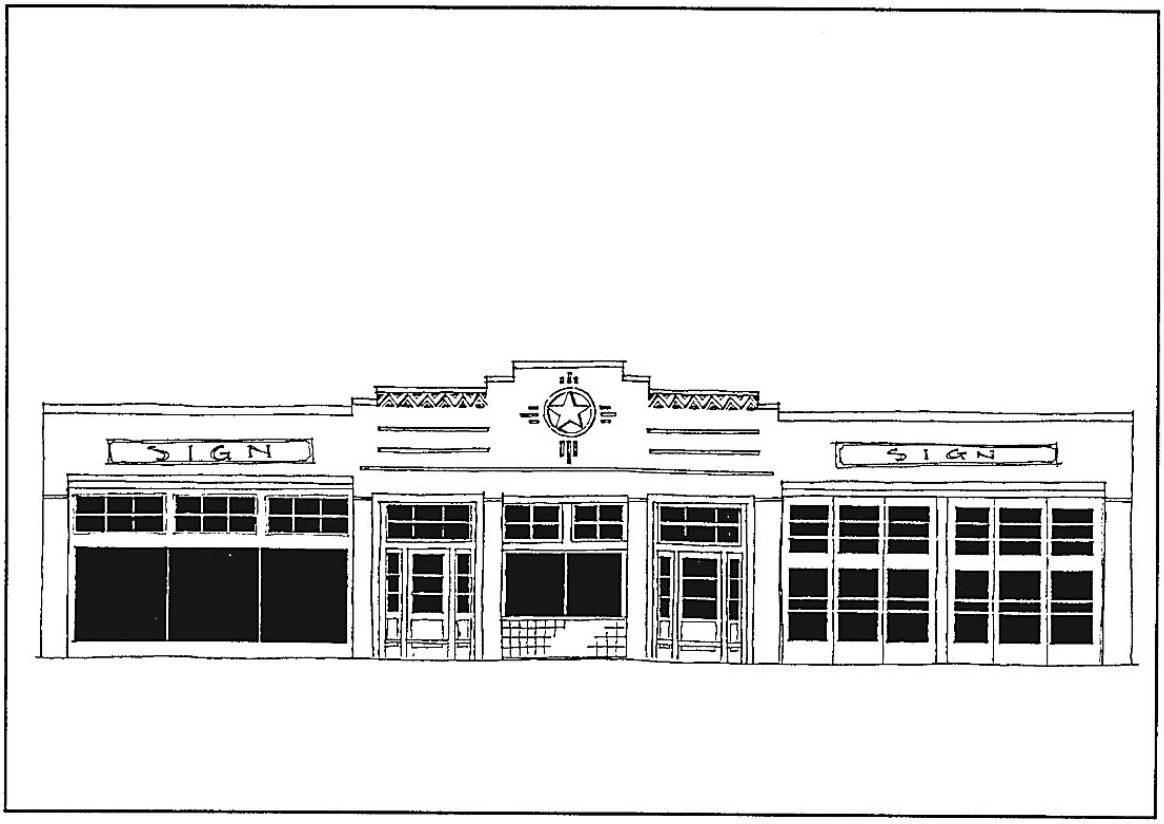
HERITAGE INVENTORY STATUS: Primary Building

INAPPROPRIATE MODIFICATIONS:

1. Aluminum door has been installed.
2. Existing signage obscures architectural details.
3. Obtrusive vertical plank garage doors.
4. Minimal site development.

SUGGESTED TREATMENT:

1. Restore original wooden storefront elements.
2. Adjust signage to more sympathetic positions.
3. Replace garage doors according to those shown on the original plans.
4. Accentuate the architectural details with a more sympathetic colour scheme.
5. Develop a more sympathetic landscaping plan for the building and the parking lot.



28 FRONT STREET

HERITAGE GATEWAYS
DESIGN GUIDELINES

FOUNDATION GROUP DESIGNS

CITY OF NANAIMO 1988

HERITAGE GATEWAYS DESIGN GUIDELINES

This package has been assembled for your information to show a revitalization scheme of your building. This is not a finalized design, but this conceptual treatment is recommended as the basis for further design work.

LOCATION: Front street Heritage Gateway
CIVIC ADDRESS: 30 Front Street
HISTORIC NAME: Hudson-Essex Garage
COMMON NAME: MacIsaac Clark & Company

HISTORIC IMPORTANCE:

This structure, now used as office space, was originally built as the Hudson-Essex Garage by Charles Wilson, Contractor, in 1927. The original facade was in the Spanish Colonial Revival style that was popularly used for garages at the time.

HERITAGE INVENTORY STATUS: Not Included on Inventory

INAPPROPRIATE MODIFICATIONS:

1. The entire front facade has been altered, and an additional story inserted.

SUGGESTED TREATMENT:

1. The front facade should be reconstructed in a manner sympathetic to the original distinctive style of the building.
2. The exposed terra cotta block wall on the north facade can be either stripped of paint, or painted a more appropriate colour.

30 FRONT STREET

HERITAGE GATEWAYS
DESIGN GUIDELINES
FOUNDATION GROUP DESIGNS
CITY OF NANAIMO 1988

HERITAGE GATEWAYS DESIGN GUIDELINES

This package has been assembled for your information to show a revitalization scheme of your building. This is not a finalized design, but this conceptual treatment is recommended as the basis for further design work.

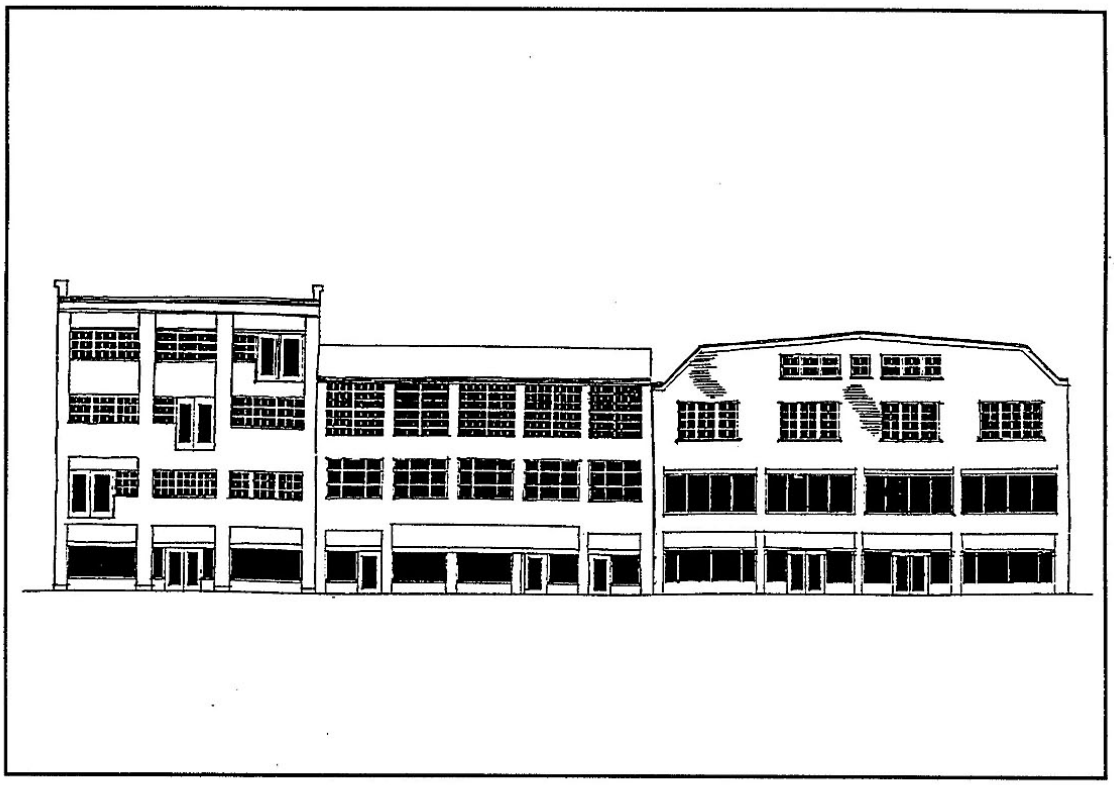
LOCATION: Front street Heritage Gateway
CIVIC ADDRESS: Rear Facades of 20, 28, and 30 Front Street

INAPPROPRIATE MODIFICATIONS

1. These facades, which are visible from the waterfront side, suffer from neglect and lack of maintenance. There have been a number of unsympathetic alterations, including window changes, which detract from their originally simple and clean-line industrial aesthetic.

SUGGESTED TREATMENT:

1. These facades should receive general clean-up and maintenance.
2. Inappropriate windows should be replaced with replicas of the originals.
3. The sites should be developed with sympathetic landscaping plans, so that these rear facades present a more attractive face to the waterfront.



REAR FACADES OF 20, 28 & 30
FRONT STREET

HERITAGE GATEWAYS
DESIGN GUIDELINES
FOUNDATION GROUP DESIGNS
CITY OF NANAIMO 1988

HERITAGE GATEWAYS DESIGN GUIDELINES

This package has been assembled for your information to show a revitalization scheme of your building. This is not a finalized design, but this conceptual treatment is recommended as the basis for further design work.

LOCATION: Front Street Heritage Gateway
CIVIC ADDRESS: 38 Front Street
HISTORIC NAME: The Malaspina Hotel
COMMON NAME: The Malaspina Hotel

HISTORIC IMPORTANCE:

The Malaspina Hotel was built in 1927 by a group of community-minded individuals who felt that the City required a first-rate hotel.. It has since been expanded and altered, but is still a commanding presence on the Nanaimo skyline.

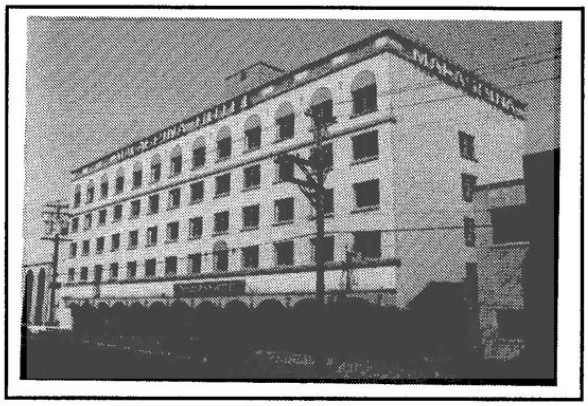
HERITAGE INVENTORY STATUS: Primary Building

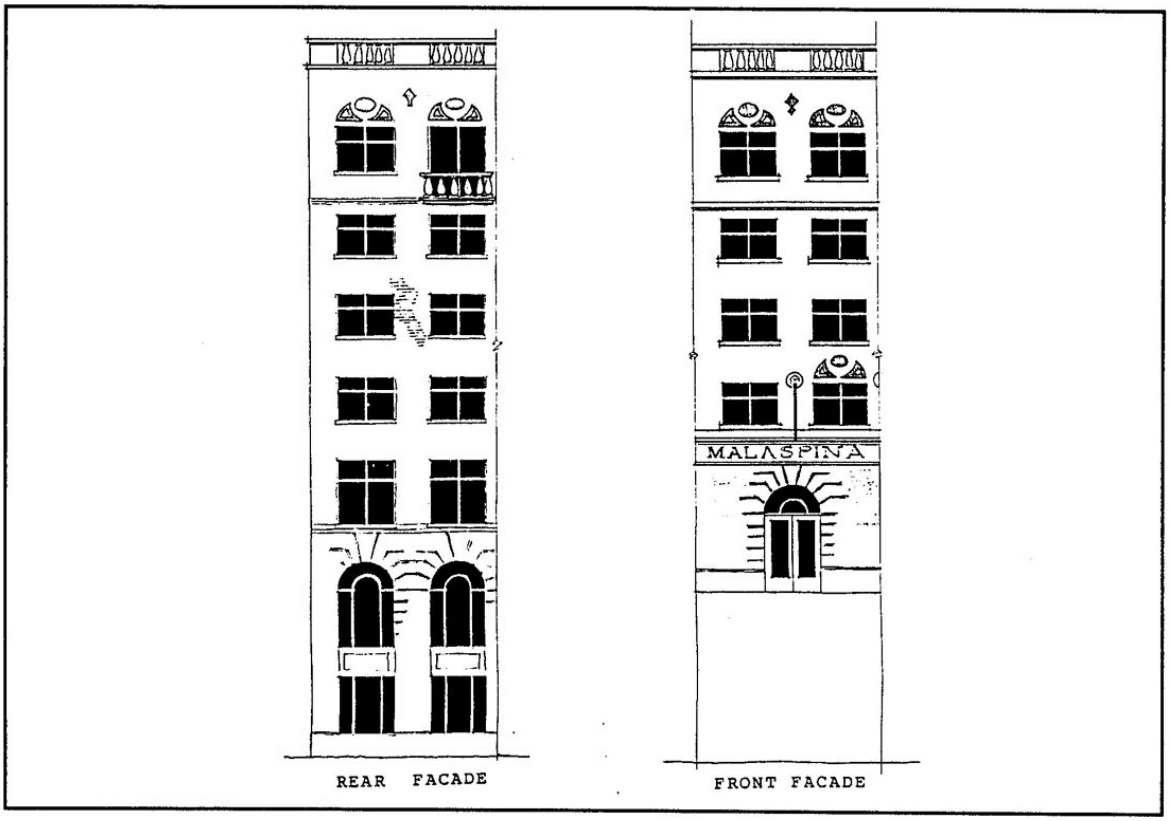
INAPPROPRIATE MODIFICATIONS:

1. Aluminum windows and doors have been installed.
2. Existing signage is inappropriate.
3. A new linear canopy has been added at the ground floor level.
4. Inappropriate later arched storefronts.
5. The Cove Pub entry is faced with inappropriate materials at the front and rear.
6. Unsightly ducting and air conditioners have been added at the rear.

SUGGESTED TREATMENT:

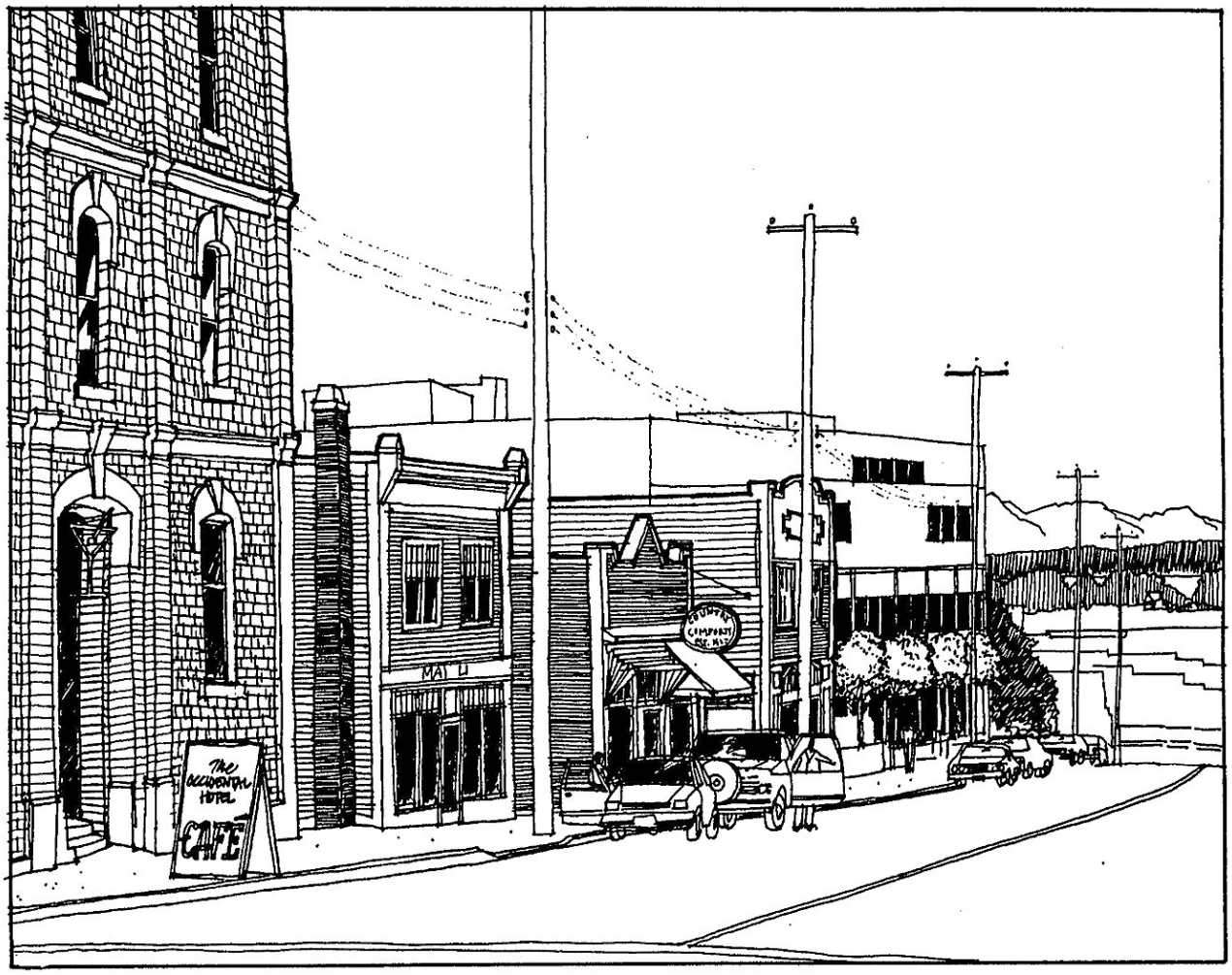
1. The aluminum windows should be replaced with wooden windows that match the originals.
2. The signage should be replaced.
3. Original surfaces beneath stucco should be ascertained.
4. The entire ground floor storefront treatment should be redesigned, with new storefront elements, entries and canopies. A new entry canopy should be added in the location of the original.
5. Flagpoles should be replaced in the original standards on rear facade.
6. General clean-up and maintenance is required.
7. Develop a more sympathetic landscaping plan for the rear of the building and the parking lot.





38 FRONT STREET

HERITAGE GATEWAYS
DESIGN GUIDELINES
FOUNDATION GROUP DESIGNS
CITY OF NANAIMO 1988



FITZWILLIAM STREET HERITAGE GATEWAY

HERITAGE GATEWAYS DESIGN GUIDELINES

This package has been assembled for your information to show a revitalization scheme of your building. This is not a finalized design, but this conceptual treatment is recommended as the basis for further design work.

LOCATION: Fitzwilliam Street Heritage Gateway
CIVIC ADDRESS: 306-314 Fitzwilliam Street
HISTORIC NAME: Ranger's Shoes
COMMON NAME: Ranger's Shoes

HISTORIC IMPORTANCE:

This modest false front facade was built in 1919 to house a shoemaker and an upholstery shop. It continues the line of street-front retail shops up the hill of Fitzwilliam Street.

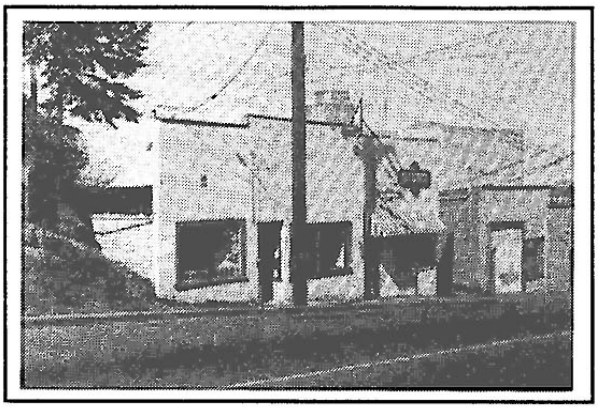
HERITAGE INVENTORY STATUS: Secondary Building

INAPPROPRIATE MODIFICATIONS:

1. Front facade has been covered in stucco.
2. Duroid-covered roof.
3. Original storefront elements have been replaced.

SUGGESTED TREATMENT:

1. Remove stucco from front facade.
2. Replace duroid with cedar shingles.
3. Rebuild storefronts with sympathetic elements.
4. General clean-up and maintenance.



306-314 FITZWILLIAM STREET

HERITAGE GATEWAYS
DESIGN GUIDELINES
FOUNDATION GROUP DESIGNS
CITY OF NANAIMO 1988

HERITAGE GATEWAYS DESIGN GUIDELINES

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LOCATION: Fitzwilliam Street Heritage Gateway
CIVIC ADDRESS: 315 Fitzwilliam Street
HISTORIC NAME: St. Andrew's Presbyterian Church
COMMON NAME: St. Andrew's United Church

HISTORIC IMPORTANCE:

This church, built in 1893, is a landmark structure in the area. The architect was Warren Hayes, a well-known church designer from Minneapolis. It conforms to the square floor plan with second floor gallery that was typical of Presbyterian churches of the period.

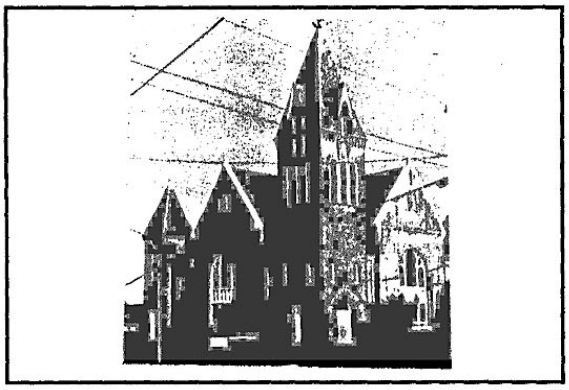
HERITAGE INVENTORY STATUS: Primary Building

INAPPROPRIATE MODIFICATIONS:

1. The brick facing has been covered with an overall later coating of thick stucco, which obscures the original detailings. The front doors have been altered.

SUGGESTED TREATMENT:

1. The extent of restoration will depend on the technical practicality of stucco removal. It is unknown at this time what condition the brick is in under the stucco coating.
2. Replacement of duroid roof with cedar shingles.
3. Replacement of front doors with replicas of the originals.
4. New sympathetic colours for the wooden window and trim elements.
5. General repair of the original leaded stained glass windows.



315 FITZWILLIAM STREET

HERITAGE GATEWAYS
DESIGN GUIDELINES

FOUNDATION GROUP DESIGNS

CITY OF NANAIMO 1988

HERITAGE GATEWAYS DESIGN GUIDELINES

This package has been assembled for your information to show a revitalization scheme of your building. This is not a finalized design, but this conceptual treatment Is recommended as the basis for further design work.

LOCATION: Fitzwilliam Street Heritage Gateway
CIVIC ADDRESS: 403 Fitzwilliam Street
HISTORIC NAME: S&W Apartments
COMMON NAME: S&W Apartments

HISTORIC IMPORTANCE:

This prominent corner building sets the tone for the Fitzwilliam Street area, with its retail storefronts and apartments on the second floor. It was built in 1910-1911 to the designs of W.A. Owen, one of Nanaimo's first professional architects.

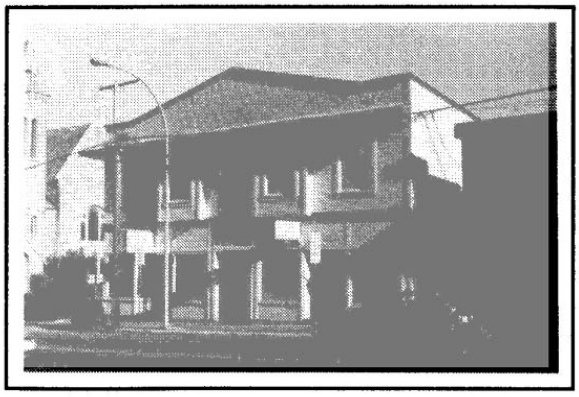
HERITAGE INVENTORY STATUS: Primary Building

INAPPROPRIATE MODIFICATIONS:

1. Storefront elements have been blocked-in and altered.

SUGGESTED TREATMENT:

1. Rebuilding of storefront elements in an authentic period style that matches the original configuration, including unblocking of the clerestory windows and rebuilding of the bulkheads
2. An appropriate and sympathetic colour scheme should be developed.



403 FITZWILLIAM STREET

HERITAGE GATEWAYS
DESIGN GUIDELINES

FOUNDATION GROUP DESIGNS

CITY OF NANAIMO 1988

HERITAGE GATEWAYS DESIGN GUIDELINES

This package has been assembled for your information to show a revitalization scheme of your building. This is not a finalized design, but this conceptual treatment is recommended as the basis for further design work.

LOCATION: Fitzwilliam Street Heritage Gateway
CIVIC ADDRESS: 411 Fitzwilliam Street
HISTORIC NAME: Mitchell's Market
COMMON NAME: Mitchell's Market

HISTORIC IMPORTANCE:

Thomas B. Mitchell built this one story brick store In 1922 to house his market and meat shop. It continues the line of retail businesses up Fitzwilliam Street.

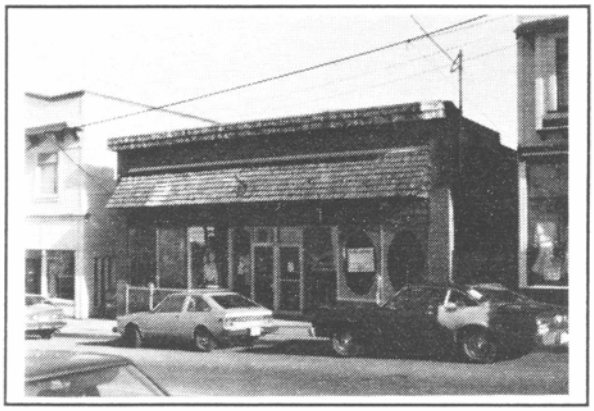
HERITAGE INVENTORY STATUS: Secondary Building

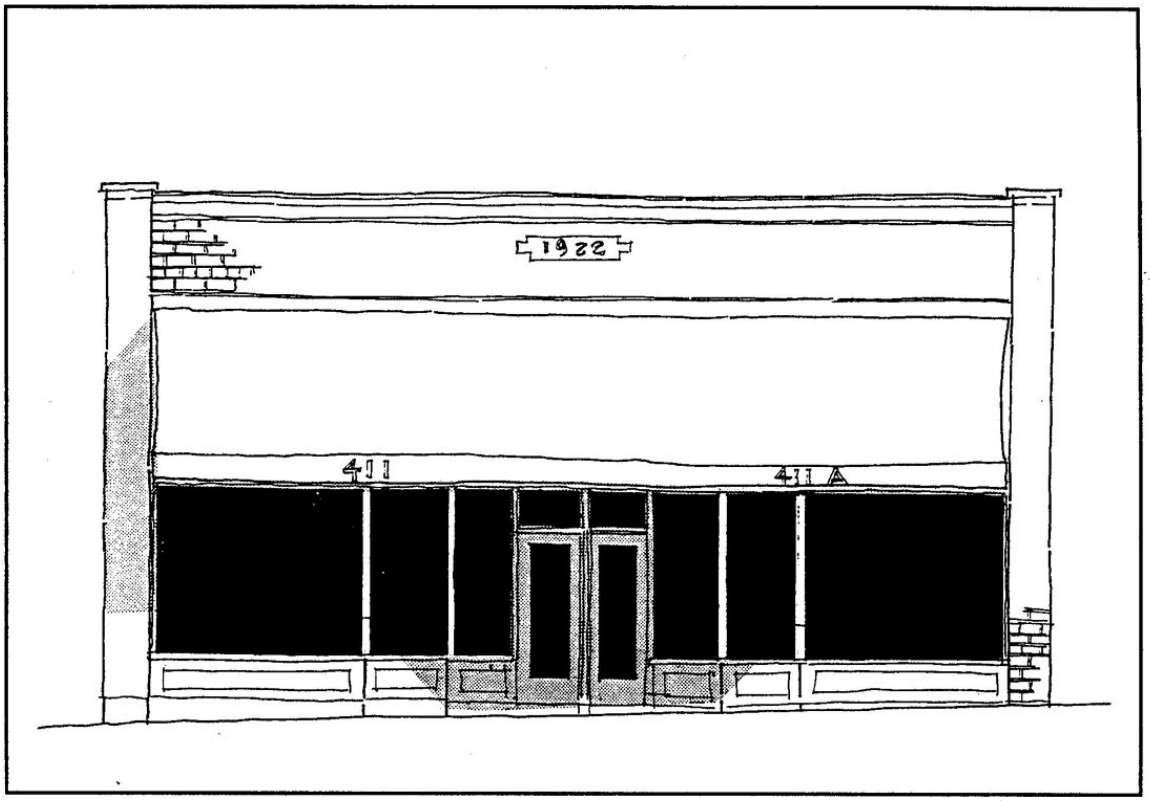
INAPPROPRIATE MODIFICATIONS:

1. Cedar shake box cornice.
2. Aluminum storefront elements have been installed.
3. Cedar shake storefront canopy.

SUGGESTED TREATMENT:

1. The box cornice should be removed, and the original cornice should be exposed or rebuilt.
2. The storefront windows and doors should be rebuilt with sympathetic wooden elements.
3. The cedar shake canopy should be removed.





411 FITZWILLIAM STREET

HERITAGE GATEWAYS
DESIGN GUIDELINES

FOUNDATION GROUP DESIGNS

CITY OF NANAIMO 1988

HERITAGE GATEWAYS DESIGN GUIDELINES

This package has been assembled for your information to show a revitalization scheme of your building. This is not a finalized design, but this conceptual treatment is recommended as the basis for further design work.

LOCATION: Fitzwilliam Street Heritage Gateway
CIVIC ADDRESS: 413-417 Fitzwilliam Street
HISTORIC NAME: T&B Apartment
COMMON NAME: Young Damsels

HISTORIC IMPORTANCE:

Built in 1920, this charming building echoes the S&W Apartments in its massing and detailing, and augments the pedestrian retail nature of Fitzwilliam Street.

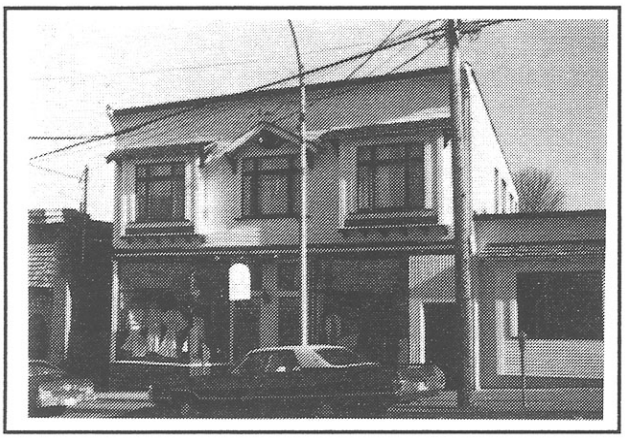
HERITAGE INVENTORY STATUS: Primary Building

INAPPROPRIATE MODIFICATIONS:

1. Entry doors have been altered.
2. Scallop trim has been added.
3. Vertical siding over entry to the second floor.
4. Inappropriate wooden bulkhead elements.

SUGGESTED TREATMENT:

1. The storefront doors and bulkheads should be revised to bring them into harmony with the style of the building.
2. Inappropriate trim elements should be removed.
3. An appropriate and sympathetic colour scheme should be developed.



413-417 FITZWILLIAM STREET

HERITAGE GATEWAYS
DESIGN GUIDELINES
FOUNDATION GROUP DESIGNS
CITY OF NANAIMO 1988

HERITAGE GATEWAYS DESIGN GUIDELINES

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LOCATION: Fitzwilliam Street Heritage Gateway
CIVIC ADDRESS: 418 Fitzwilliam Street
HISTORIC NAME: Adirims Junk Store
COMMON NAME: The Zorkin Building

HISTORIC IMPORTANCE:

This structure occupies a prominent corner location, and has seen many uses since its construction in 1930. Originally built as retail space, it has also housed a wholesale grocer and a police station, and now is used for commercial offices.

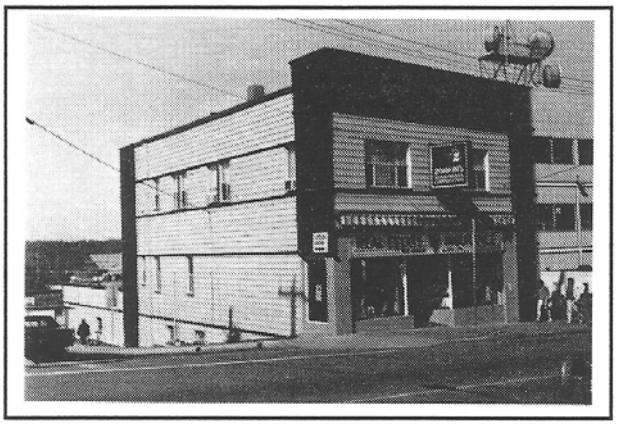
HERITAGE INVENTORY STATUS: Secondary Building

INAPPROPRIATE MODIFICATIONS:

1. Original siding has been altered.
2. Original windows have been altered.
3. Original storefront has been altered.
4. Original parapet has been altered.
5. Inappropriate backlit fluorescent signage.

SUGGESTED TREATMENT:

1. The preferred treatment would be a full restoration plan, which would remove the later sidings and replace the aluminum sash with replicas of the original wooden windows.
2. Rebuilding of storefront with appropriate elements.
3. Recapture of original parapet form.
4. New signage.



418 FITZWILLIAM STREET

HERITAGE GATEWAYS
DESIGN GUIDELINES
FOUNDATION GROUP DESIGNS
CITY OF NANAIMO 1988

HERITAGE GATEWAYS
DESIGN GUIDELINES

This package has been assembled for your information to show a revitalization scheme of your building. This is not a finalized design, but this conceptual treatment is recommended as the basis for further design work.

LOCATION: Fitzwilliam Street Heritage Gateway
CIVIC ADDRESS: 426 Fitzwilliam Street
HISTORIC NAME: Angell's Trading
COMMON NAME: Country Comforts

HISTORIC IMPORTANCE:

Built in 1926, this small structure presents a one story profile to Fitzwilliam Street, but takes advantage of its sloping site with an exposed basement story. It occupies a prime corner location, and has hardly been altered from its original appearance.

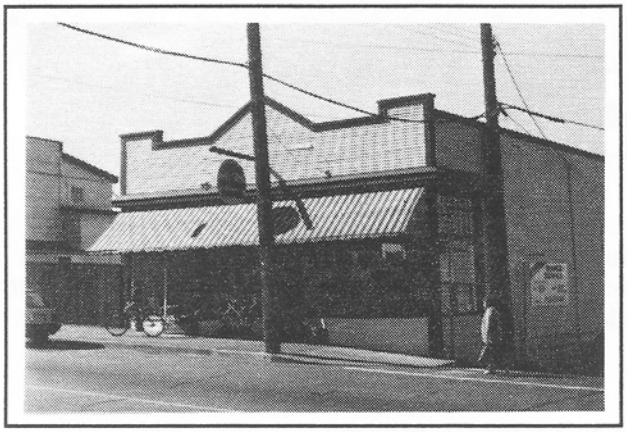
HERITAGE INVENTORY STATUS: Secondary Building

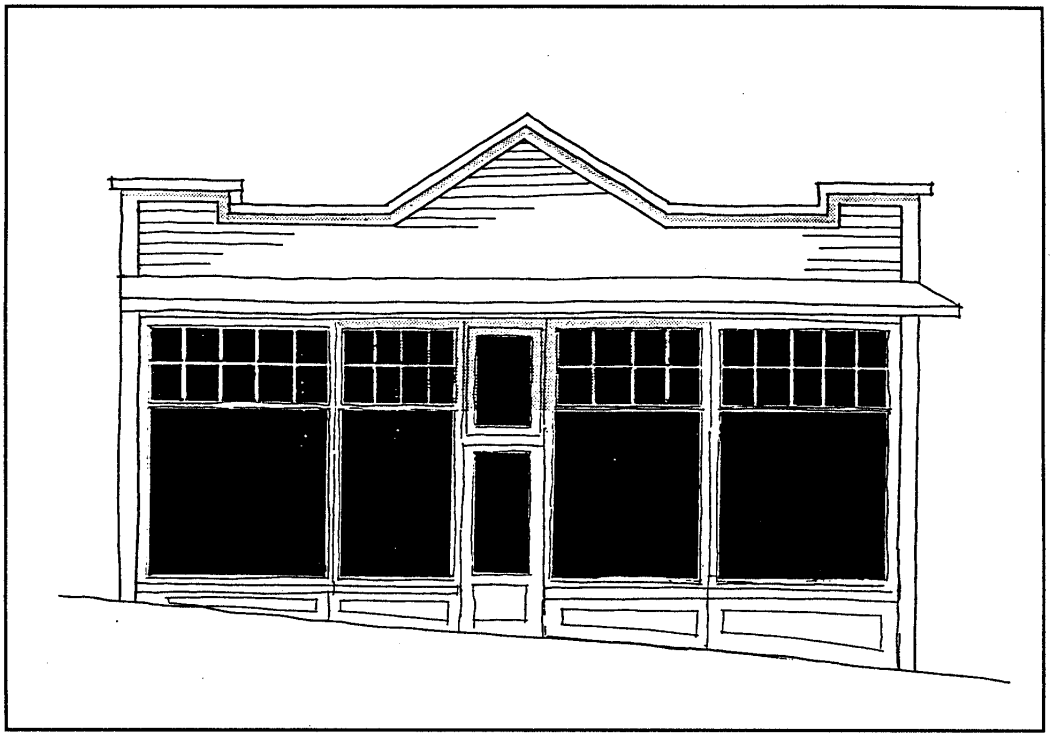
INAPPROPRIATE MODIFICATIONS

1. Stucco bulkhead panels.

SUGGESTED TREATMENT:

1. New colour scheme.
2. Replacement of bulkhead panels.
3. General repairs and maintenance.





426 FITZWILLIAM STREET

HERITAGE GATEWAYS
DESIGN GUIDELINES

FOUNDATION GROUP DESIGNS

CITY OF NANAIMO 1988

HERITAGE GATEWAYS DESIGN GUIDELINES

This package has been assembled for your information to show a revitalization scheme of your building. This is not a finalized design, but this conceptual treatment is recommended as the basis for further design work.

LOCATION: Fitzwilliam Street Heritage Gateway
CIVIC ADDRESS: 428 Fitzwilliam Street
HISTORIC NAME: Central Dairy
COMMON NAME: Mai Li Restaurant

HISTORIC IMPORTANCE:

Originally built in 1928 as a dairy facility for William Bell, this structure is representative of the historic commercial buildings that line Fitzwilliam Street.

HERITAGE INVENTORY STATUS: Secondary Building

INAPPROPRIATE MODIFICATIONS:

1. Later stucco coating on the second floor front facade.
2. The original storefront has been completely rebuilt.

SUGGESTED TREATMENT:

1. The stucco coating should be removed.
2. The entire storefront should be rebuilt with wooden elements in a sympathetic period design.
3. General clean-up and repair.

428 FITZWILLIAM STREET

HERITAGE GATEWAYS
DESIGN GUIDELINES
FOUNDATION GROUP DESIGNS
CITY OF NANAIMO 1988

HERITAGE GATEWAYS DESIGN GUIDELINES

This package has been assembled for your information to show a revitalization scheme of your building. This is not a finalized design, but this conceptual treatment is recommended as the basis for further design work.

LOCATION: Fitzwilliam Street Heritage Gateway
CIVIC ADDRESS: 432 Fitzwilliam Street
HISTORIC NAME: The Occidental Hotel
COMMON NAME: The Occidental Hotel

HISTORIC IMPORTANCE:

In continuous operation since 1887, this historic landmark stands at the prominent intersection of Fitzwilliam and Selby Streets. It was a popular stopping place for tourists, and was built to take advantage of the arrival of the Esquimalt and Nanaimo Railway. It takes full advantage of its corner location with an angled entry; the third floor was added after the enactment of prohibition to conform to the number of rooms required to hold a liquor license.

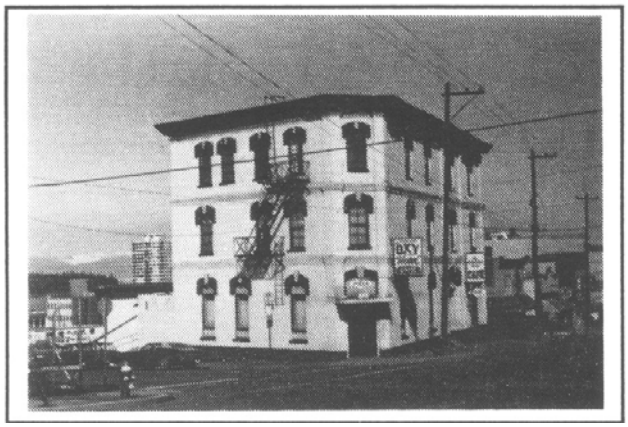
HERITAGE INVENTORY STATUS: Primary Building

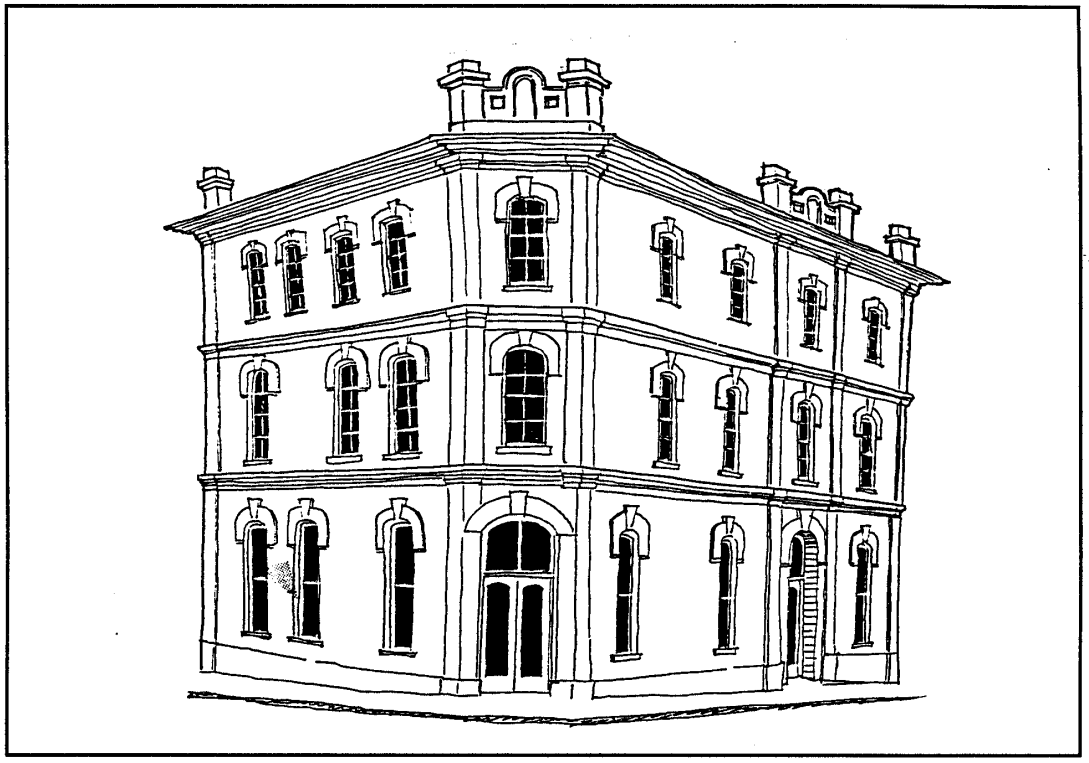
INAPPROPRIATE MODIFICATIONS:

1. The brick facing has been covered with an overall later coating of thick stucco, which obscures the original detailing.
2. Alterations to the ground floor entries.
3. The signage is inappropriate.

SUGGESTED TREATMENT:

1. The extent of restoration will depend on the technical practicality of stucco removal. It is unknown at this time what condition the brick is in under the stucco coating. At the least, it is hoped that the stucco may be removed from the corbelled string courses.
2. Replacement of unsympathetic entry elements.
3. New sympathetic colours for the wooden window and trim elements, and for the metal cornice.
4. The building is in a prominent location, and proper care should be taken with the design, style and placement of appropriate period signage.
5. The fire escape should be relocated away from the main facades, if possible.
6. General clean-up and repair.





432 FITZWILLIAM STREET

HERITAGE GATEWAYS
DESIGN GUIDELINES
FOUNDATION GROUP DESIGNS
CITY OF NANAIMO 1988

HERITAGE GATEWAYS DESIGN GUIDELINES

This package has been assembled for your information to show a revitalization scheme of your building. This is not a finalized design, but this conceptual treatment is recommended as the basis for further design work.

LOCATION: Fitzwilliam Street Heritage Gateway
CIVIC ADDRESS: 437 Fitzwilliam Street
HISTORIC NAME: Rawlinson and Glaholm Grocers
COMMON NAME: Popeye's Fish and Chips

HISTORIC IMPORTANCE:

This structure occupies a prominent position at the corner of Selby and Fitzwilliam Streets; its angled entry is an effective and elegant corner treatment. Built in 1916 to the designs of E.J. Bresemann, it is unusual for having been built during the time of the First World War.

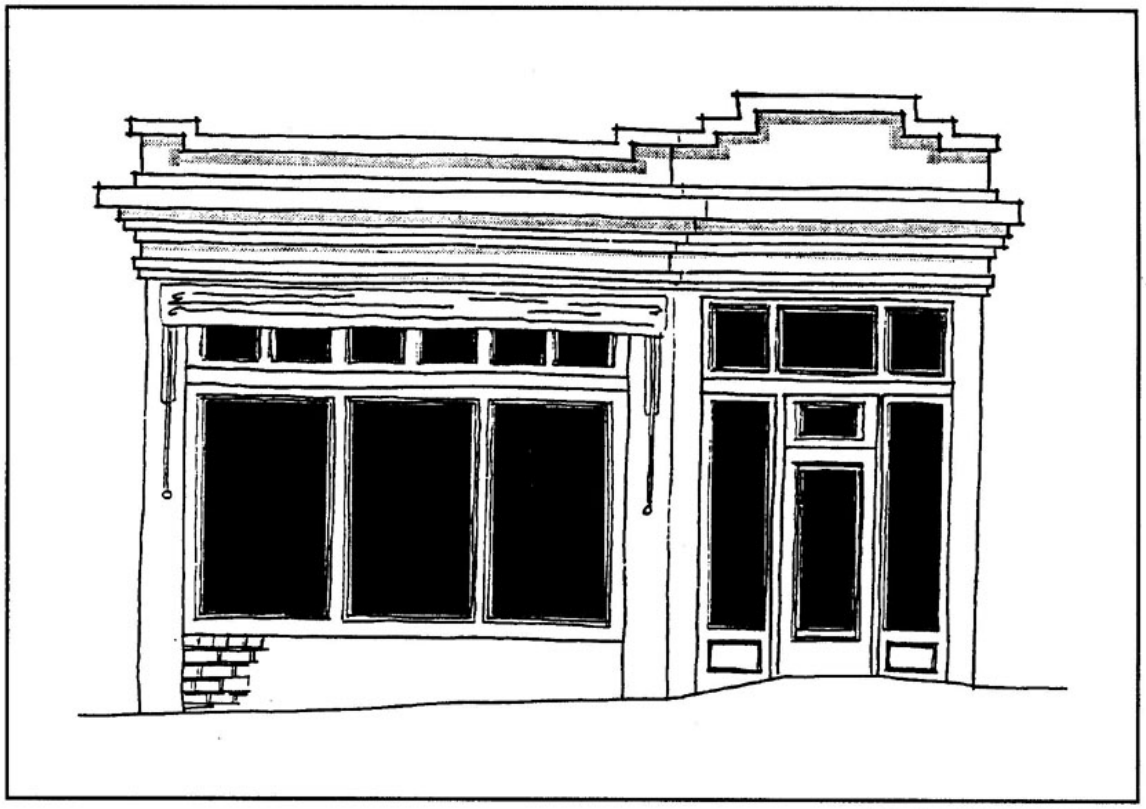
HERITAGE INVENTORY STATUS: Secondary Building

INAPPROPRIATE MODIFICATIONS:

1. Antique brick bulkheads.
2. Inappropriate backlit fluorescent signage.
3. Side wall brick has been painted.

SUGGESTED TREATMENT:

1. New signage.
2. New canopies.
3. Paint bulkheads.
4. Strip paint from original brick, or paint a more appropriate colour.
5. New trim colours.
6. Pressed brick should be cleaned.



437 FITZWILLIAM STREET

HERITAGE GATEWAYS
DESIGN GUIDELINES

FOUNDATION GROUP DESIGNS

CITY OF NANAIMO 1988

HERITAGE GATEWAYS DESIGN GUIDELINES

This package has been assembled for your information to show a revitalization scheme of your building. This is not a finalized design, but this conceptual treatment is recommended as the basis for further design work.

LOCATION: Fitzwilliam Street Heritage Gateway
CIVIC ADDRESS: 321 Selby Street
HISTORIC NAME: The Esquimalt & Nanaimo Railway Station
COMMON NAME: The Esquimalt & Nanaimo Railway Station

HISTORIC IMPORTANCE:

Built as a replacement for the original station in 1920, this structure is an interesting blend of stylistic elements. The horizontal building is given emphasis with a pedimented tower at both the front and rear. The Station is still one of the primary entry points to the City.

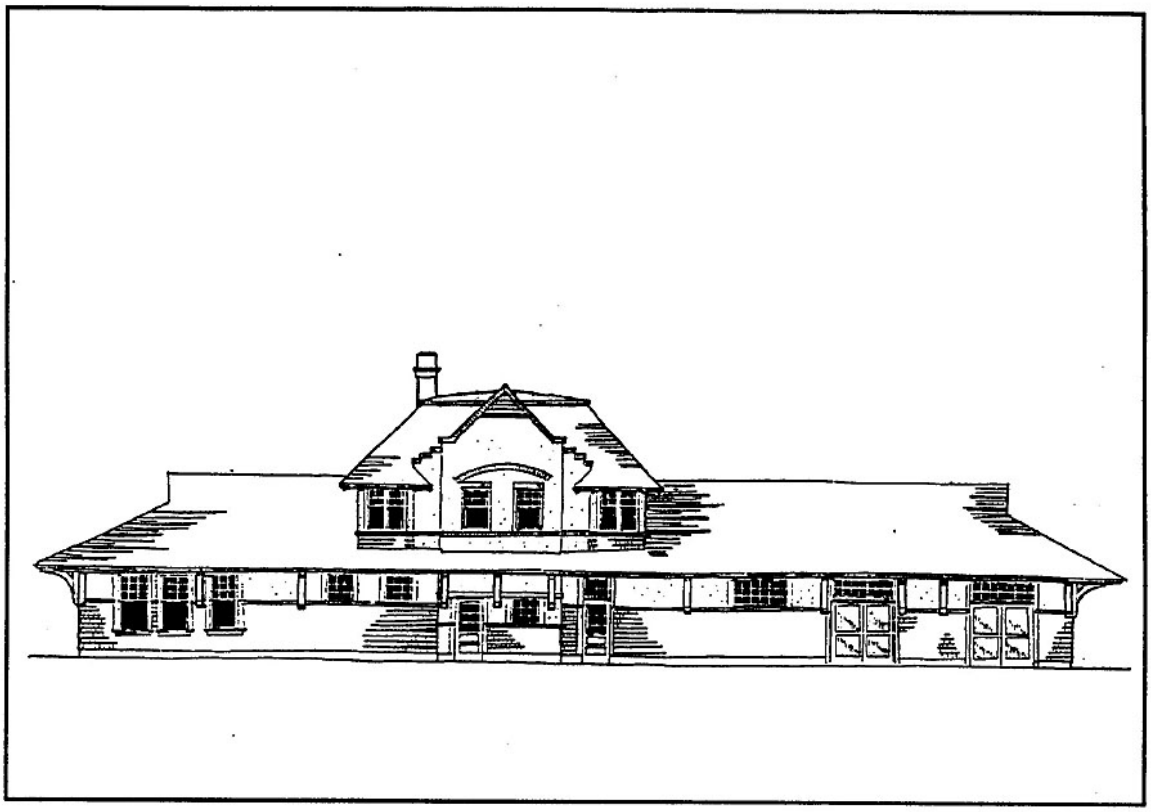
HERITAGE INVENTORY STATUS: Primary Building

INAPPROPRIATE MODIFICATIONS:

1. Cedar shake roof.
2. The colour scheme differs from the original.
3. Minimal site development.

SUGGESTED TREATMENT:

1. A cedar shingle roof should be installed when replacement is required, double-coursed as shown on the original plans.
2. Return the colours to the original scheme. A preliminary analysis indicates the probable original colour scheme as follows:
   OXBLOOD: Shingles, window mullions and doors
   YELLOW-CREAM: Fascias, brackets, window and door surrounds, and concrete
   WHITE-CREAM: Stucco
   Note: The brick would not have been painted. Also, the existing red colour on the station, although close to the original, is not the right shade and should be re-matched when it is repainted.
3. Develop a more sympathetic landscaping plan for the building and the parking lot.



321 SELBY STREET

HERITAGE GATEWAYS
DESIGN GUIDELINES

FOUNDATION GROUP DESIGNS

CITY OF NANAIMO 1988

HERITAGE GATEWAYS DESIGN GUIDELINES

This package has been assembled for your information to show a revitalization scheme of your building. This is not a finalized design, but this conceptual treatment is recommended as the basis for further design work.

LOCATION: Fitzwilliam Street Heritage Gateway
CIVIC ADDRESS: 362-364 Fitzwilliam Street
HISTORIC NAME: The Shelley Brothers Bakery
COMMON NAME: Cowie Machine Company Limited

HISTORIC IMPORTANCE:

The Shelley brothers built this large facility in 1918 as a bakery, with a manager's residence upstairs. This is an important part of the early commercial streetscape of Selby Street that leads from the E&N Railway Station into downtown.

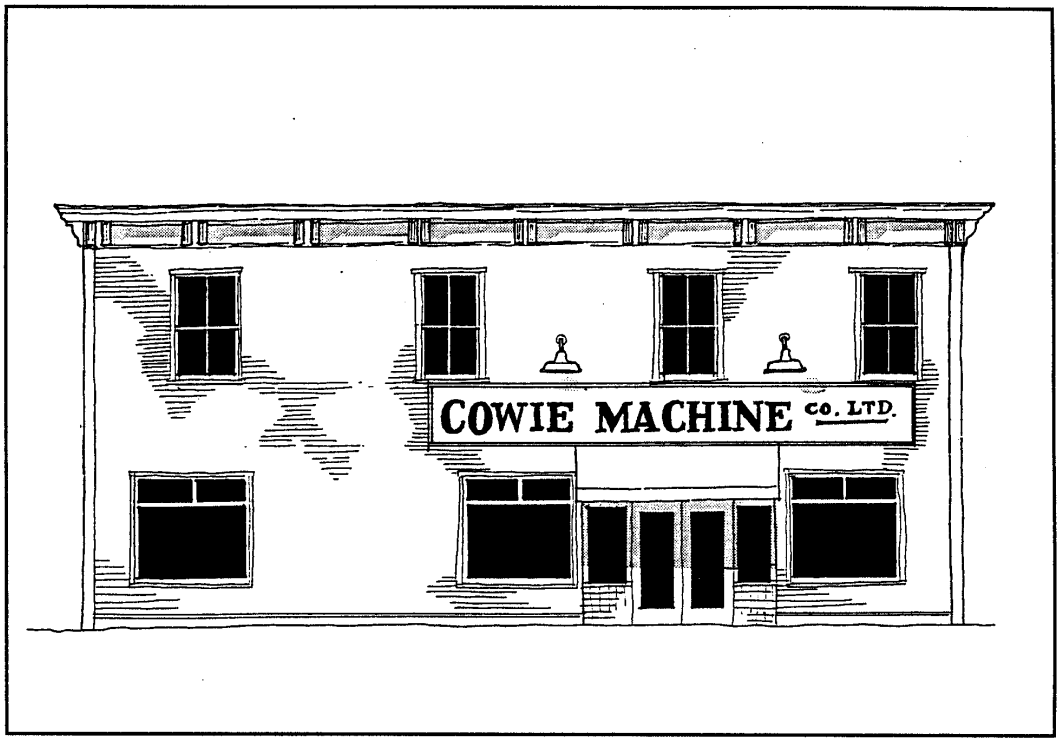
HERITAGE INVENTORY STATUS: Secondary Building

INAPPROPRIATE MODIFICATIONS:

1. Later stucco coating over front and side facade.
2. The ground floor entry has been altered.
3. Minimal site development.

SUGGESTED TREATMENT:

1. The stucco coating should be removed; 2" narrow bevelled wooden siding is visible on the side façade that is not stuccoed.
2. The ground floor entry should be sympathetically rebuilt.
3. General repair and maintenance.
4. Develop a more sympathetic landscaping plan for the building and the parking lot, which screens the industrial part of the site.



362-364 SELBY STREET

HERITAGE GATEWAYS
DESIGN GUIDELINES
FOUNDATION GROUP DESIGNS
CITY OF NANAIMO 1988

HERITAGE GATEWAYS DESIGN GUIDELINES

This package has been assembled for your information to show a revitalization scheme of your building. This is not a finalized design, but this conceptual treatment Is recommended as the basis for further design work.

LOCATION: Fitzwilliam Street Heritage Gateway
CIVIC ADDRESS: 366 Selby Street
HISTORIC NAME: Unknown
COMMON NAME: Aurora Art Glass

HISTORIC IMPORTANCE:

This simple structure was built circa 1905; it later housed Wagstaff's Hardware and Crockery business. Located across from the E&N Railway Station, it is an important part of the historic Selby streetscape.

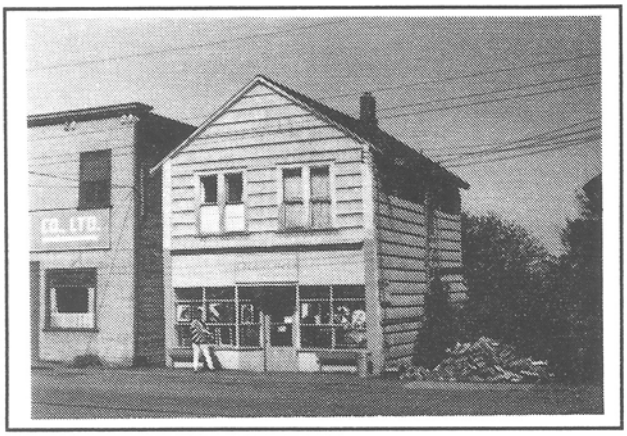
HERITAGE INVENTORY STATUS: Secondary Building

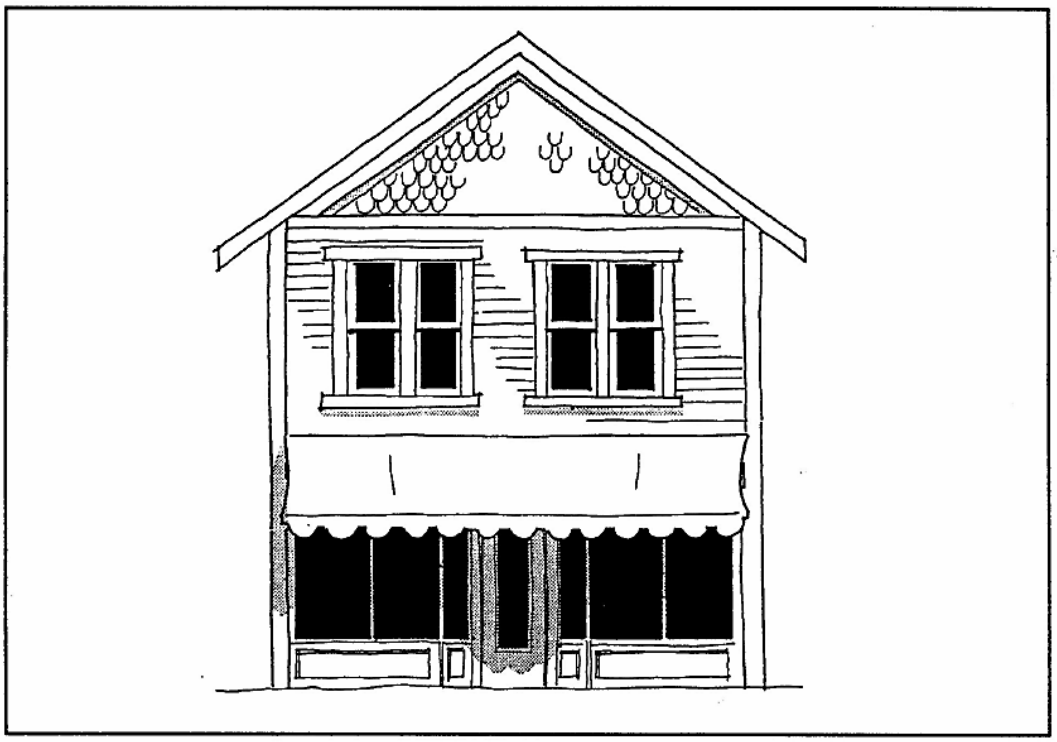
INAPPROPRIATE MODIFICATIONS

1. Duroid roof covering.
2. Wide wood shingle siding on two facades.
3. Original storefront has been replaced.

SUGGESTED TREATMENT:

1. Cedar shingle roof.
2. Removal of later sidings; 5" drop siding is visible on the side facade that remains uncovered.
3. Reconstruction of storefront elements with those of an appropriate period design.
4. General repair and maintenance.





366 SELBY STREET

HERITAGE GATEWAYS
DESIGN GUIDELINES
FOUNDATION GROUP DESIGNS
CITY OF NANAIMO 1988

HERITAGE GATEWAYS DESIGN GUIDELINES

This package has been assembled for your information to show a revitalization scheme of your building. This is not a finalized design, but this conceptual treatment is recommended as the basis for further design work.

LOCATION: Fitzwilliam Street Heritage Gateway
CIVIC ADDRESS: 299 Wallace Street
HISTORIC NAME: Unknown
COMMON NAME: The Brown Bag

HISTORIC IMPORTANCE:

This early commercial building occupies a prominent corner location at the intersection of Fitzwilliam and Wallace Streets and marks the entry to the Fitzwilliam Street Heritage Gateway.

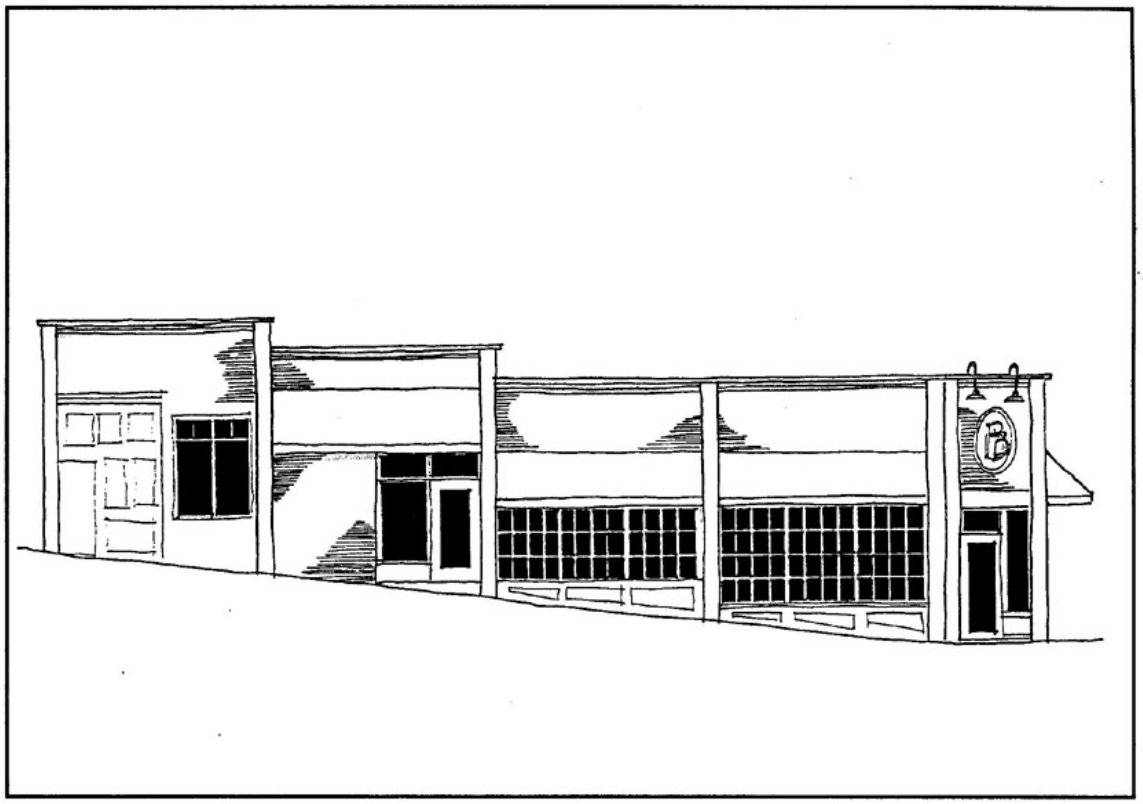
HERITAGE STATUS: Not Included on Inventory

INAPPROPRIATE MODIFICATIONS:

1. The brick piers have been truncated.
2. The cornice has been removed.
3. A later coat of stucco has been applied.

SUGGESTED TREATMENT:

1. Rebuild brick piers up to the cornice line.
2. Rebuild an appropriate cornice.
3. Optional application of appropriate wooden siding.
4. Add fabric canopies.
5. General clean-up and repair.



299 WALLACE STREET

HERITAGE GATEWAYS
DESIGN GUIDELINES

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Appendix A

Glossary of Architectural Terms

Arch: a curved masonry construction for spanning an opening.

Baluster: vertical members supporting a rail or coping, and thus forming a balustrade.

Bay: a vertical division of a building marked by fenestration.

Bay Window: an angular projection from the building face filled with fenestration.

Bracket: a support, often scroll-shaped, supporting an overhang.

Bulkhead: small panel at the ground level of astorefront window or opening. Usually of decorative tile or wood.

Canopy: an overhanging projection cantilevered out from a building face for weather protection. Usually canvas stretched over a metal framework.

Capital: the head of a column, usually carved in one of the classical orders.

Casing: trim around a door or window.

Column: an upright member, usually rounded, consisting of a base, shaft and capital.

Coping: a protective capping to a wall.

Corbel: a projecting block, supporting an overhang.

Corbel Table: a range of corbels supporting an eave.

Corbelling: masonry courses, each built out from the one below.

Cornice: a projection crowning a wall surface.

Course: a continuous horizontal range of masonry.

Dental: small square blocks in series that decorate a cornice.

Drop Siding: weatherboarding with the upper edge grooved to fit Into a slot on the bottom.

Eaves: horizontal roof edges.

Effigy Signage: signboards that are carved in representative and expressive shapes or forms.

Engaged Column: a column partially attached to a wall surface.

Facade: the front or face of a building.

False Front: a flat-roofed facade applied to a building to Increase its presence on its main face. Also called a Boom Town Facade.

Fascia: a plain horizontal band, as part of a cornice string course.

Fenestration: the design and disposition of windows and openings in a structure.

Flashing: the metal protective cap at the top of a wall, or a weatherproof strip at a roof edge.

Head: the top of a structural opening.

Keystone: the central member of an arch, usually the most prominent and often carved

Lintel: a horizontal beam bridging an opening.

Modillion: a scroll-shaped bracket used in series to support a cornice.

Mullion: a divider or upright that sections a window into lights.

Parapet: the extension of a wall or railing above a roofline; subject to a variety of decorative treatments.

Pediment: a triangular feature over a structural opening, or capping a wall.

Pilaster: an engaged vertical segment.

Pitch: steepness of a roof.

Reveal: surface at the side of an opening indicating thickness of a wall.

Sill: the horizontal base element of a window or door.

Soffit: the underside of an architectural feature, usually a cornice.

Spandrel: the panel between the head of one window and the sill of the window immediately above. Alternately, the triangular area contained by one side of an arch.

String Course: a continuous horizontal band or course, sometimes molded or carved.

Surround: a border to an opening or a panel.

Transom: a horizontal bar dividing a window; alternately a crosspiece dividing a door or window from a panel, or fanlight above it, within the same structural opening. Also the window above such a crosspiece.

Trompe L'Oeil: A graphic treatment or mural painted to give the illusions of reality; the literal translation is "fool the eye".

Water Table: the cap or trim at the top of the foundation walls.