

OFFICIAL COMMUNITY PLAN
APPENDIX II

VILLAGE OF
KASLO



BUILDING DESIGN GUIDELINES

MAINSTREET CONSULTING ASSOCIATES, 1991
(Revised by Village of Kaslo, 2022)

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INTRODUCTION

I BUILDING DESIGN GUIDELINES

The Village of Kaslo Building Design Guidelines have been created to meet the needs of the Heritage & Commercial Core Development Permit Area. By describing and illustrating the Village of Kaslo's approved design expectations, Building Design Guidelines assist in the difficult task of implementing and regulating quality revitalization design. Users of the Guidelines include property owners, merchants, prospective developers, and administrators.

II DEVELOPMENT GUIDELINES

The Kaslo Building Design Guidelines are intended to be an aid to developers within the designated area, who are wishing to create attractive building exteriors, sympathetic to the village's design theme. Building Design Guidelines outline the design principles at work in the village and assist developers to use appropriate architectural standards and design principles when conceiving new, or revitalizing old, storefronts.

By combining ideas gleaned from vintage photographs with a creative application of the Building Design Guidelines, it will be possible to achieve a cohesive integrated appearance that will benefit the Village of Kaslo and its economy.

III THEMATIC GUIDELINES

Proposals for storefront renovation and new construction in the Heritage & Commercial Core Development Permit Area should respect the Village of Kaslo's design objective, which is:

- (i) To protect and enhance the heritage buildings present in the village; and,
- (ii) to promote new building designs which are sympathetic to Kaslo's picturesque heritage core and its spectacular natural environment.

All detailing and decoration of buildings in Kaslo should be authentic or adapted from authentic designs. Vintage photographs of Kaslo can be an excellent reference for the village's original historic look and a source of ideas for both old and new buildings. Many photographs of Kaslo's buildings have been taken over the years and are now kept at the Kootenay Lake Historical Society's Archives. Should one wish to view these photographs for ideas, contact the Village Office or the Kootenay Lake Historical Society.

Incorporation of the Guidelines into the Official Community Plan gives a consistent, impartial framework for all design review decisions. Building Design Guidelines provide the standards by which applications are reviewed.

IV DESIGN REVIEW COMMITTEE

The Design Review Committee has the mandate to review and make recommendations on Development Permit applications made in the Heritage & Commercial Core Permit Area. Positive interaction between the Design Review Committee and the people revitalizing within the Permit Area should be encouraged. By dealing promptly and fairly with applications, the Design Review Committee earns the community's trust.

V KASLO'S DEVELOPMENT PERMIT AREA

A map (Schedule C of the Official Community Plan) shows the boundaries of the Heritage & Commercial Core Development Permit Area, further described in Section 4.2 of the Official Community Plan.

VI JURISDICTIONAL AUTHORITY

Any recommendations contained herein notwithstanding, it shall be understood that permit applications must satisfy the requirements of the Building and Electrical Inspectors, as well as the Fire Commissioner; and/or be in accordance with Village of Kaslo Land Use By-law and Regional District of Central Kootenay Building By-law, and amendments thereto.

SECTION A: ELEMENTS OF THE STREETScape

I ENVIRONMENTAL CONSIDERATIONS

Consider the following general design and construction requirements posed by the area's weather conditions.

i. Wind

All hanging signs, awnings and canopies should be constructed with sufficient bracing to withstand wind velocities of 0.3 KN/M.

ii. Rain

Roofs, cornices, edges, canopies and other architectural elements exposed to precipitation, should be properly designed and flashed to protect the building structure and carry water away from pedestrian pathways or human-use areas. Diversion should be sufficient to direct water to municipal drainage systems.

iii. Snow

Any building structure upon which snow accumulates (canopies, awnings, balcony roof forms) should be constructed in a manner conducive to spontaneous snow dump of accumulated loads into non-pedestrian or nonhuman-use areas. In cases where this is not feasible, the design should consider the factors involved in physical removal of snow build-up when it approaches carrying limits.

iv. Ice

Repeated heating and cooling of snow loads can give rise to ice accumulations. Building design should therefore consider heat loss factors as a method of controlling ice build-up. Proper flashing should be accorded to areas subject to ice accumulation. Walkways, entries, and other human-use areas should be designed with the aim of minimum potential ice build-up and efficient removal of accumulations that do occur.

II STREETScape STYLE

Style in the Heritage & Commercial Core Development Permit Area results from design principles used in the buildings of the streetscape. Building massing, setback, scale, proportion,

and pattern are design treatments that deserve careful consideration when planning development or revitalization activities. The recommendations put forward in this document have been derived from an analysis of the downtown based on these streetscape elements.

The key to creating an attractive downtown for Kaslo is to acknowledge in new designs the precedents set by the original historic buildings.

III BUILDING MASSING {Plate 1}

Historic photographs indicate that Kaslo's turn of the century buildings were executed in wood, brick, or combinations of these with stone. Common turn of the century building massing included

- (i) the one storey building with false front;
- (ii) the two storey building;
- (iii) the two storey building with false front; and,
- (iv) the two storey building with tower.

Commercial architecture built after Kaslo's boom era was either one storey high (similar to historic building massing), or more typically modern: one or two storeys in height with strong horizontal emphasis. Plate 1 illustrates these building massing types.

Building massing typical of turn-of-the-century Kaslo is recommended over modern massing for all new structures in the Heritage & Commercial Core Development Permit Area.

IV SETBACK {Plate 2}

A setback is the distance relationship between the building's front facade and the sidewalk. Kaslo's streetscape is typified by buildings located close to the sidewalk with very little, if any, open area between structures. Setback for new buildings should be governed by the precedent of adjacent buildings. Plans that propose a building to be placed substantially back from the established streetscape should be evaluated on an individual basis.

V SCALE {Plate 3}

Most of Kaslo's early commercial structures were one or two stories in height. The popular false front treatment or steeply pitched roofs often added another storey to the building height. When new structures are planned for the area, efforts should be made to encourage building heights that compliment heights of existing, adjacent buildings. The imposition of a new structure that varies radically in height from the scale of existing buildings may prove detrimental to the overall look of the streetscape. For this reason, building height for new construction in the Heritage & Commercial Core Development Permit Area is limited to twelve (12) meters.

VI PROPORTION {Plate 4}

By examining the height-to-width proportions (relationships) of various buildings in Kaslo's downtown core, characteristics of historic and modern design aesthetics emerge. Historic buildings tend to have a vertical emphasis which can be observed in window openings, façade shapes and detailing that guides the eye upwards. Conversely, many modern buildings appear to hug the ground. This horizontal emphasis is created by building shapes and window openings that extend in a direction parallel to the ground.

To be consistent with Kaslo's design theme, new buildings and revitalized structures within the Heritage & Commercial Core Development Permit Area should emphasize the vertical in window openings, facade shapes and ornamental detailing.

VII PATTERN {Plate 5}

i. Walls, Windows & Skylines

Balanced, symmetrical spacing of windows and doors was a common feature in buildings of the historic streetscape. The overall effect of alternating walls and openings created interesting pattern in the streetscape.

A building's skyline silhouette also added pattern to the streetscape. Framing on many of Kaslo's original wooden buildings was carried above the true roofline in the form of a false front' which would conceal a steeply pitched, gable-end roof. Others featured false fronts that covered only a portion of the gable end. Besides creating interest at the skyline, a false front provided an imposing commercial facade and a large rectangular area for signage.

Building profiles for existing structures and proposed construction should strive to create an animated, imaginative skyline through the use of massing and articulation. Plates 9 & 10 illustrate some historic; skyline treatments used in Kaslo.

ii. The 'Ins and Guts' {Plate 6}

Pattern in the streetscape is created by the articulation, or 'ins and cuts', of the building facade. Exterior wall surfaces that are articulated should be encouraged over flat, unbroken surfaces. Typical historic features that create pattern include comer boards, window and door trims, lintels, pilasters, indented bays, wood siding, cornices, brackets, balconies and canopies. Relief detailing of this nature creates a lively and interesting pattern when worked into the design of the building face.

VIII SECONDARY FACADES

A building is more than just the front facade. Historically, the highly visible front facade was reserved for more ornate detailing, whereas the secondary facades - the sides and rear of a building - received less expensive treatments. The street face in the commercial district is the most important, however secondary facades should be finished in a manner that is pleasing to the eye and consistent with Kaslo's design theme. Acceptable exterior wall treatments for secondary facades include horizontal board claddings, pressed metal panels, brick, and stucco parging.

All proposals for new construction in the Development Permit Area should consider the finished appearance of secondary facades.

IX MAINTENANCE

The effectiveness of the building facade is greatly influenced by the tidiness of its appearance. Buildings require ongoing maintenance - for instance, awnings require cleaning on a regular basis and exterior paint should be re-applied every ten or so years. Business owners should hold to a maintenance regimen that ensures the attractiveness of their building's facade.

If in the opinion of the Design Review Committee, the maintenance of a building is so poor as to become a detriment to the look of the Heritage & Commercial Core Development Permit Area, the Committee may recommend to Council the enforcement of the Unsightly Premises By-Law, or any other action which Council may deem appropriate. This would encourage the upgrading of the building facade to an acceptable community standard.

SECTION B: ELEMENTS OF THE BUILDING FACADE

I EXTERIOR WALL MATERIALS {Plate 7}

Although a few buildings were made using bricks from the historic Millington Bros.' Brick & Tile Yard in Kaslo, vintage photographs show that most of Kaslo's original buildings were made of wood frame construction and that front facades were sheathed with horizontal sidings. In all wood buildings vertical boards (1 x 4's or 1 x 6's) were used to cover-trim the corners, and to outline door and window openings.

Wood siding was carried down to the window level on most commercial buildings in Kaslo. A common treatment was to highlight the support wall, or bulkhead, under the display window through the use of decorative wood paneling. The bulkheads were embellished with simple wood mouldings or with decorative wood siding applications.

Most buildings put up after the 1930s tended to be faced in masonry or stucco materials. Some of the earlier wood-clad buildings were covered with stucco at a later date. All new buildings should be sheathed in materials that are in harmony with the environment around Kaslo. Channeled wood sidings are a good choice for exterior materials. The selection of facade materials should respect the nature of the climactic conditions of the Kootenay Lake area, particularly sunlight, wind, rain or snow. Materials should be of a substantial nature to limit the effects of weathering and/or vandalism. Details should be sensibly designed to make certain that all portions of the building facade exposed to weathering are watertight.

Building code requirements for snow and wind loading, and fire prevention must be met.

i. Wood

Paint and stain finishes are preferred over unfinished or clear finished woods.

Encouraged:

- Horizontal wood board siding applications
- Vertical board-and-batten or shiplap jointed boards (secondary facades only)
- Wooden corner boards: 1"x 4" or 1"x 6"
- Window & door wood trims: 1" x 4" or 1" x 6"
- Hardi-board shingles or thin-split shakes

Discouraged:

- Plywood and chipboard as finished siding

ii. Masonry

Historic photographs of Kaslo indicate that brick and stone were occasionally used as exterior building materials or in corner detailing. Masonry provides an excellent low maintenance surface and is acceptable as a finish on new construction; nevertheless, the application of masonry veneer over historic; fabric is strongly discouraged. Designs for masonry will generally blend more successfully with the heritage core if they follow historic styling precedents. Traditional red bricks are favoured over alternate colours.

Encouraged:

- Brick, in traditional red hues
- Regular coursed stone
- Stucco that is flat and patternless

Discouraged:

- Stone veneers (esp. random coursed veneers)
- Unfinished cast concrete
- Unfinished regular concrete block

iii. Metals and Synthetics

Many of Kaslo's turn-of-the-century buildings featured fire resistant "iron clad" pressed metal siding panels on secondary facades. In general, however, synthetic materials are discouraged in favour of natural, historic materials.

Encouraged:

- Pressed metal siding panels (secondary facades)

Discouraged:

- Artificial brick
- Artificial stone
- Asbestos shingles or panels
- Fiberglass panels
- Vinyl, metal or plastic siding

II WALL OPENINGS {Plate 8}

i. Windows

Windows are a key element in expressing the historic character of a building. Two types of windows were common in old Kaslo:

- i) the store display window, with multiple panes and fixed glazing; and
- ii) the double-hung window, with one or two panes of glass per sash.

In early Kaslo, display windows on commercial buildings were considerably larger than the double-hung window; double-hung windows were approximately three feet wide, and five or six feet high.

Up to the 1930s, frames, sashes, and glazing bars made of wood were far more common than today's metal-sashed windows. For this reason, the modern aluminum sash in place on some of

Kaslo's buildings can detract from a convincing period ambience. Possible corrective measures to this problem include:

- (i) putting wood trim around windows;
- (ii) using false muntin insets to create a multi-paned effect;
- (iii) giving large display windows period lettering treatments; and,
- (iv) applying paint to the aluminum sash to conceal the metallic surface.

Original transom windows - those small windows above a door or large plate glass display surface - should be retained whenever possible. These were occasionally covered up when a shopkeeper lowered the ceiling of his store. Today it is generally agreed that unobscured transom windows add greatly to the appeal of an older structure. In cases where retrieval is too costly, an alternate measure would be to recreate the transoms with mouldings and a trompe l'oeil paint scheme.

Upper storey window openings should respect the precedent of the original building style. Window sashes on older buildings should be retained whenever possible. If thermal upgrading is necessary, snap-in muntin insets that copy the original muntin pattern should be used.

New buildings should incorporate large display windows on the street level and vertically long and rectangular windows on upper storeys.

Encouraged:

- Wooden frames, glazing bars, sash, sill, & lintel
- Double hung windows
- Vertically long and rectangular window panes
- Authentic or false (snap-in) muntins
- Coloured metal or painted frames
- Transom windows
- Perked lettering: etched, painted or decaled

Discouraged:

- Metal frames, glazing bars, sash, sill, & lintel
- Flat, featureless, window surrounds
- Unpainted metal frames
- Small windows at street level
- Horizontally rectangular windows
- Altering the original shape of historic second storey windows

ii. Doors

Doors are also capable of conveying an historic look in the downtown core. Older commercial buildings had wooden, paneled doors that were partially glazed with fixed glass panes. Additional glazing was occasionally used above the door in the form of transom lights. Trimming and capping of doors should follow the pattern established by windows treatments. A modern entrance treatment is to use a thick, single sheet of glass as a door. If present, glass doors should be etched, lettered or decaled. New building designs should incorporate wood and glass doors whenever possible.

Encouraged:

- Paneled doors with glass
- Doors with mouldings to give surface interest
- Paneled doors with transom lights
- Painted or anodized metal doors

Discouraged:

- Flush, rather than paneled, wooden doors
- Unpainted metal or aluminum doors
- Solid plate glass doors

III ORNAMENTATION {Plate 9}

Kaslo buildings featured decorative treatments such as brackets, finials, quoins, carved fascia panels, jig-sawn cresting & scrollwork, and stepped false fronts. Balconies and canopies with chamfered vertical supports provided another opportunity for ornamentation. In the spirit of Kaslo's early appearance, ornamental details (based on authentic precedent when possible) should be used generously.

Encouraged:

- Large brackets
- Finials (ornaments at the top of the cornice)
- Quoins
- Carved fascia panels
- Jig-sawn cresting & scrollwork
- False fronts
- Balconies and canopies

Discouraged:

- Modern painted murals, except trompe l'oeil designs
- Stone mosaic murals

IV CORNICE TREATMENTS {Plate 10}

Late nineteenth century style dictated that the wall-roof junction be 'capped off' by a series of decorative boards, collectively called the 'cornice.' Cornices could be as simple as a single horizontal board of 1" thick stock fastened to the top of the fronting wall, with a 2" thick cap covering it at right angles. A formed bracket in sawn wood could be integrated at right angles for decorative support.

More common in Kaslo were elaborate cornices constructed by building up a series of boards of varying thicknesses and widths under the cap. A distinctive trait to Kaslo's turn-of-the-century commercial architecture was the apparent whimsy displayed in diverse and exaggerated cornice treatments. This tradition was followed well into the 1920s.

Cornice design on older buildings should reflect the original style of the structure. Refer to historic photographs for design ideas whenever possible. Cornices should also be designed in a manner that prevents water seepage into materials below the cap.

Encouraged:

- Cornice profiles that project out from the building face
- Cornices that enliven the skyline using height variations appropriate to building style and massing
- Cornice design and detailing that can withstand prevailing weather patterns

Discouraged:

- Flat, unarticulated cornices

V ROOFS

Roofs characteristic of downtown Kaslo include front-end gables with pitches of 12 in 12 and 8 in 12, and flat or stepped roofs with a slight downward grade toward the rear. False fronts and parapet wall roofs are frequently employed on wooden and brick buildings.

Encouraged:

- Front-end gables with 12/12 or 8/12 pitches
- Flat or stepped false fronts hiding gable roof or flat roof with gradual downward slant to the rear
- Parapet walls

Discouraged:

- Flat, level roofs - particularly those that do not feature an articulated skyline

VI ROOFING MATERIALS

Roof structures should be designed to withstand a minimum snow loading of 3.2 KN/M (66 psf).

Encouraged:

- Finished metal panels
- Shingle textured synthetics

Discouraged:

- Rough shakes
- Tile
- Tar and gravel
- Wood shakes or shingles (due to wildfire hazard)

VII LIGHTING ON BUILDINGS

Light fixtures attached to the building face should reflect the nature of the original building style, both historic and modern. Avoid "Ye Olde" fixtures which are uncharacteristic of the village's actual heritage.

Encouraged:

- Indirect, concealed fluorescent or incandescent
- Turned, enameled, metal shades
- Metal-cast fixtures
- LED

Discouraged:

- Old English-style carriage lanterns
- Anachronistic lighting fixtures

SECTION C: BUILDING SIGNAGE

I TYPES OF SIGNAGE {PLATE 11}

Signage should respect the decorative features of the building, the precedent of historic signage locations, and the overall street image. Wooden signs of fascia (flush-mounted), and projecting (hanging) types should be used. Lettering painted on the sides of buildings is desirable as a method of signage and is consistent with Kaslo's historic design theme. Fascia and projecting signage of the non-interior lit style is preferred over the modern, interior lit plastic type. An adequate means of indirect lighting should be provided. Maximum allowable sign size is determined by a ratio formula of linear frontage of building to surface area of sign, illustrated in Plate 13. (Section D discusses awning and canopy signage.)

Encouraged:

- Fascia
- Projecting
- Window
- Painted wall signage
- Awning and backlit awning
- Free-standing signs
- Canopy face and canopy underside

Not permitted:

- Sandwich board signs on sidewalk
- Rooftop signs
- Flashing or moving signs
- Third party signs

II LIGHTING SIGNS (Plate 12)}

Encouraged:

- Indirect lighting styles

Discouraged:

- Interior lit signs

III LETTER TYPEFACE & COLOUR DETAILS {Plate 12}

Building style and colours, as well as the nature of the establishment, should be considered in the selection of appropriate sign typeface.

Encouraged:

- Clear, legible stylized lettering
- Creative graphics

Discouraged:

- Large expanses of white backgrounds
- Home-made, amateurish signs
- Ultra modern graphics and/or lettering styles

IV MATERIALS AND SURFACES

If plywood is used for sign making, use appropriate exterior grades of coated board (i.e. Krezon™) and seal all edges.

Encouraged:

- Painted, carved or shaped wood
- Painted metal
- Building facades with period lettering
- Awnings or canopies
- Glass with period lettering or decals
- Glass that is etched or sandblasted
- Iron or wood mounting brackets and bracing
- Neon tube

Discouraged:

- Unfinished plywood
- Flashing or moving illuminated signs
- Hanging or projecting illuminated plastic signs
- Interior lit signs
- Backlit fascia-mounted plastic

V FASCIA & PROJECTING SIGNAGE {Plate 13}

When interior lit signs are used, the light box should be mounted in a manner that minimizes its intrusive quality. Boxes and mounting brackets should compliment the building face in design and colour.

i. Fascla Signs

Encouraged:

- Maximum ratio of 1:1 (linear frontage: surface area of sign)
- Backlit plastic - dark backgrounds with light lettering preferred
- Painted plywood, coated Krezon™ plywood preferred
- Metal
- Carved wood

ii. Projecting Signs

Encouraged:

- Maximum ratio of 4:1 (linear frontage: surface area of sign)
- Carved wood
- Painted wood

- High quality, exterior grade plywood finished on all sides
- Metal

Discouraged:

- Interior lit plastic

SECTION D: OVERHANGS

I **AWNINGS {Plates 14 & 15}**

Historic photographs of Kaslo show that various forms of overhead sidewalk coverings were used on downtown buildings. Awnings, canopies and balconies protected pedestrians, boardwalks and the lower building facade from weather exposure. Today these coverings provide the opportunity for attractive decorative highlights to the commercial district.

An awning is a fabric-covered structure that is attached to the building facade and affords protective cover to the sidewalk area. Traditional awning frames were retractable, whereas modern awnings are usually constructed of fixed tube steel frames. Available awning materials include woven cotton, acrylic fabric, and sheet vinyl. Quality awning manufacturers will provide the information necessary to ensure the fabric is appropriate for local climactic conditions.

i. Design

Awning design should be sympathetic to the style, scale, form, and period of the building. Avoid awnings that are so small as to give inadequate weather protection to the sidewalk, or so large as to obscure the building facade or historic detailing. Awning projection should be designed to minimize the tendency to dump snow or rain on the centre of the sidewalk.

ii. Encroachment

Encroachment agreements between the building owner and the Village of Kaslo are required for all structures placed over public space.

iii. Drawings

Engineered drawings are required for all awning installations. Specifications should illustrate the awning structure and the building material to which the awning will be attached. Awnings should be installed by qualified experts.

Iv. Critical Dimensions

Minimum height above sidewalk: 8'-0" (2.66m)

Minimum projection: 3'-0"(1m)

Minimum setback of face from curb edge: 2'-0" (.61 m)

v. Awning Styles

Early twentieth century photographs show that the 'three-point' and 'four point' awning styles were used in Kaslo. Modern awning construction techniques allow for a much greater variety of shapes to be created, but discretion should be used in determining the suitability of the awning form to the subject building and ease in cleaning.

Encouraged for pre-1930 Buildings:

- Three-point traditional triangular style
- Four-point variation (triangular style with expanded fascia area for signage)
- Shapes with relatively steep roof pitches (35-50 degree angles preferred) which promote snow removal and self-cleaning
- Dome awnings in round arched window openings

Discouraged on pre-1930 Buildings:

- Quarter barrel or modern style awnings
- Any shape which has a horizontal top surface of substantial size
- Shapes which present top face angles of less than 30 degrees
- Fascia panels in excess of 2'-0" (.61 m) high

Encouraged for post-1930 Buildings:

- Four-point variation (triangular style with expanded fascia area for signage)
- Quarter barrel awnings
- Geometrically sculptured shapes which relate to the building's form

Discouraged on post-1930 Buildings:

- Any shape which has a horizontal top surface of substantial size
- Shapes which present top face angles of less than 30 degrees
- Fascia panels in excess of 3'-0" (.92 m) high

vi. Fabric, Pattern & Colour

Historic awning fabrics were made of cottons, which were dyed solid colours or painted in bold, two colour stripe patterns. Colours used were similar to the deeper paint tones of the day – deep yellow ochres, rusty reds and dark greens. To enhance the historic flavour of the community, care should be taken to select awning fabrics, colours and patterns which are of a period nature. Plain vinyl fabric should be limited to areas where back-lighting effects are required, for example, valances and signage fascia panels. Avoid the use of excessively brilliant colours now available in modern fabrics.

Encouraged:

- Cottons and acrylics
- Colour stripe patterns, particularly on the top sheet panel
- Solid colours taken from the historic palette
- * PRE-1930 BUILDINGS: Vinyls are acceptable in stripe patterns and fascia panels only
- • POST-1930 BUILDINGS: Solid vinyls are acceptable

Discouraged:

- Excessively bright, modern colours
- Large areas of white or black vinyl fabric

vii. Awning Trim

A finishing detail on period style awnings was valance skirting. Typical edging patterns included the keyed, scalloped and saw-toothed treatments. The valance provides an area for signage and the variety of different edge treatments gives the potential for lively textures. As a precaution against vandalism, the lowest portion of the valance should be at least 8'-0" (2.46m) above sidewalk level. Detachable valances allow for sign changes when necessary.

Encouraged:

- Generously sized valance skirting
- Keyed, scalloped or saw-toothed bottom edge
- Cloth fabric rather than vinyl
- Detachable valance for signage alterations

Discouraged:

- Awnings without valance skirting
- Valances without edge patterns

viii. Lettering on Awnings

Encouraged:

- 'UPPER' and/or 'lower' case letters to a maximum height of 18" (0.45m)
- Graphic borders on fascia sign panels
- Clear, legible stylized lettering

ix. Lighting

Translucent vinyl fabrics allowed the option of blending awning elements with a backlit sign. The fluorescent tubes used for illumination help to brighten up the storefront at night and result in an overall positive effect to the street. Discretion must however be exercised in the selection of appropriate styles and fabrics for backlit awnings, to prevent an overly garish or too modern look for Kaslo's design theme.

Encouraged:

- Back-lit awnings that serve as signage
- Opaque top sheet fabrics are preferred with specific isolated backlit panels

Discouraged:

- Brightly coloured vinyl in plain sheets

II CANOPIES {Plate 16}

Canopies are defined as permanent projecting sidewalk coverings made of materials other than fabric. Canopy roofs popular in Kaslo were sloped and supported by shaped or squared wood columns. Many featured ornamental brackets. Modern snow removal techniques requires that canopy posts not rest on the sidewalk; instead, support canopies with wooden knee braces.

i. Critical Dimensions

- Minimum height above sidewalk of any structural member: 8'-0" (2.46m)
- Minimum setback from curb edge: 18" (.46m)

- Maximum height of fascia: 3'-0" (.92m)

ii. Canopy Fascia Materials

Encouraged:

- Wood (Krezon™ plywood)
- Smooth, painted metal
- Plastic (back-lit fascia panels only)

Discouraged

- Corrugated metals
- Fiberglass
- Stucco

iii. Canopy Roofing Materials

Encouraged:

- Sawn shingles
- Metal
- Tar & gravel
- Cold process tar

Discouraged:

- Rough shakes
- Aluminum and fiberglass shingle
- Fiberglass
- Plywood
- Clay tile

iv. Canopy Signage

The fascia provides a surface for eye-catching signage visible along the length of the street.

Encouraged;

- Multiple signage on a single canopy should be of uniform size

Discouraged:

- Sign boards that extend beyond the perimeter of the canopy fascia

III BALCONIES

Where canopy structures includes balcony features, the detailing of the balcony should be in character with Kaslo's design theme and the subject building. Several examples can be seen in vintage photographs of Kaslo. Railings should be provided to conform to the standards of the National Building Code, with a minimum height of 3'.6" (1.08m). Plate 9 illustrates two of historic Kaslo's balcony rail designs.

SECTION E: APPENDICES

A. DEVELOPMENT PERMIT APPLICATION PROCEDURE

Any proposal to undertake work on the exterior of a building located within the designated boundaries of the Heritage & Commercial Core Development Permit Area must be approved by the Village. Applications for a Development Permit require the following documentation:

- 1) A completed application form, available from the Village Offices, completed by the building owner or their authorized agent.
- 2) A photograph of the building facade as it currently appears.
- 3) A rendering, preferably in colour, of the proposed façade improvements. Where applicable, sketches should be to scale and provide dimensions.
- 4) Colour chips of proposed paint colours, or reference to the comparable colour in the Village of Kaslo Colour Design Guidelines.
- 5) For awnings, sample or accurate approximating of proposed colours and pattern of the material to be used.

B. DESIGN REVIEW PROCEDURES

Designs will be considered using the following criteria:

- 1) Appropriateness of the proposal within the Heritage & Commercial Core Development Permit Area.
- 2) Compatibility of the proposal with the overall streetscape.
- 3) The way the proposal affects a structure, site or area that has been awarded heritage classification.
- 4) The architectural style, massing, orientation, proportions, materials, details, and colours.
- 5) Approval of the Building, Electrical, and Fire Inspectors.