

the TOWNSITE HERITAGE DIGESTER



Published by the Townsite Heritage Society of Powell River

FALL & WINTER 2018-2019

Establishing a Townsite Development Permit Area

An update from the City

by Daniella Fergusson MCIP, RPP

The City of Powell River is considering the creation of a new Development Permit Area for single and two-family homes in the Townsite. The Development Permit Area would complement the existing “DPA 4: Townsite Centre Mixed Use Area” by providing heritage form and character guidelines. In a Development Permit Area, homeowners obtain a “Development Permit” before a Building Permit when making significant external changes to their home, like building an addition. This way, a Development Permit makes sure that new construction and renovations fit in with the existing neighbourhood character. To be clear, a Development Permit Area would not require someone who was not planning on making any renovations or additions to just change their home back to a heritage style.



Peter and Pauline Robinson examine one of the many poster displays at the September 27th drop-in event

Drop-In Event & Survey

On September 27, 2018, City of Powell River held a drop-in event at the Townsite Mall to share information and gather feedback on the Development Permit Area for the Townsite. Staff also collected survey responses through October 23, 2018.

The City has not done any significant heritage protection work in the Townsite for about twenty years. So, the City wants to know what people think about heritage protections for the Townsite. This article summarises some of the feedback we have heard so far, with 87 survey responses as of this writing. Results may change as final surveys are completed.

Summary Survey Results

We heard three overarching themes. First, the Townsite is a much-loved part of Powell River, a friendly and beautiful place full of history, stories, and strong connections. The design of the heritage homes, placed close together with front doors near sidewalks, helps to build this sense of community. Next, many people want to see a balance between rules and incentives. On one hand, as one person wrote, “If the Townsite character is lost, even a little bit at a time, the historic value is lost.” On the other hand, as written by another survey respondent, “To encourage homeowners to restore heritage features, provide grants and subsidies, not punitive measures or

See Details, p. 2

Details, from p. 1

excessively intrusive restrictions.” Finally, there is some skepticism about the role of the City in heritage protections. One person wrote, “My experience with City Hall leaves me wanting to avoid any dealings with them.” So, a Heritage Commission could be a way for residents to experience more trust and comfort in how development applications are reviewed in the Townsite.

Regarding the balance of tools and incentives, we received strong support for requiring that new buildings follow design guidelines to fit in with the established heritage character. For existing buildings, the responses were much more mixed. We know that some of the main “character defining elements” of heritage fir the Townsite homes are the style and lines of the roof, the proportions and patterns of door and window placement, and the materials used to finish the exterior of buildings, such as the cladding and window frames. The majority of respondents did support the review of: cladding materials; designs for additions to the front or sides of homes; and designs for front door style or placement. But there was less support for the review of: roof line changes (e.g. adding a dormer); and window style and placement. City staff are interested in learning more about why people responded this way at a future drop-in event. A more detailed breakdown of feedback on specific policies is written below.

Detailed Survey Results: Hopes and Fears

The survey asked people to pick their top five hopes and fears for heritage protections in the Townsite. The top results were:

- Preserve a piece of history for future generations across Canada (69% of the 87 responses)
- Help residents feel proud of our City & Townsite (64%)
- Encourage people to take good care of their homes (63%)
- Protect the historic feel of the Townsite (48%)
- Improve the appearance of homes (44%)

Most people gave feedback about their hopes for heritage protection. But, 23% responded that they feared that heritage protections would make additions and renovations more expensive. Fifteen percent said that City should understand the condition of Townsite homes first, and another 12% were concerned about the cost of maintenance. Other fears were selected by 10 or fewer survey respondents.

One person wrote the following comment, which captures the spirit of this Development Permit Area project: “I feel that Townsite homes should be protected, that there should be clear guidelines so that owners of the homes can’t destroy the integrity of the craftsman homes. I also think new homes built in the Townsite should blend with the original neighborhoods.”

Details: Specific Heritage Protection Policies

To understand what guidelines would be appropriate, the survey asked people to select their level of support for 18 different heritage protection policies. Some policies can be achieved through a Development Permit Area, but some would require a different tool: a Heritage Conservation Area.

The most popular policies were requirements for new single-family homes:

- Review the architectural style of new single-family homes (86% “yes” responses)
- Require cladding materials that fit in with Townsite for new single-family homes (81% “yes”)
- Review the building height and siting of new single-family homes in the Townsite (79% “yes”)

These results are followed by support for establishing a Heritage Commission to assist City staff with reviewing proposed development (68% “yes”).

The next most popular tools can only be achieved with a Heritage Conservation Area (they are not possible through a Development Permit Area):

- Maintenance standards for Townsite homes (62% “yes” responses)

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- Prevent demolitions of buildings built before 1950 (60% “yes”)
- Fine property owners for run-down buildings (55% “yes”)

The next set of policies reflect character-defining elements for existing heritage homes, and many people responded “maybe” to these policies:

- Review cladding materials (e.g. stucco or vinyl siding) for existing Townsite homes (48% “yes” and 27% “maybe”)
- Review front addition designs for an existing Townsite home (e.g. enclosing a porch) (46% “yes” and 30% “maybe”)
- Review front door style or placement designs for existing Townsite homes (41% “yes” and 35% “maybe”)
- Review side addition designs for an existing Townsite home (42% “yes” and 35% “maybe”)

There was some ambivalence about the following policies, some of which could be character-defining for existing heritage homes:

- Review dormer addition or roof line changes to Townsite homes (38% “yes” and 33% “no”)
- Review window style or placement designs for Townsite homes (38% “yes” and 33% “no”)
- Require landscaping plans for new single-family homes in the Townsite (35% “yes” and 36% “no”)

Finally, the most unpopular proposed policies were:

- Review roofing materials for existing Townsite

homes (37% “no” responses)

- Review rear addition designs for existing Townsite homes (37% “no”)
- Review building paint colours for existing Townsite homes (34% “no”)
- Review the change in height of a home (e.g. raising it to add a full-height basement) (28% “no”)

Next Steps

As the detailed results note, there was strong support for a couple of tools that can only be achieved through a Heritage Conservation Area. A Heritage Conservation Area is a super-charged Development Permit Area, intended specifically for heritage protections. With a Heritage Conservation Area, the City can prevent demolitions of older buildings, require that maintenance standards be met, and/or fine property owners for run-down buildings. Because a Heritage Conservation Area can take a year or two to prepare and requires extensive research on the current condition of heritage buildings, the City wants to be sure that it is appropriate for the Townsite before proceeding.

Please stay tuned for detailed results from the survey and more opportunities to get involved. Staff will present a full summary of results to Committee of the Whole later this year and will make the report available on our website: < powellriver.compasscms.com/content/townsite-heritage-planning >. Then, staff will update the draft Development Permit Area guidelines and plan for another drop-in event in early 2019 to gather specific feedback on the updated guidelines.

More information sheets starting on page 9:

- [What will the proposed Development Permit Area regulate?](#)
- [Designate Your Home](#)
- [Heritage recognition and protection in Townsite Today](#)

Blackberry Shortcake Fundraising Success!

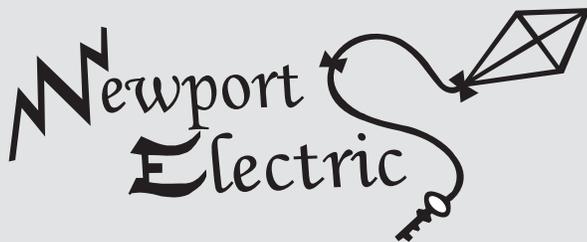
We sold out! A big THANK YOU goes out to: Quality Foods for donating 50L of whipping cream, First Credit Union for their tent, our steadfast kitchen, booth and whipped cream volunteers, and of course all the shortcake lovers who ate their way through \$2600 worth of delicious blackberry shortcake.



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Wooden flywheel pattern comes rolling home

Key piece from historic #1 Paper Machine

Roger and Kay Wiewel contacted us from North Vancouver last spring, offering the Society the six-foot wooden flywheel mill pattern from the #1 paper machine. This was an offer we could not refuse! Had it not been for Kay and Roger rescuing this piece of our history from the burn pile, it would have ceased to exist. Roger, who is now in his 90s, became the President of Powell River Sales (Vancouver) in 1966 and retired in 1991 as Senior Vice-President of MacMillan Bloedel.

With the help of Steve Brooks (Townsite lover, supporter and entrepreneur) who met Larry Berger at Kay and Roger's home in North Vancouver, the #1 flywheel pattern and several smaller mill foundry patterns were loaded into the back of Larry's truck for the trip home this fall. Thanks to all of you for making it possible to welcome these patterns safely home!

About The Wooden Mill Patterns

(From People of The White City, by Emma Levez)

The wooden mill patterns were precision designed and fashioned in the Pattern Shop. There was only one pattern maker and apprentice who worked there. (pp 182-185)

The Foundry was the place where patterns were cast in a variety of metals. There was a special mix of stiff sand which the wooden patterns were buried in within a box. The box was split open and the wooden patterns carefully removed, leaving an impression/cavity in the sand. The box was put back together and the cavity left after removing the wooden pattern became the mold for the molten metal pour. (pp 185-186)

Larry Berger, reflects fondly on his family history with the Mill.

"My dad (Albert Berger) and my uncle (Nicol Penman) were school friends growing up in East Vancouver, and both enlisted when war broke out...my father (called 'Bert') chose the air force, and my uncle (called 'Nick'), the navy.

After the war they spent a couple of rugged years prospecting for gold and silver in northern BC. The 'mother lode' eluded them, so they moved back to Vancouver



Larry Berger with flywheel pattern

and enjoyed the single life for a while before eventually landing jobs in Powell River.

Nick had married my dad's sister Yvonne, and with my cousin Gary's birth in 1951, had opted for the steady security of the pulp & paper mill.

Nick worked on the four paper machines (including #1) that existed during that time, starting as a 'broke hustler' and eventually working his way up to become a machine tender (a stressful, but amongst the highest paying union jobs in the mill). He spent the rest of his working life in the newer 'machine rooms', after the old paper machines were shut down, dismantled, and sold.

My dad (Albert) worked for a number of different logging companies in Powell River, during which time he married my mother. When I was born in 1952, he gave up 'working in the bush' and became a boom man at the mill until he retired in 1987 (a lower paying but less stressful job than Nick's) and enjoyed some 20 years of retirement before his death in 2007."

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Maple Avenue House Rejuvenated

Results from Paint Up 2018

The lucky winners of the Paint Up Campaign for 2018 are Ulrich Herl and Chris Matheson of 5597 Maple Avenue. Congratulations! Your house looks rejuvenated and alive—like it is 100 years younger!

Chris and Ulrich received a package including 20 gallons of Sico exterior paint donated by PPG Paints. RONA Powell River provided all of the application products needed to do the job, along with professional advice and support. We sincerely thank Powell River RONA for their generous and continuing long-term sponsorship of our Townsite beautification program, as well as the knowledgeable, friendly staff in the paint department. We also wish to thank PPG Paints for generously providing their quality paint for this program.

For homeowners interested in applying for the annual Paint Up program, watch for our announcement and applicant criteria in the spring 2019 Digester newsletter.

In praise of the heritage home owners, this beautiful



Arts and Crafts Townsite continues to reveal more of its' historic early days charm ... one brush stroke at a time. Applause! Applause!

This year, *Powell River Living* celebrated 12 years of publishing this community's best-read publication.

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3

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Grand Garden

Inge Norris

Most Improved

Jim & Carol Wyatt

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Best Color

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What will the proposed Development Permit Area regulate?

If the Development Permit Area is supported by Council, property owners will need to apply for a Development Permit before undertaking any new construction, additions, or external alterations to a building or structure in Townsite.

Exemptions



- A Development Permit is not required for:
- Building an addition or detached accessory structure smaller than 10 square metres.
 - Replacing cladding, roofing, doors, windows, or building trim with equivalent materials.
 - Painting the exterior of a building or minor repairs.
 - Internal alterations that don't affect the exterior of the building.

Existing Homes



- A Development Permit is required for:
- Construction of an addition or detached accessory structure of gross floor area more than 10 square metres.
 - Major or structural repairs.

New Construction



- A Development Permit is required before construction starts. The Development Permit will determine:
- Siting and orientation of the building, entrances, parking areas, and any accessory building.
 - Setbacks, roof lines, and window and door patterns.
 - Window, door, and cladding styles.
 - Sustainability and accessibility features.
 - Landscaping.

DESIGNATE YOUR HOME

Heritage designation can provide long-term protection to a single property, a portion of a property (exterior, interior, landscape features), or more than one property. Designation can prohibit demolition, structural alterations, and land changes, plus alterations to the exterior, interior fixtures, and landscaping.

HOW TO DESIGNATE A HERITAGE PROPERTY

If you have a home or property that you think has heritage character or value, we encourage you to designate it as protected heritage property. The designation process follows these steps:

- 1** Write a letter to Planning and Development Services including a description of the current use of the property, colour photographs of each elevation (side) of the property, information on the heritage significance and architectural merit of the property, and a site plan of the property.
Townsite Heritage Society generously offers free assistance to prepare these materials.
- 2** Planning and Development Services staff will review your submission following pre-set criteria and will make a site visit.
- 3** If your property meets the criteria, planning staff will prepare a heritage designation bylaw for Council's consideration. As with any bylaw, the bylaw is read at first and second reading. If no issues are raised, then the bylaw proceeds to public hearing, third reading, and final adoption.
- 4** If the bylaw is adopted, staff will send the appropriate forms to the Provincial Government to designate your heritage property.

FREQUENTLY ASKED QUESTIONS

WHAT ARE THE BENEFITS OF DESIGNATING MY PROPERTY?

Protected heritage property is:

- Eligible for grants from the BC Heritage Trust
- Recognized in the Community Heritage Register, and potentially in the BC and Canadian Register of Historic Places
- Protected from future property owners altering the property to take away from its heritage value or demolishing the structure

HOW IS HERITAGE VALUE MEASURED?

We look at six criteria to measure the heritage value of your property:

- 1. Architecture and landscaping:** Is the style an example of Late Victorian Picturesque or High Victorian style? This includes attention to massing, proportion, materials, detail, fenestration, ornamentation, artwork, and functional layout.
- 2. History:** Was the property built between 1910 and 1995, inclusive? Was the property originally included in the 1910-11 Town Plan? Was the property built by Powell River Company? Is the original function still in use?
- 3. Surroundings:** Is this property important to establish character of the area or the street? Does the setting, landscaping, or views contribute to the character of the street? Does the property have significance as a landmark?
- 4. Stewardship:** Is the property likely to be maintained?
- 5. Integrity:** Is the property original or has it been altered? How substantial are those alterations? What is the structural condition of the house?
- 6. Vulnerability:** Is there an imminent threat of demolition, substantial alteration, or redevelopment?

WHAT CAN I DO TO MY DESIGNATED PROPERTY?

You may work on the interior of a house, if there are no protected indoor heritage features identified on your property's designation bylaw.

For exterior work, structural work, or interior work that can be seen from outside the building, you will need to apply for a Heritage Alteration Permit.

If you want to demolish your property, Council will consider your request and refer it to planning staff. Planning staff will report back to Council with its recommendations within 30 days.

CAN MY PROPERTY BE DESIGNATED WITHOUT MY PERMISSION?

It is very rare, but possible, for a home to be designated as protected heritage property without the consent of the landowner. Although this has not happened in Powell River, it could happen if an owner of a property with potential heritage value seeks a demolition permit, and Council decides to intervene by protecting the heritage property.

HOW LONG DOES IT TAKE TO DESIGNATE A HERITAGE PROPERTY?

It can take two to three months, because the request must go through two Council meetings, staff review, and a public hearing.

I WANT TO RECOGNIZE MY PROPERTY, BUT WITHOUT ALL THE RESTRICTIONS

If you would like to recognize your heritage property, but do not want to protect it from alterations or demolition, you can add it to the Community Heritage Register. This voluntary registry provides recognition, and may allow the withholding of demolition permits until other permits have been secured. Properties on the Community Heritage Register are eligible for special provisions in the BC Building Code Heritage Supplement.

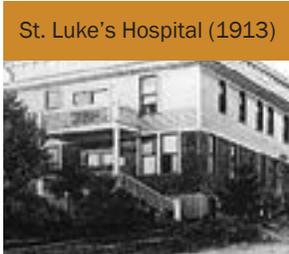
Heritage recognition and protection in Townsite today

Since the early 1990s, the City has explored heritage protection tools in Townsite, including:

- Studies to prepare for a *Heritage Conservation Area*,
- Six 'landmark' buildings designated as **protected heritage property**,
- Three heritage buildings added to our **community heritage register**.



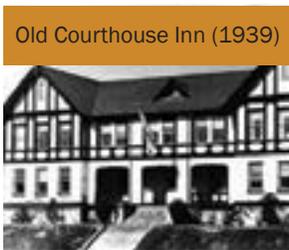
Ocean View Apartments (1916)



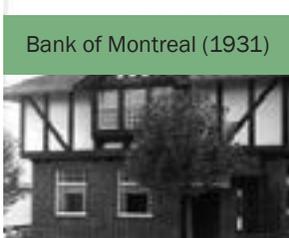
St. Luke's Hospital (1913)



Henderson House (1911)



Old Courthouse Inn (1939)



Bank of Montreal (1931)



What other buildings should be recognized?

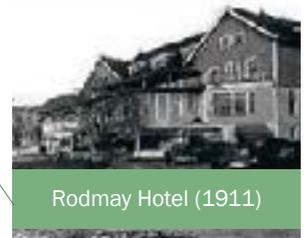
Patricia Theatre (1928)



Assistant Manager's House (1912)



Dwight Hall (1927)



Rodmay Hotel (1911)

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The Townsite Heritage Digester

The Digester is published by the Townsite Heritage Society of Powell River. It is distributed to every household and business in the Historic Townsite, current members of the Society who reside outside the Townsite, and to selected locations around Powell River. Submissions and suggestions should be sent to the attention of THS Coordinator.

Townsite Heritage Society

6211 Walnut St, Powell River, BC V8A 4K2
tel 604.483.3901 • e-mail thetownsite@shaw.ca

Layout, graphics & printing by WORKS CONSULTING
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Distribution: 1000 copies

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Please complete and mail or drop off this form to the Townsite Heritage Society office at 6211 Walnut St, Powell River, BC V8A 4K2
E-mail us at <**thetownsite@shaw.ca**> or call 604.483.3901



Yes, I would like to be a member for 2019 \$10 MEMBERSHIP

Your donation of time as a volunteer, or a cash donation, both go far in helping us to engage in projects in support of our Townsite.

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Yes, I am willing to assist in volunteer efforts for the Townsite Heritage Society.

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