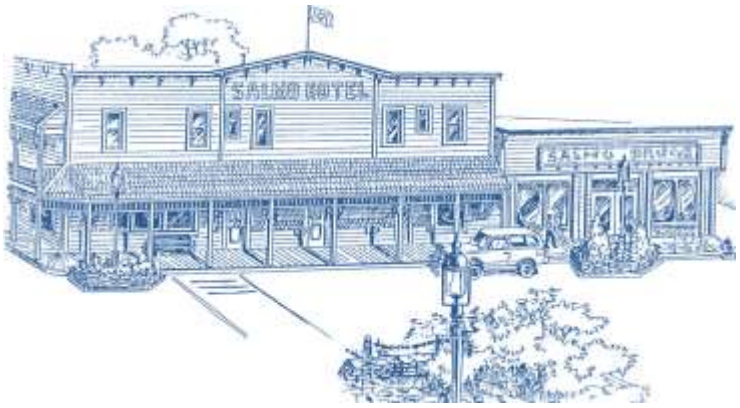
The Village of

SALMO



Building Design Guidelines

Downtown Revitalization Development Permit Area (DPA 2)

Village of Salmo Bylaw 716, 2020

THE CORPORATION OF THE VILLAGE OF SALMO

BYLAW # 716

A BYLAW TO REGULATE BUILDING DESIGN IN THE DOWNTOWN REVITALIZATION DEVELOPMENT PERMIT AREA (DPA 2)

WHEREAS Part 14, Division 5, Section 479 (1) through (5) of the *Local Government Act* authorizes Council to enact regulations in relation to the size and dimensions of buildings and other structures, and

WHEREAS Council has determined that the Village of Salmo Official Community Plan Bylaw number 687, 2020 establishes a Downtown Revitalization Development Permit Area (DPA 2);

NOW THEREFORE the Council of the Village of Salmo, in open general meeting assembled, enacts as follows:

1. This Bylaw shall be cited as "*Building Design Guidelines Bylaw #716 (2020*)".
2. The following schedules attached hereto are hereby made part of this bylaw and adopted as the Building Design Guidelines Bylaw #716 for the Village of Salmo:
   (a) Schedule A – Downtown Revitalization Development Permit Area Map as established in the Official Community Plan Bylaw #687.
   (b) Schedule B - Building Design Guidelines.
3. Severability: If any section, subsection, sentence, clause, definition, or phrase of this bylaw is held to be invalid by a Court of competent jurisdiction, such invalidity shall not affect the remaining portions of the bylaw.
4. This Bylaw repeals and replaces the Design Guidelines cited as part of the "Village of Salmo Official Community Plan By-Law No. 488, 2001" and amendments thereto as it applies to the Village of Salmo.
5. Effective Date: This bylaw comes into full force and effect and is binding on all persons as and from the date of adoption.

READ A FIRST TIME THIS	14tn DAY OF	APRIL, 2020
READ A SECOND TIME THIS	14th DAY OF	APRIL, 2020
READ A THIRD TIME THIS	28th DAY OF	APRIL, 2020
READ A FOURTH TIME AND ADOPTED THIS	28th DAY OF	APRIL, 2020

Original signed by:

Diana Lockwood	Anne Williams
Mayor	Chief Administrative Officer

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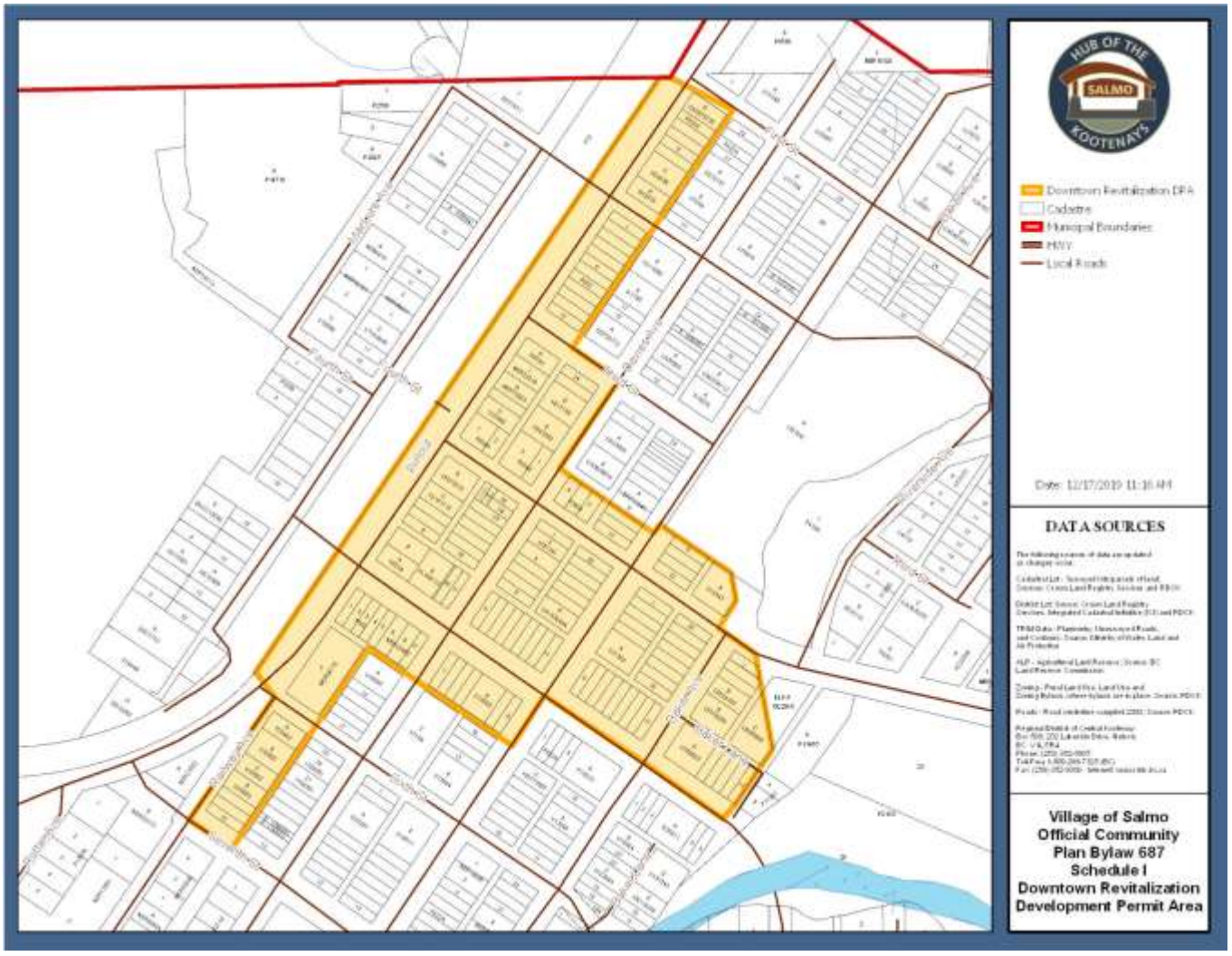
Plates:

BYLAW #716 2020, SCHEDULE A

DOWNTOWN REVITALIZATION DEVELOPMENT PERMIT AREA MAP



Village of Salmo
Downtown Revitalization Development Permit Area (DPA 2)
BYLAW #716 2020, SCHEDULE B

INTRODUCTION

Building Design Overview

The downtown core houses the most important commercial area in the Village in addition to a variety of residences. The visual impression provided by this area helps shape the community's identity. It is also important from an economic development perspective to provide a strong, cohesive, positive image to villagers, area residents and tourists travelling Hwy.#6. By describing and illustrating the Village of Salmo's approved design expectations for the *Downtown Revitalization Permit Area* (DPA 2) these *Building Design Guidelines* assist in the difficult task of implementing and regulating quality revitalization design.

It is Council's objective to continue to:

a) Develop continuity and an overall improvement of the presentation of downtown Salmo, while still providing flexibility for original and inspired design, as stipulated in the OCP; and

b) Enhance the quality, character and image of Salmo's downtown.

Salmo's *Building Design Guidelines* contribute to a co-ordinated, comprehensive approach to achieving the Village's objective of upgrading the commercial core and strengthening the core as the focal point of the community.

Official Community Plan

Incorporation of the Guidelines into the Village's Official Community Plan (OCP) Bylaw #687 gives a consistent, impartial framework for all design review decisions. These *Building Design Guidelines* provide the standards by which applications are reviewed.

The Village of Salmo *Building Design Guidelines* have been tailored to the needs of DPA 2.

These guidelines are intended to be an aid to property owners, merchants and developers within the designated area, who are wishing to create attractive building exteriors. The guidelines outline the design principles at work in Salmo and assist developers to use appropriate architectural standards and design principles when designing new, or revitalizing old, storefronts. These *Building Design Guidelines* do not force the removal of existing facades.

The Permit Area

OCP Bylaw 687 'Schedule B' (see Schedule A of this bylaw) illustrates the location of Salmo's *Downtown Revitalization Development Permit Area* (DPA 2), which is further described in the OCP. As detailed in the OCP other development permits may also be required.

Thematic Guidelines

Proposals for storefront renovation and new construction in the *Downtown Revitalization Development Permit Area* (DPA 2) should respect the Village of Salmo's "historic theme.

The best sources of authentic design ideas are vintage photographs of Salmo, many of which are available at the Salmo Museum and the Salmo Valley Public Library. Through research of such sources, and creative application of the *Building Design Guidelines*, it will be possible to achieve a cohesive period appearance that will benefit the people of Salmo and the local economy.

Jurisdictional Authority

Any recommendations contained herein notwithstanding, it shall be understood that permit applications must satisfy requirements as set forth in the *BC Building Code* as enforced by the Building, Electrical and Fire Inspectors.

BC Energy Step Code

The Province of British Columbia has committed to taking incremental steps to increase energy-efficiency requirements in the *BC Building Code* to make buildings net-zero energy ready by 2032. The *BC Energy Step Code*[1] - a part of the *BC Building Code* - supports that effort. The *BC Energy Step Code* is an optional compliance path in the *BC Building Code* that local governments may use, if they wish, to incentivize or require a level of energy efficiency in new construction that goes above and beyond the requirements of the BC Building Code. Builders may voluntarily use the BC Energy Step Code as a new compliance path for meeting the energy-efficiency requirements of the BC Building Code.

The Village supports the principles of the *BC Energy Step Code* and encourages following the Levels 1 to 3 *Step Code* requirements when building or refitting to maximize energy efficiency.

FireSmart

The threat of fire from the surrounding wild forest lands to properties adjacent to such lands has prompted the establishment of special Wildfire Hazard design guidelines. The basic purpose of these guidelines is to control the combustible elements of both buildings and landscape in order to minimize the potential for the spread of fire and the resultant destruction of property, and threat to life.

The recommendations contained in these Design Guidelines are based on the Provincial *FireSmart* program and literature and the Village of Salmo Fire Department recommendations.

The Village encourages property owners in all areas to use the "*BC Homeowners FireSmart Manual*", and other information from the BC Forest Service when building a home or business.

All property owners are encouraged to consider *FireSmart* building materials when renovating existing buildings and to follow recommendations in the *FireSmart Home Partners program*.

General Design Guidelines

(a) New and revitalized façade design must be consistent with the Revitalization design theme of "Historic". Acceptable design themes are:

  i. Authentic renovation or restoration design of original historic facades.

  ii. New or modern design with an Historic theme.

(b) Design Character must be consistent in image with a historic Village design theme. Acceptable materials to achieve this consistent image include:

  i. Horizontal wood or cement-fibre plank cladding or shingles (weathered, stained or painted).

  ii. Masonry or stone veneer.

  iii. False fronts.

(c) Building scale, height, form, materials, colors and details must be consistent with the historic image. Acceptable design features include:

  i. Two-storey building heights.

  ii. Gable, flat or stepped façade rooflines.

  iii. Weathered wood appearance (natural wood, stained wood, preferred to painted wood), masonry or stone.

  iv. Wood canopies.

  v. Signs should be complementary colours and lettered in Roman or Gothic styles.

(d) In the case of new multi-unit residential structures, it is encouraged that each

[1] http://energystepcode.ca/

residential unit include usable outdoor space in the form of a private balcony or patio which reflects a minimum of 10% of the floor area of the unit and in no case shall be less than 5.6 m^2 (60 sq.ft.).

(e) Landscaping shall be used to enhance the property, contribute towards energy conservation, water conservation and greenhouse gas reduction, and provide a buffer between adjacent land uses.

i. Where possible, landscaping should also be used to screen parking and loading areas, on-site storage areas, mechanical equipment and garbage disposal areas from view of the street or adjacent residential or commercial properties.

ii. Screening should be provided when the development is adjacent to parcels used for residential purposes. Where a landscape screen is considered to be insufficient for protecting the privacy of an adjoining residence, an opaque fence should be installed along the lot line. Chain-link fences with privacy slats are discouraged.

iii. Garbage containers and recycling bins should be placed in an inconspicuous location with convenient access for the users and collectors. They should be totally enclosed by a fence or other approved structure.

iv. The site should be provided with landscaping in the following areas:

- Along the property to the edge of roadways,
- Between buildings and parking areas,
- Along on-site access roads,
- Along the sides of buildings, and
- In other open space areas not required for parking, access roads or walkways.

v. Existing trees or landscapes should be incorporated into the site whenever possible.

vi. The landscaping components should be designed as part of a comprehensive landscaping plan that complements the building and surrounding areas.

vii. Where appropriate, development should include the planting of trees parallel to the street, alley or highway right-of-way. To help ensure proper growth, the trees should be protected from damage and be of an appropriate species considering relation to power lines. Deciduous trees are encouraged.

viii. Consideration of compost facilities for multi-unit residential and commercial buildings.

Benches and Seating

The Village shall provide benches and seating on retail and significant streets, the cemetery and in park areas. Benches and seating should be oriented to create social spaces and at intervals along streets and paths to provide a place to rest.

Resource Recovery (Waste & Recycling)

Waste and recycling receptacles shall be provided by the Village on retail streets, at designated locations around the Village, in parks and the cemetery and through the Village's memorial donations program. Animal waste bags are provided in parks and at the Village office.

SECTION A – ELEMENTS OF THE STREETSCAPE

1. Style

(Plate 2) The key to creating an attractive downtown is to acknowledge the evolving architectural styles used in the community. In the case of Salmo, historic photographs should be used to ascertain the earliest facade motifs because the original commercial district was destroyed by fire in the early 1920s.

Photographs taken prior to this fire show that a system of wood planked walkways connected key structures. Most buildings were of the boomtown, false front variety. A notable exception was the Salmo Hotel, located at the corner of Railway Avenue and Fourth Street. The Salmo Hotel featured covered balconies, bay windows, and 'gingerbread' and stick-style ornamentation. The present Salmo Hotel is located at the same site and emulates the original building's design.

Style in the Downtown Revitalization Development Permit Area results from design principles used in the buildings of the streetscape. Architectural style, setback, scale, proportion, and pattern are design treatments that deserve careful consideration when planning revitalization or development activities. The goal is to create a downtown core with cohesive design characteristics that give it overall charm by reflecting the Village's historic past while artfully incorporating modern energy efficient and fire-resistant building practices.

2. General Environmental Considerations

Successful architecture must take into account various environmental forces. The geographical location of the Village of Salmo is continually subject to wind, rain, snow, and ice, and the possible hazards of wildfire or flooding. These factors pose the following design and construction requirements:

(a) Wind

All hanging signs, awnings and canopies should be constructed with sufficient bracing to withstand wind velocity pressure of .33 kPa

Note: For information regarding wind velocities please reference the *BC Building Code, Division B, Appendix C. Table 2, Nelson*[2] which is used as the closest available reference point for this document.

(b) Rain

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

(c) Snow

Salmo is susceptible to heavy snowfall. 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 human-use areas. In cases where this is not possible, the design should consider the factors involved in physical removal of snow build-up when it approaches carrying limits.

(d) 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; and walkways, entries, and other human-use areas should be designed with the aim of minimum potential ice build-up and

[2] BC Building Code: http://free.bcpublications.ca/civix/document/id/public/bcbc2018/bcbc_2018dbac

efficient removal of accumulations that do occur.

(e) Wildfire & Flooding

The possibility of a wildfire or flooding must also be taken into consideration as part of the design process. Requirements for development permits DPA3 - Flood Plain Development Permit Area, and DPA5 - Wildfire Risk Permit Area should be reviewed and incorporated, if required.

3. Accessibility / Universal Design

Designs should incorporate universal access and principles of universal design where possible.

4. Development Lot Coverage

Development lot coverage is limited as described in the Village's Land Use Bylaw. Coverage includes all habitable and non-habitable buildings including projections and structured parking. A development lot is defined as all land within the legal property line. The allowable lot coverage is based on the primary use at-grade.

5. Setback

(Plate 2) A setback is the distance relationship between the building's front facade and the sidewalk. Plans that propose a building to be placed substantially back from the established streetscape will be evaluated on an individual basis. In some cases, a setback might create the opportunity for an exciting open space. Approved canopy structures, sidewalk cafes or landscaped areas can add welcomed vitality to the street. On the other hand, a setback planned for the sole purpose of creating parking spaces in front of a store is not allowed.

Note: The *BC Building Code* may require certain entrances to open outwards. This should be factored into the design as a setback entrance may be required. See Plate 2.

6. Scale

(Plate 3) When new structures are planned for the area, efforts should be made to encourage building heights that compliment the 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 look of the overall streetscape.

For the above reason, building height in the designated revitalization area is limited to two (2) storeys for residential, including multi-family, commercial or commercial/ residential buildings and have a building height limit not to exceed 10 meters (32.8 feet) including any false front.

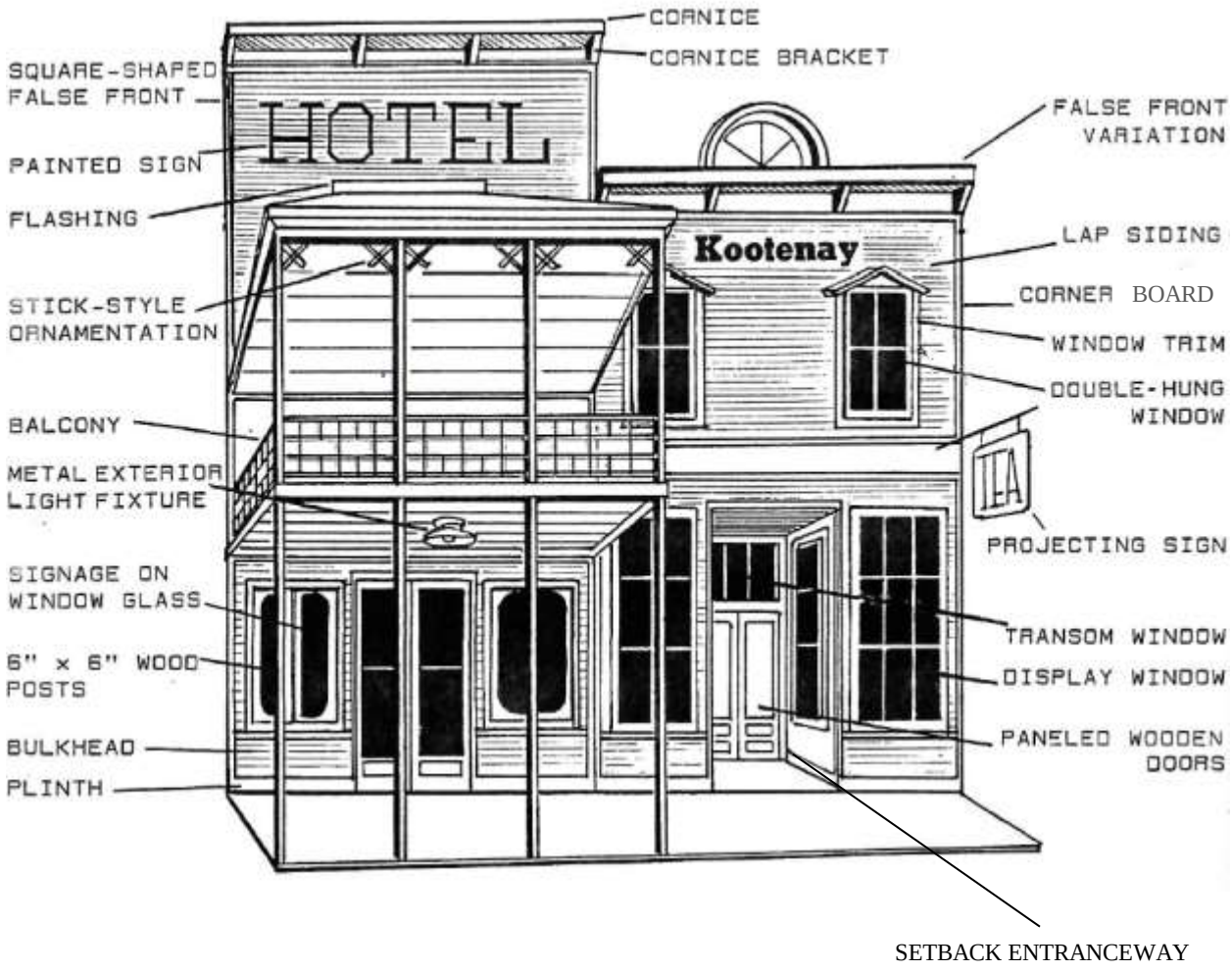
Typical floor to floor height is 2.8 - 3 meters (around 10 feet). A two-storey residential building could at least reach 6 meters (20 feet) high minimum or up to 10 meters (32.8 feet) high maximum with a false front.

7. Proportion

(Plate 4) By examining the height-to-width proportions (relationships) of various buildings in Salmo's downtown core, characteristics of design aesthetics emerge. Historic buildings tend to have a **vertical** emphasis which can be observed in window openings, facade shapes and detailing that guide the eye upwards. Conversely, more modern buildings appear to hug the ground. This **horizontal** emphasis is created by window openings and building shapes that extend in a direction parallel to the ground.

To be consistent with Salmo's "historic theme," new buildings and revitalized structures within the designated development area should emphasize the vertical in window openings, facade shapes and ornamental detailing.

PLATE 1: STYLE - PARTS OF THE BUILDING



Note: This building is shown for illustrative purposes only.

8. Pattern

(a) Walls, Windows & Skylines

(Plates 5 & 6) 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 creates interesting pattern in the streetscape.

The skyline silhouette of a building also adds pattern to the streetscape. Commercial buildings in Salmo typically had square-shaped false fronts with articulated cornices. Framing on most of the original commercial buildings was carried above the roofline to conceal a gable-end roof behind a shaped false front. The intent of this design feature was to create an imposing commercial facade that also provided 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. Acceptable profiles range from the common flat-topped frontal elevation, to those with additional shapes as illustrated.

(b) The 'In and Outs'

Pattern in the streetscape is created by the articulation, or 'ins and outs', of the building facade. Exterior wall surfaces that are historic and modern articulated should be encouraged over flat, unbroken surfaces. Typical historic features that create pattern include corner boards, window trim, pilasters, indented bays, 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.

9. Secondary Facades

A building is more than just the front facade. The street face in the commercial district is certainly the most important, however the secondary facades - the sides and rear of a building should also be finished in a manner that is pleasing to the eye and consistent with Salmo's historic theme and the *Building Design Guidelines*.

An acceptable treatment on secondary facades only is the use of natural materials to create three-dimensional murals. As evidenced by the rock mosaic of a prospector on the Salmo Museum building, a secondary facade presents a surface upon which the heritage of Salmo can be memorialized. Mosaics of this nature should be framed with wood to convey the sense of art rather than architectural detailing.

All proposals for new construction in the DPA 2 Permit Area should consider the finished appearance of secondary facades.

10. 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 the maintenance of a building is so poor as to become a detriment to the look of the DPA, the *Unsightly Properties Bylaw* and any other applicable bylaws will be enforced. This is to encourage the maintenance of the building facade to an acceptable community standard.

11. Roof

The design of roofs within DPA 2 should consider and respect the precedent of the style of traditional roof forms and materials within the surrounding area.

Building roofs will be visible in many cases from a surrounding building or group of buildings. Accordingly, roofs should be an integral aspect of the building and an expressive opportunity

that should be attractive and, if flat, usable for outdoor use (if appropriate), energy production and/or rainwater storage.

(a) Fifth Façade

In most areas, roofs will be viewed from above and should be considered as a "fifth façade". Roof design should provide an attractive view from above.

(b) Form

The roof form should reinforce its role as the top of the building and should form an integral part of the overall building composition. Expressive and sculptural roof forms that will be seen from a distance are encouraged.

(c) Mechanical Equipment

Rooftop mechanical equipment including heating and air conditioning units, elevator/ stair cores more than 2.0 m above the roofline shall be screened from view of neighbouring units. The mechanical screens shall form part of the building top composition and consist of materials consistent with the overall building colour and material palette. The maximum permitted coverage by mechanical equipment should be 30% of the roof top area for all buildings. Wherever possible, roof mechanical exhaust vents and equipment projections should be clustered and set back from the edge of buildings that are visible from the street or points above. All rooftop mechanical must be be designed and installed according to the applicable Building Code regulations.

(d) Usable Roof Terraces

Usable terraces or green-garden roofs on building roofs are encouraged where possible. Trellises and open structures should be designed as part of the overall roof composition.

(e) Sustainable Design

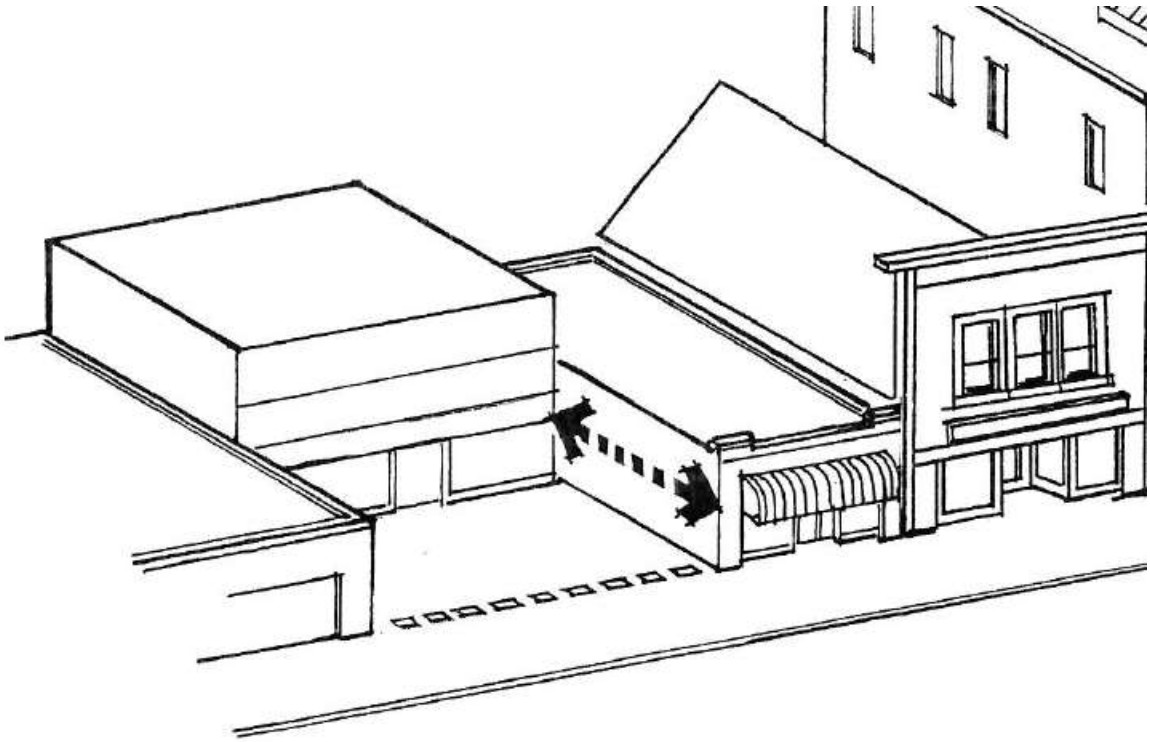
The following guidelines should be considered when designing a building's roof:

i. Optimizing solar gain and using durable, thermally efficient roofs that reduce heating and cooling and enhance thermal comfort.

ii. Roofs should be designed to accommodate and mitigate stormwater runoff effects through the use of landscaping, diverting runoff to collection tanks, rock pits or other appropriate means.

iii. Where possible, the use of solar panels is encouraged. (Please note that a Variance may need to be applied for and approved.)

PLATE 2: SETBACK



CONSIDER PROPOSED SETBACK WITH RESPECT TO CONTEXT WITH PREVAILING PATTERNS

PLATE 3: SCALE

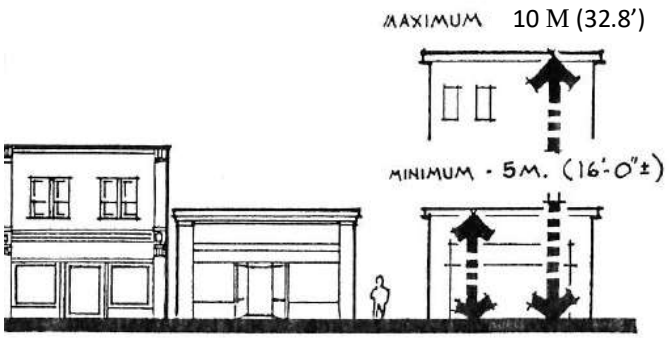


PLATE 4: PROPORTION

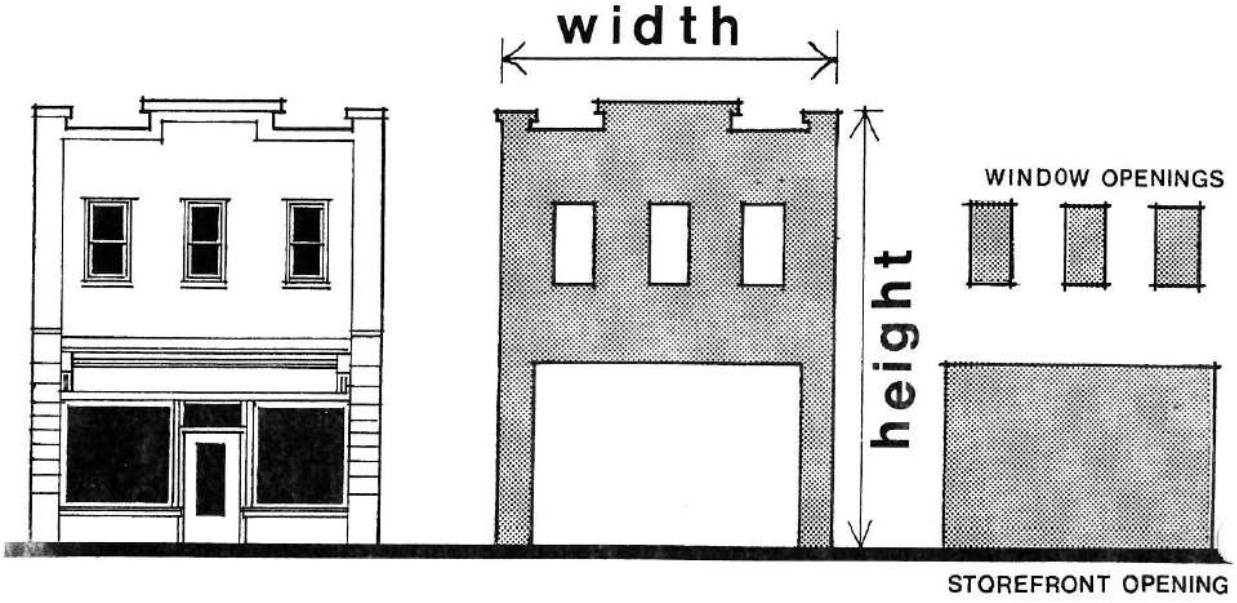
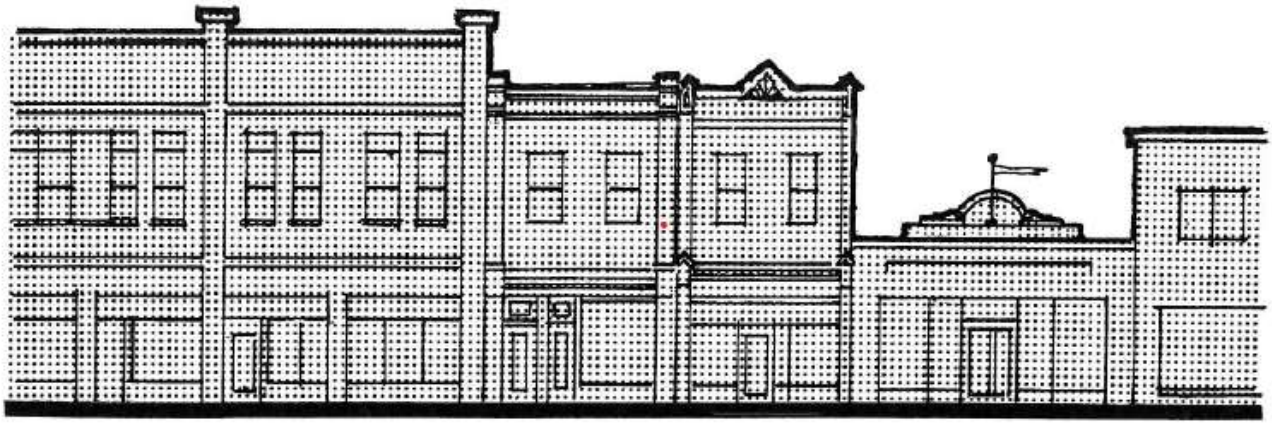


PLATE 5: WALLS, WINDOWS & SKYLINE

window pattern·

articulated skyline·



storefront rhythm·

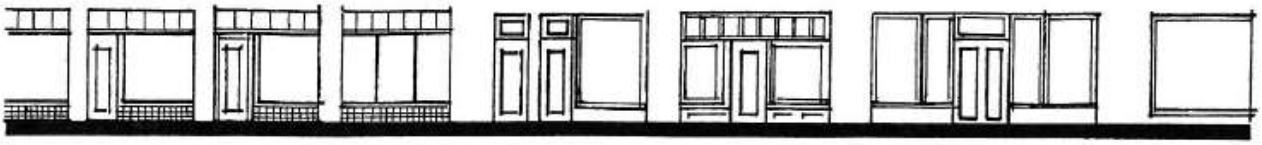
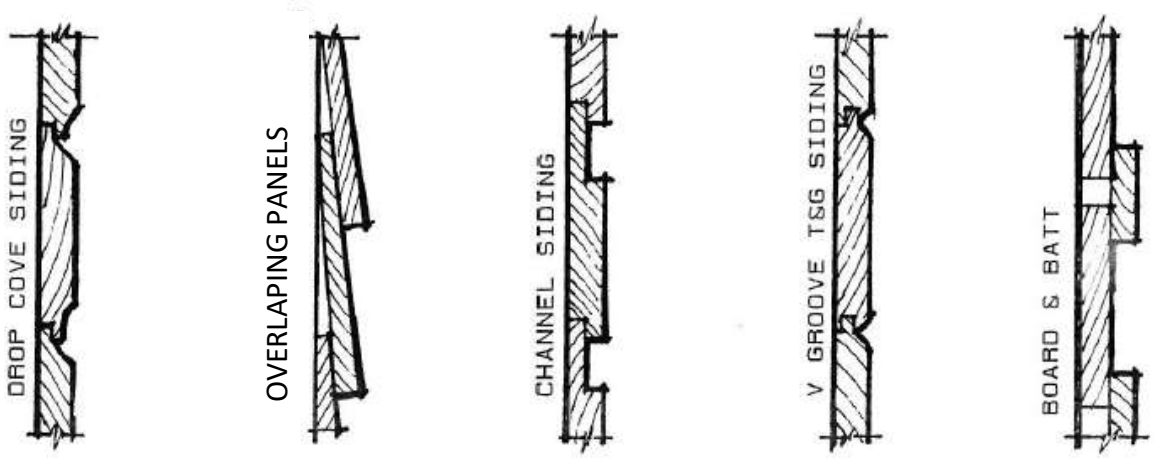
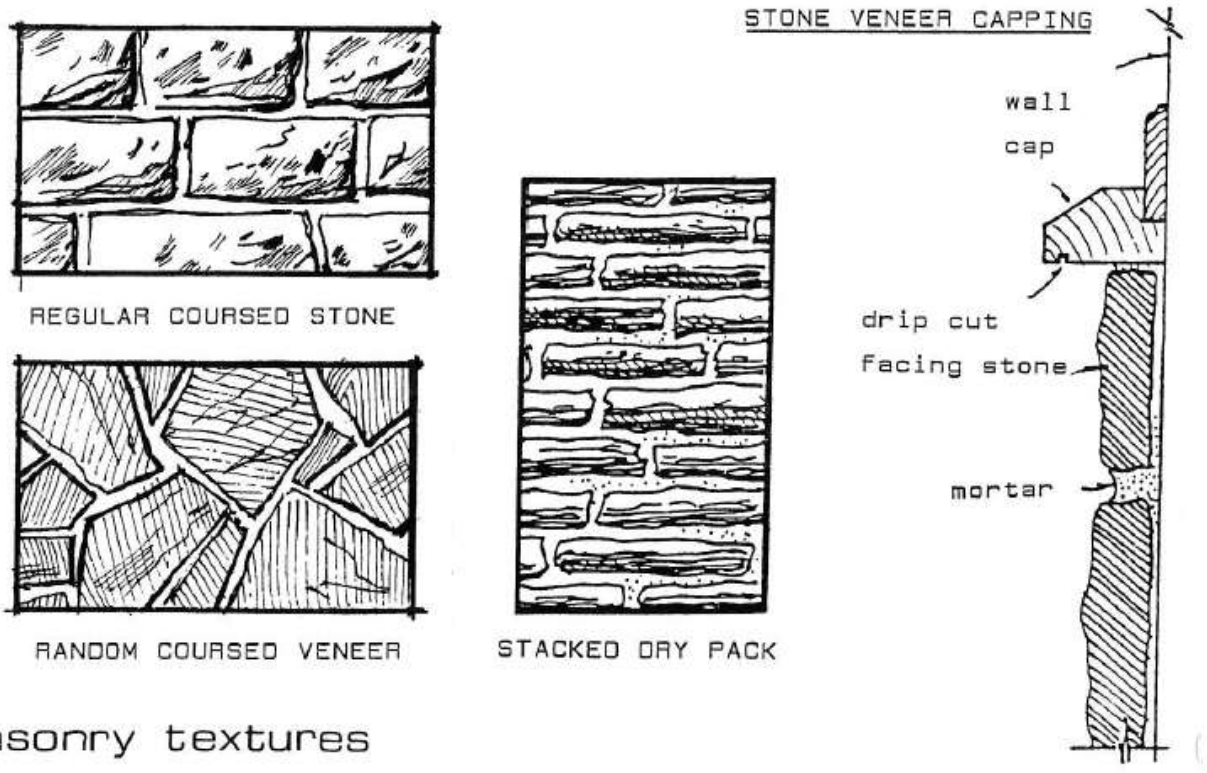


PLATE 6: EXTERIOR WALL MATERIAL



wood siding patterns



masonry textures

SECTION B – ELEMENTS OF THE BUILDING FACADE

1. Exterior Wall Materials

(Plate 6) Historic photographs show that virtually all of Salmo's original buildings were of wood frame construction and sheathed with horizontal "lap" or "drop" siding. Vertical 1" x 4" or 1" x 6" (19 x 89 mm or 19 x 140 mm) boards were used to cover-trim the corners, and to outline door and window openings. The display window support wall, otherwise known as a bulkhead, tended to be finished in wood. Sawn wood shingles were used mainly in gable ends and were applied decoratively.

In the interest of minimizing maintenance, bulkheads of up to 40 inches (1m) above sidewalk level may be used. These should be constructed of wood, brick or local stone. If local stone is used, it should be applied in a manner that approximates true laid stone preferably in regular courses (see diagram). Masonry bulkheads should be capped or flashed to avoid a "veneered" appearance.

The selection of facade materials should respect the nature of the climactic conditions of the region, particularly sunlight, wind, rain or snow. FireSmart BC guidelines should be consulted to ensure the risk of fire hazard is minimalized. 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 façade exposed to weathering are watertight. Building code requirements for snow load, wind load, and fire prevention must also be strictly adhered to.

*Please note that the following Exterior Wall Material recommendations apply to secondary facades as well.

(a) Wood & Fire-Resistant Plank

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

Allowed:

- Horizontal and vertical siding applications
- Wood-look, fire resistant, fibre cement-fibre products such as Hardie plank
- Corner boards: 1” x 4” or 1” x 6”
- Trims for windows and doors
- Pre-finished wood-look metal sheeting

Discouraged

- Wood siding, shingles or shakes

Prohibited

- Plywood and chipboard as finished siding

(b) Masonry

Preferred:

- Brick
- Historic, rusticated concrete block
- Local stone
- Stucco that is flat and patternless
- Painted concrete block

Discouraged:

- Artificial brick or stone

Prohibited

- Unfinished cast concrete
- Unfinished regular concrete block

(c) Metals & Synthetics

The use of synthetic materials is discouraged in favour of natural, historic materials. This includes:

- Fibreglass panels
- Vinyl, metal or plastic siding

2. Wall Openings

(a) Windows

(Plate 7) Windows are a key element in expressing the historic character of a building. Up to the 1930s, frames, sashes, and glazing bars made of wood were far more common than today's metal windows. For this reason, the modern aluminum sash in place on many of Salmo's buildings greatly detracts 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 windows (in particular, large display windows) period lettering treatments; and,
iv. applying paint to the aluminum sash in brown tones to conceal the metallic surface.

Storefronts shall include large display windows. Original display and transom windows should be retained whenever possible. Transom windows were occasionally covered up when a shopkeeper lowered the ceiling of his store. Today however, it is generally agreed that unobscured transom windows add greatly to the appeal of an older structure.

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

Preferred:

- Wood frames, glazing bars, sash, sill, & lintel
- Double hung, multi-paned windows
- False, or snap-in muntin insets
- Coloured metal or painted frames
- Transom windows
- Period lettering: etched, painted or decals

Discouraged:

- Flat, featureless, window surrounds
- Unpainted metal frames
- Small horizontal format windows
- Enlarged upper storey windows resulting in modern proportioned, 'picture windows'

(b) Doors

(Plate 7) Doors are also capable of conveying a period look in the downtown core. Commercial buildings often had wooden, paneled doors that were partially glazed with fixed glass panes. Additional glazing was sometimes used on either side of the door (sidelights) or above the door itself (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.

Preferred:

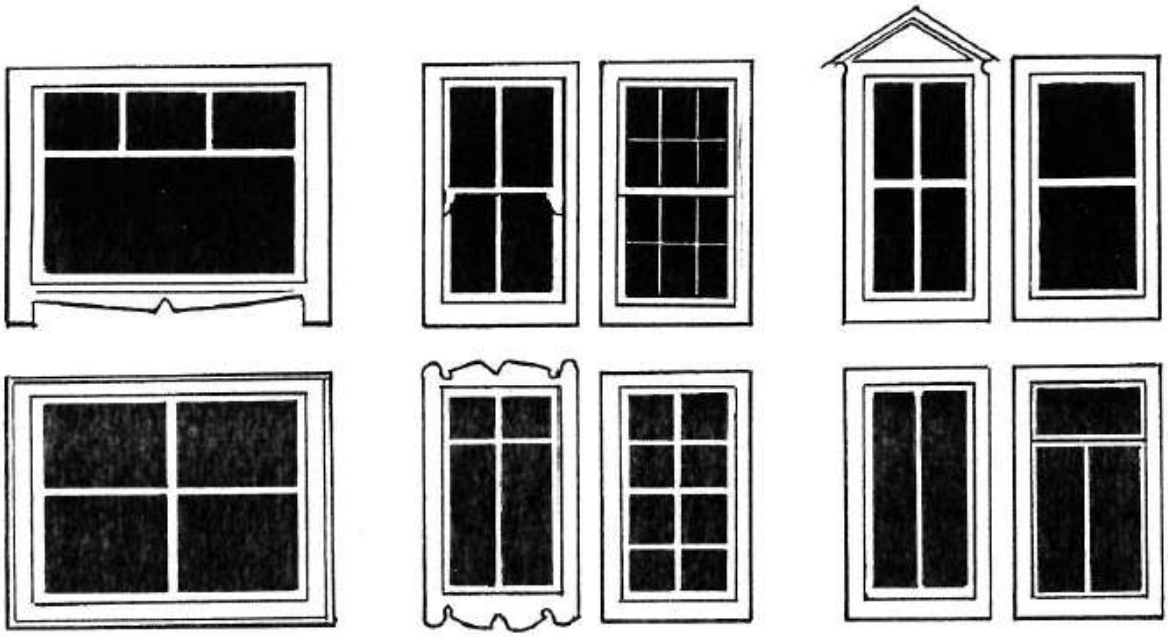
- Painted or anodized metal doors
- Paneled wooden doors
- Paneled wooden doors with glass
- Paneled doors with sidelight or transom lights

Discouraged:

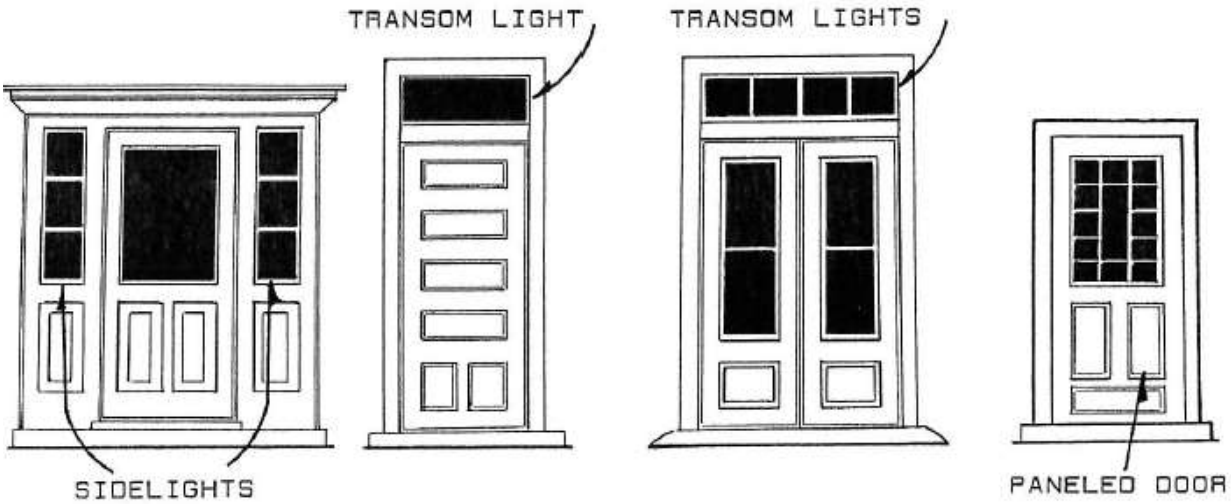
- Flush, rather than paneled, wooden doors
- Unpainted metal or aluminum doors
- Sliding glass doors at the front of a building.

PLATE 7: WINDOWS & DOORS

WINDOWS



DOORS



3. Ornamentation

{Plate 8} At the turn-of-the-century, Salmo was a small, western-style 'boom town'. Few of its buildings displayed the exuberant wooden ornamentation common in larger towns and cities. In general, ornamentation on Salmo buildings was present in the areas under wooden canopies and balconies, and on vertical supports. In the spirit of Salmo's turn-of-the-century appearance, ornamental details should be used sparingly.

Preferred:

- Jig-sawn gingerbread
- Stick-style ornament in 2" (50mm) material
- Shaped sawn shingles
- Wrought iron

Discouraged:

- Cast plaster
- Stamped metal

4. Cornice Treatments

{Plate 9} The style of the period was to cap off the building with a series of decorative boards, collectively called the 'cornice.' Cornices can be as simple as a single horizontal board of 1" (25mm) stock fastened to the top of the fronting wall, with a 2" (50mm) cap covering it at right angles. More intricate cornices can be constructed by building up a series of boards of varying widths under the cap. A formed bracket in sawn wood can be integrated at right angles for decorative support. Cornices should be designed in a manner that prevents water seepage into materials below the cap. The cornice design on older buildings should reflect the original style of the structure. Refer to historic photographs for design ideas whenever possible.

Preferred:

- Cornices that enliven the skyline using height variations appropriate to building style and massing
- Cornice design and detailing that acknowledges prevailing weather patterns.

Discouraged:

- Flat, unarticulated cornices

5. Colour

(a) Colour in the Streetscape

Colour is perhaps the most powerful design element used to establish an image of vitality and warmth within the downtown business area. A colour scheme which views the entire street as a whole, rather than individual buildings in isolation, results in an attractive, unified appearance for the retail area. Use colour to accent the architectural elements of a building.

(b) Paints and Stains

Wooden buildings were usually painted to provide protection from the weather. A common scheme was to paint the body of the building one colour and the trim details (corner boards, cornice, door and window trim) a second, contrasting colour. Flat finish alkyd paints work best for exterior applications. Stains and preservatives should be limited in their application to non-trim areas.

(c) Historic Colours

Colours popular during Salmo's historic period include the lighter shades of buffs, greys, and ochres; and heavier shades of brick red, olive green, dark brown and blue. In certain instances, the use of wood stains or coloured preservative may be more appropriate than paint. The standard red-coloured wood preservative is a good choice as it leaves a flat finish. Examples of Salmo's historic colours may be seen in the attached Colour Guidebook, and

in the individual building renderings. (When coloured roofing is used, it should be coordinated to the colour scheme of the building.)

Preferred:

- Flat-finish alkyd paints or wood stains
- Lighter shades of buffs, greys, & ochres; heavier shades of brick red, olive green, dark brown & blue
- Light siding with dark trim and dark siding with light trim
- Multi-hued and multi-coloured schemes
- Shaded and tinted colours

Discouraged:

- Large areas of excessively bright, pure colours
- Extremely dark or light colours (i.e. large areas of pure white, black, chocolate brown, charcoal grey)
- Monochromatic paint schemes

6. Roofing Materials

Roof structures should be designed to withstand a minimum ground snow load of 116 P.S.F. (5 K.P.A.).

Preferred:

- Metal roofing (preferred)
- Asphalt shingles
- Fire-rated recycled composite shingles
- Matt concrete or ceramic roof tiles
- Flat bitumen-based roofing w/ aggregate finish
- Screened soffits

Discouraged:

- Fire retardant wood shingles & shakes

Prohibited:

- Untreated wood shingles or shakes
- Open soffits
- Rough shakes
- Reflective tile
- Reflective tin roofing
- Non-coloured aluminum

7. Lighting on Buildings

Preferred:

- Indirect, concealed fluorescent or incandescent
- Conical light shades
- Metal-cast fixtures

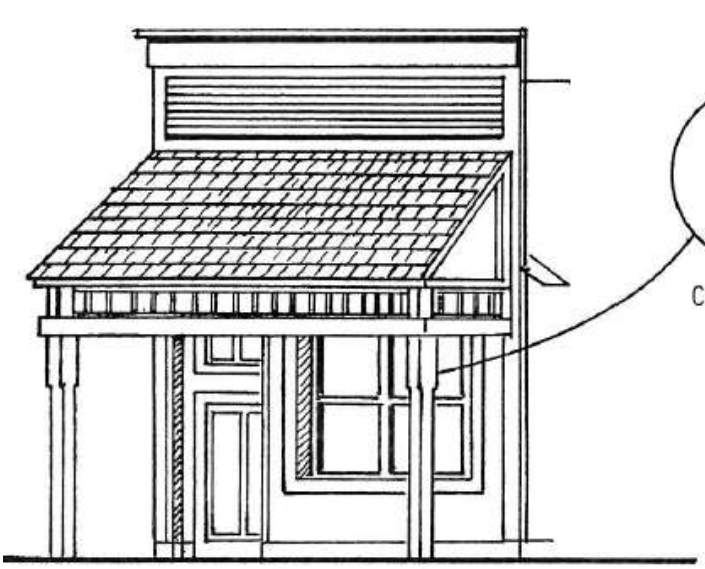
Discouraged:

- Neon

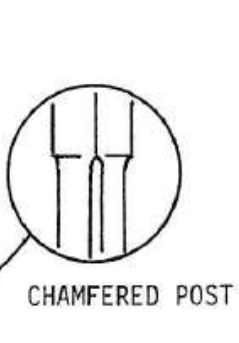
Prohibited:

- Old English style carriage lanterns

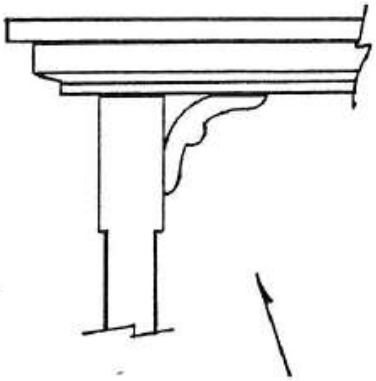
PLATE 8: ORNAMENTATION



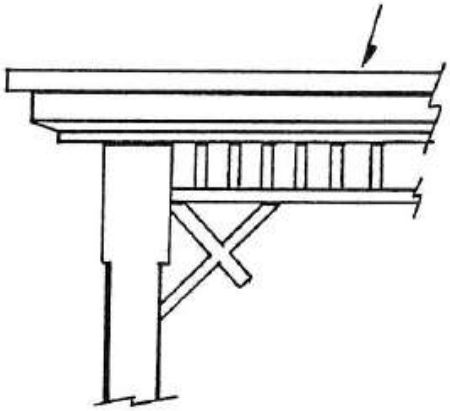
A TYPICAL SALMO CANOPY DESIGN

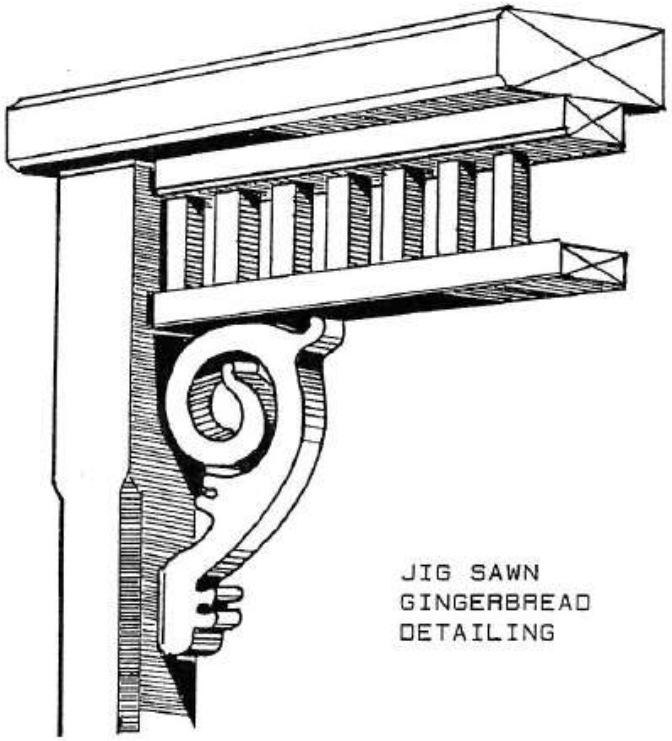


CHAMFERED POST

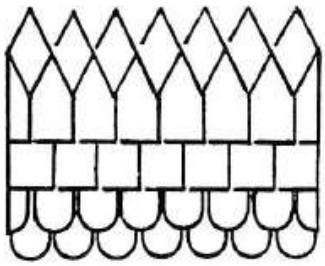


STICK-STYLE ORNAMENTATION





JIG SAWN GINGERBREAD DETAILING

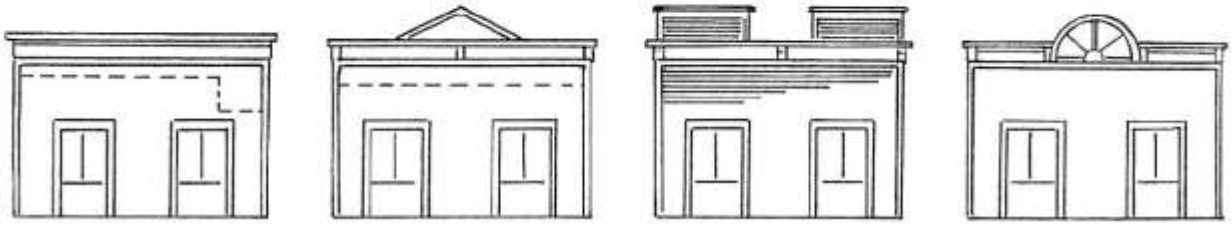


SHAPED SAWN SHINGLES

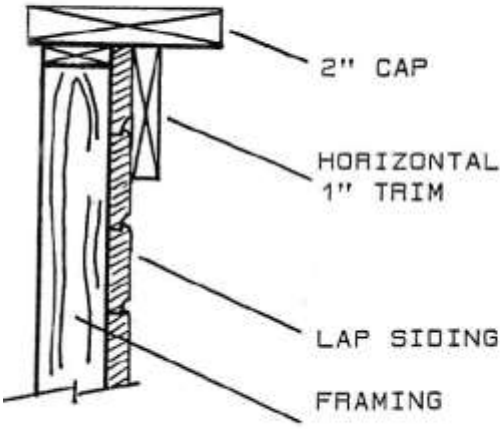
PLATE 9: PROFILE & CORNICE TREATMENT

BUILDING PROFILES

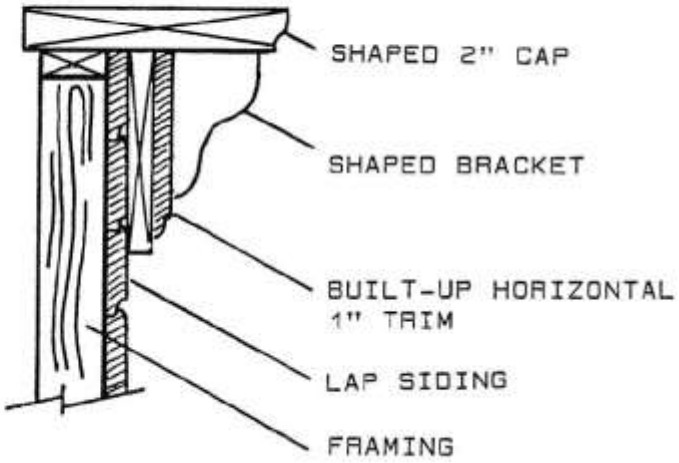
Roofline or building profiles similar to those illustrated below, were once common in historic Salmo. In cases of renovation to existing buildings where the roofline does not follow traditional patterns, false fronts may be constructed and attached to create the proper period style.



SIMPLE CORNICE



MORE ELABORATE CORNICE



SECTION C: WILDFIRE INTERFACE DESIGN GUIDELINES

The threat of fire from the surrounding forest lands to properties adjacent to such lands has prompted the establishment of special Wildfire Hazard design guidelines in the OCP. The basic purpose of these guidelines is to control the combustible elements of both buildings and landscape in order to minimize the potential for the spread of fire and the resultant destruction of property, and threat to life.

While there are areas of the Village that are specifically within the Wildfire Risk Permit Area (DPA 5), a DPA 5 is not required in the DPA 2 area. However, due to the increasing risk of wildfire, all developers are encouraged to consider the *Wildfire Interface Design Guidelines* when planning and constructing a building.

The recommendations contained in these Design Guidelines are based on the Provincial *FireSmart* program and literature and Village of Salmo Fire Department recommendations.

1. Applicable Area

All subdivision applications and building permits, except those for internal alternations only within those areas identified as "*Wildfire Interface Zone*" on *OCP Schedule D* are subject to the approval of a Natural Environment and Hazardous Lands Development Permit.

Refer to section 13.2 of *OCP Schedule A* for exemptions from Development Permit requirements.

2. Site Considerations

Buildings should be sited, and road accesses designed in order to accommodate fire fighting vehicles and equipment.

The FireSmart Program typically recognizes three PRIORITY ZONES on a property site with specific requirements that should be followed.

Priority Zone 1: 10 metre radius around home

- Keep free of combustible materials, shrubs, wood piles, long dry grass.

Priority Zone 2: 10-30 metre radius around home

- Reduce dry combustible materials from grounds.
- Space trees so that crowns are 3-6 metres apart.
- Remove deadfalls, thick shrubbery, including evergreens.

Priority Zone 3: 30-100 metre radius and beyond

- Reduce dry combustible materials from forest under storey.
- Space trees so that crowns are 3-6 metres apart.
- Remove deadfalls, thick shrubbery, including low evergreens.
- Retain fire resistant deciduous trees.

3. Building Materials

The use of non-combustible exterior finish materials is crucial to lessening the potential for wildfires to destroy a building. See the appropriate sections of this document for material guidelines.

PLATE 10: SIGNAGE

TYPES of SIGNS

- FASCIA
- PROJECTING
- AWNING
- WINDOW
- FREE STANDING

MATERIALS

GLASS • • PLASTIC • • METAL

WOOD • • PAINT

SECTION D: BUILDING SIGNAGE

(Plate 10) 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 encouraged. Lettering painted on the sides of buildings is desirable as a method of signage and is consistent with the historic 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 to surface area of sign.

Consult Salmo's Signage Bylaw for complete information on specifications. (For recommendations regarding awning and canopy signage, consult appropriate sections.)

1. Types of Signage

Preferred:

- Fascia and projecting
- Window and painted wall signage
- Awning and backlit awning
- Canopy face and canopy underside
- Illuminated and non-illuminated signs

Discouraged:

- Rooftop signs
- Sandwich-board signs on sidewalk

Prohibited:

- Animated (flashing or moving) signs
- Banners*

*Note: The only banners permitted in the downtown area are temporary cross-street banners promoting a special event, for which a Permit has been obtained through the Village office.

2. Letter Typeface and Colour Details

(Plate 11) Building styles and colours, as well as the nature of the establishments, should be considered in the selection of appropriate sign typeface.

Preferred:

- Clear, legible Gothic (sans-serif) and Roman (serif) lettering styles
- Creative graphics

Discouraged:

- Large expanses of white backgrounds

3. Materials and/or Surfaces

Preferred:

- 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
- Backlit fascia-mounted with period lettering
- Iron or wood mounting brackets and bracing
- Non-flashing Neon

Discouraged:

- Hanging or projecting illuminated plastic

Prohibited:

- Unfinished plywood
- Animated (Flashing or moving) illuminated signs

4. Building Fascia Signage

Preferred:

- Maximum ratio of 1:2 (linear frontage; surface area of sign)
- Backlit plastic – dark backgrounds with light lettering preferred
- Painted plywood – coated Crezon plywood preferred
- Metal
- Wood

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

5. Projecting Signage

Preferred:

- Maximum ratio of 1:4 (linear frontage: surface area of sign)
- Carved wood
- High quality, exterior grade plywood finished on all sides
- Metal

Discouraged

- Interior lit plastic

Prohibited:

- Animated (Flashing or moving) illuminated signs

PLATE 11: SIGNAGE LETTERING STYLES

AZ

ROMAN

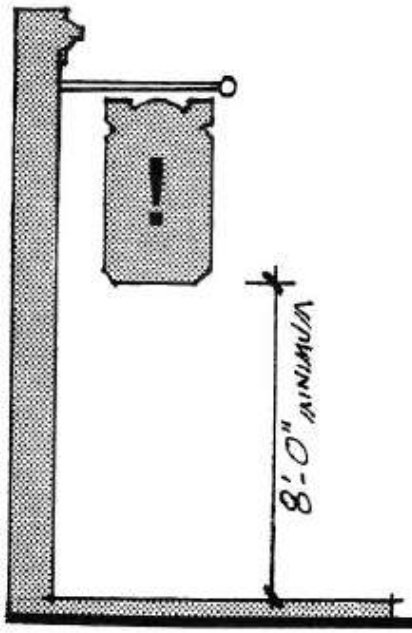
AZ

GOTHIC

AVOID - large blank white backgrounds!

BETTER! - darker backgrounds with light lettering.

BACK-LIT SIGNAGE STYLES



...see municipal sign by-law for specific information:

SECTION E: AWNINGS, CANOPIES & BALCONIES

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

(Plates 12, 13 & 14) 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 of the retractable style, 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.

1. 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. Awning projection should be designed to minimize the tendency to dump snow or rain on the centre of the sidewalk.

2. Encroachment

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

a. Drawings

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

b. Critical Dimensions

Minimum height above sidewalk: 8'6" (2.66m)

Minimum projection: 3'0" (.92m)

Minimum setback from curb edge: 18” (.46m)

3. Awning Styles

(Plate 14) Early twentieth century photographs show that the 'three-point' awning was used in Salmo; rounded awning styles were not used. 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 the ease of cleaning the awning.

Preferred:

- Three-point traditional triangular style
- Four-point variation - triangle with expanded fascia area for signage
- Shapes with relatively steep roof pitches (35^{o} - 50^{o} angles preferred) promote snow removal and self-cleaning

Discouraged:

- Quarter barrel, dome 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'-6" (.77m) high

4. 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 retain 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 brilliant colours and multi-coloured stripes now available in modern fabrics.

Preferred:

- Cottons and acrylics and vinyls are acceptable in stripe patterns and fascia panels only
- Two colour stripe patterns, particularly on the top sheet panel using historical colours.
- Solid colours taken from the historic palette in mid-range intensities

Discouraged:

- Excessively bright, modern colours
- Large areas of white or black vinyl fabric
- Large areas of plain dark colours (as they show dirt more readily)

PLATE 12: CRITICAL AWNING DIMENSIONS

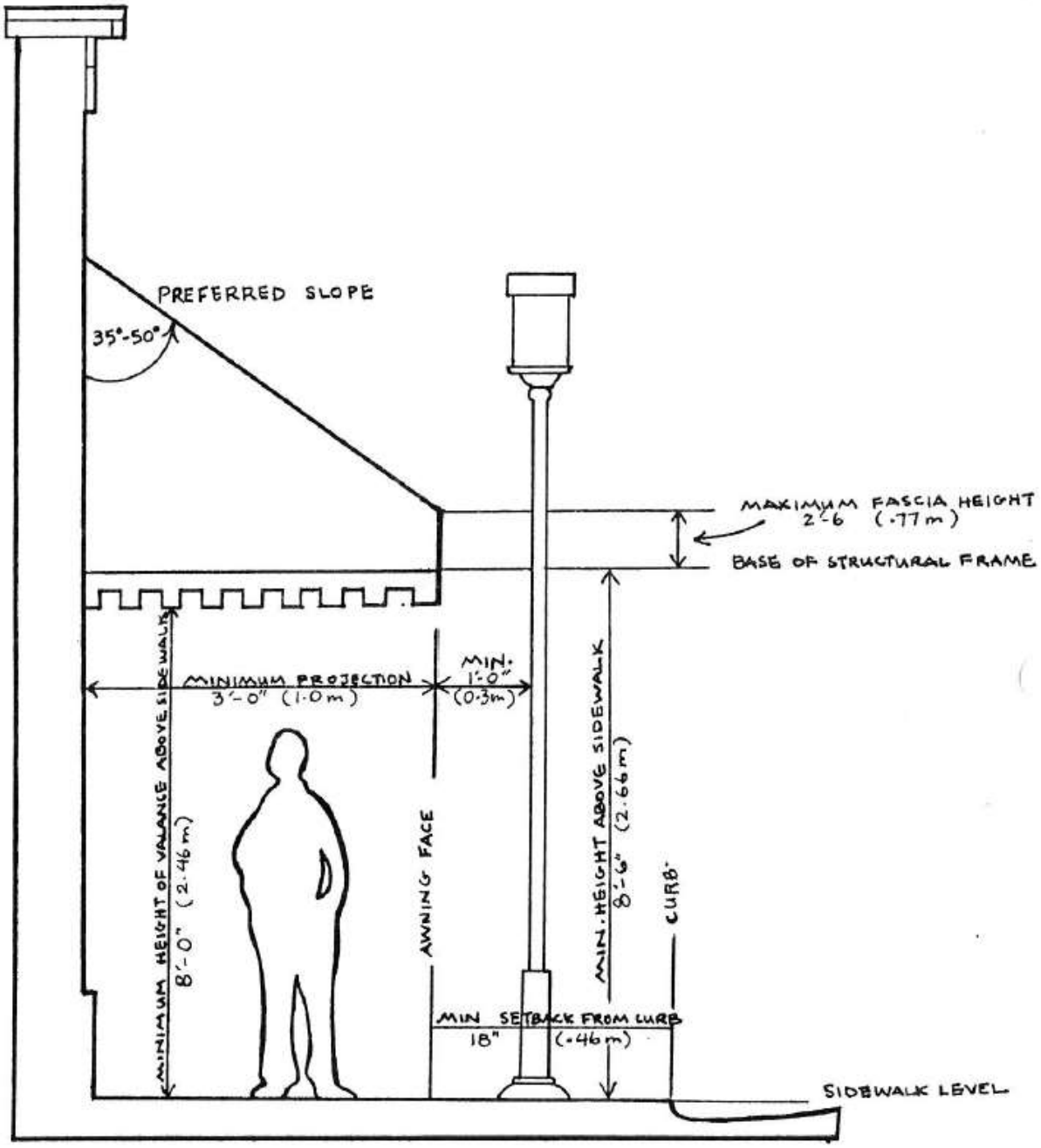
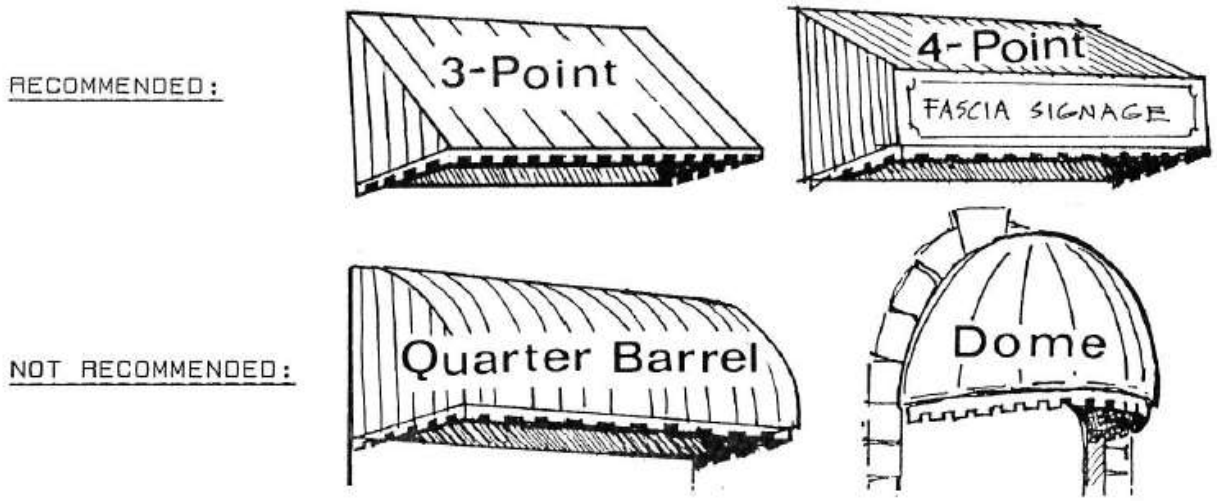
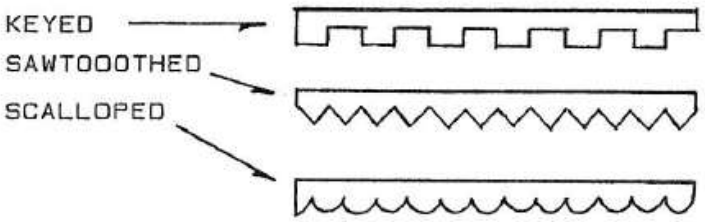


PLATE 13: AWNING STYLES



Valance Trim:



Parts of the Awning:

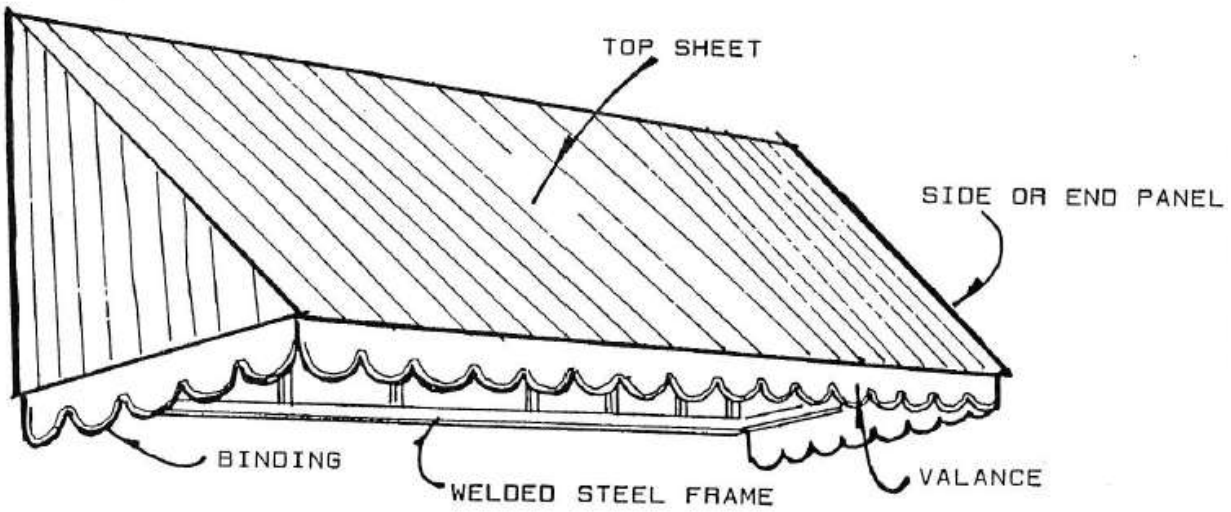
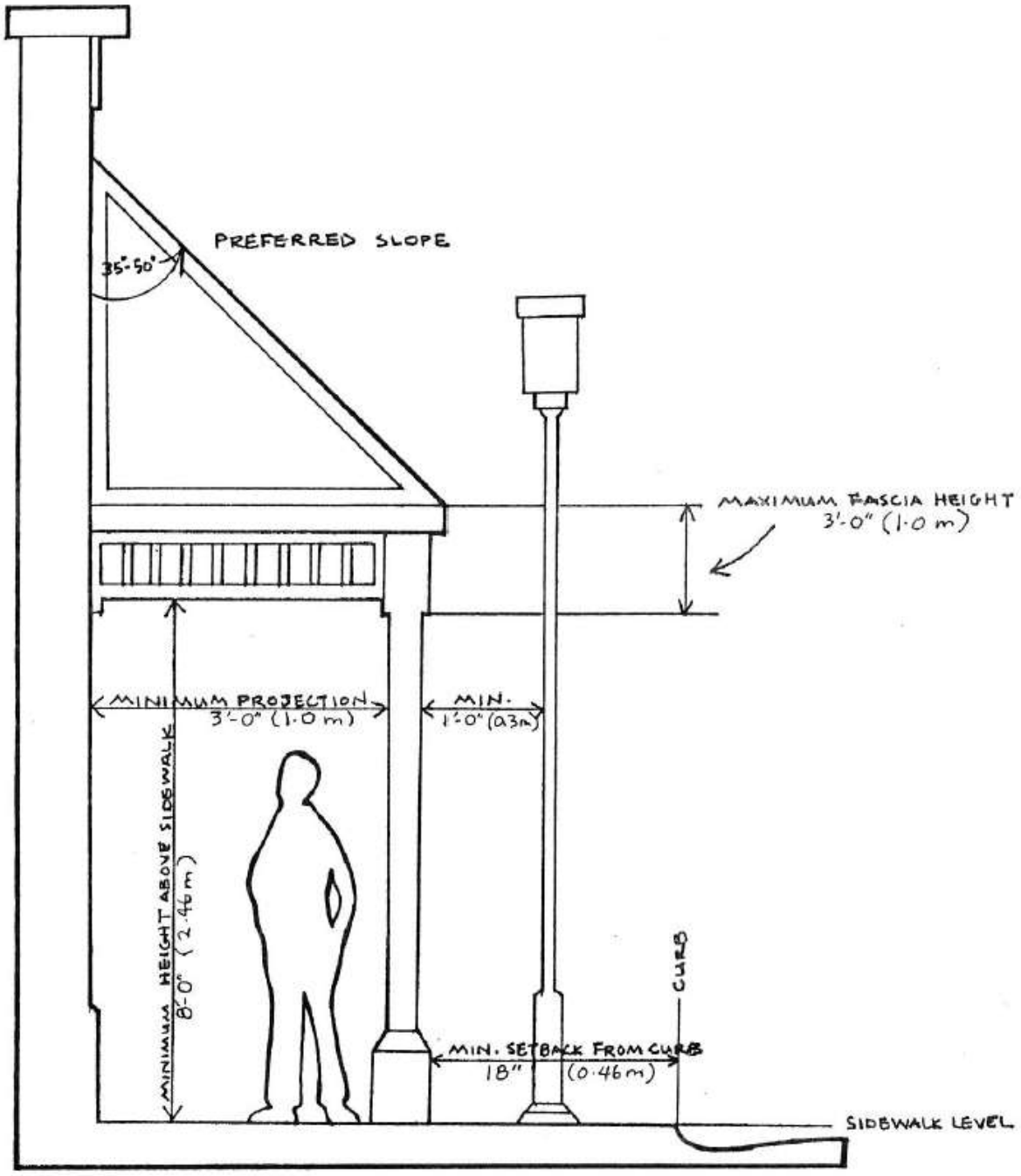


PLATE 14: CRITICAL CANOPY DIMENSIONS



APPENDIX A

Development Permit Application Procedure

Any proposal to undertake work on the exterior of a building located within the designated boundaries of the expanded Development Permit Area must be approved by Salmo's Building Inspector and the Chief Administrative Officer. In some cases, a bylaw variance and/or Council approval may also be required. Applicants will be advised as to any additional information required or steps in the process, such as a variance, within five (5) business days of their permit application submission.

All submissions require the following documentation:

1) A Downtown Development Permit Application, available from the Village Office, completed by the building owner.
2) Photographs of the building facade as it currently appears.
3) A colour rendering of the proposed facade improvements, including signage. Where applicable, sketches should be to scale and provide dimensioning notations.
4) Colour chips of proposed paint colours.
5) Awning fabric sample or accurate approximating of proposed colours and pattern.

Applications Available From:

Salmo Village Office
423 Davies Avenue
P.O. Box 1000
Salmo, B.C., V0G 1Z0
(250) 357-9433

Online at: http://salmo.ca/municipal-services/forms/

Information: info@salmo.ca