

CUMBERLAND HERITAGE DESIGN GUIDELINES

RECOMMENDATIONS

2023

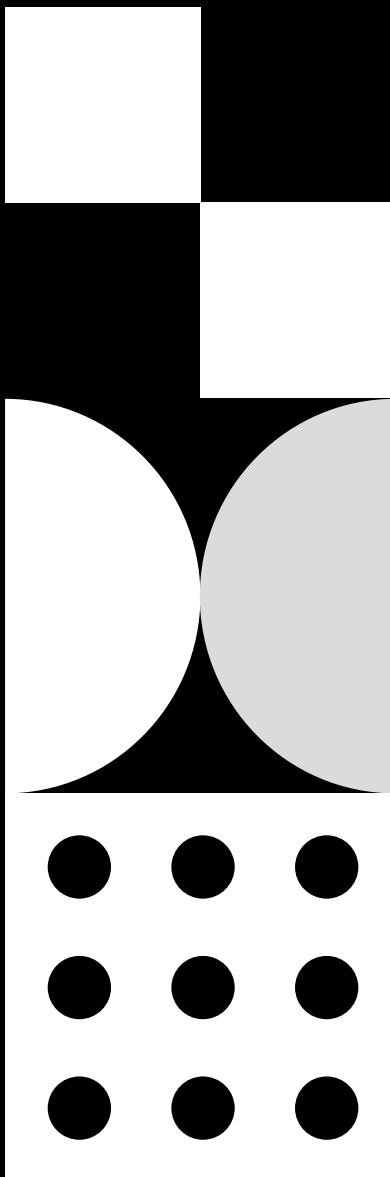


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Introduction

Statement of purpose

The Village of Cumberland and Vancouver Island University Master of Community Planning students have partnered to review the village's existing heritage design guidelines, and provide an analysis and review of similar communities that could be relevant to shaping the revised guidelines for the Village.

The purpose of a Heritage Management Strategy is to identify and define heritage values in the community, create a policy framework for the protection, and apply legislated tools as appropriate. Tools might include a heritage register, heritage designated sites, heritage revitalization agreements, or a designated heritage conservation area, public engagement and public partnership in the Official Community Plan(OCP). This project is focused on a common component of heritage plans and OCPs aimed to retain the character of the neighbourhood: heritage design guidelines.

This report answers two key research questions:

1. What is Cumberland's community character?
2. How do you retain neighborhood character?

Vision

The Village of Cumberland is a unique community. It celebrates a rich coal mining history that is visible everywhere - from the heritage homes in the historic core to the abandoned mine sites scattered throughout the surrounding forests.

Key Deliverables

This document provides:

- Analysis of Cumberland Heritage
- Analysis of heritage design guidelines of similar communities
- Analysis of nearby community
- Illustrative recommendation to celebrate Cumberland's heritage

Cumberland Context

Cumberland is a place steeped in history and ripe with both pre-colonial and post-colonial stories. Located in the Comox Valley in the historic territory of the K'omoks First Nation. Cumberland's post-colonial origin begins as a coal mining town during the mid 1800s. Developed through many eras, over many years, Cumberland has come to identify itself through recreation opportunities, public art, historic building sites, and economic resilience. Since 2006 Cumberland has seen a 26 percent increase in population; many of these people are of the younger generation.

The people of Cumberland are passionate about their Village. They are here because this Village offers an unmatched quality of life. They envision that Cumberland will continue to be a community vibrating with activity. Daily life for a member of the Cumberland community is peaceful, quaint, and filled with opportunities to enjoy the “little things in life”. Whether it is a visit to a local coffee shop with neighbours or a bike ride through the extensive open spaces, forests, and natural amenities in the surrounding area, the Village provides a range of opportunities for all ages and needs. A fundamental draw for this Village is its sense of history and culture, which has attracted a diversity of people who enjoy the pace of life connected with nature, the community, and the arts.

The Village is built upon the following priorities:

- Improvement and expansion of infrastructure to accommodate measured growth.
- Attainable housing.
- Village Centre rejuvenation.
- Promotion of the Village for local and regional businesses.
- Recreation and tourism.
- A healthy, active, and engaged citizenry of all ages and walks of life.
- Accountability and transparency.
- Protection and enhancement of natural features and functions

The historic Village center continues to be the vibrant focal point and heart of the community with an enviable mix of historical, commercial, residential, civic, and cultural activities in a natural forested setting.

K'omoks First Nation

Cumberland is located on the traditional and unceded territory of the K'omoks First Nation. The K'omoks of today refer to themselves as the Sahloot, Sasitla, Leeksun, and Puntledge. Living up and down the Island, the K'omoks peoples have an existing oral history still alive today. According to the K'omoks First Nation's website, the people were seafaring in nature.

Pre-colonial K'omoks celebrated song, dance, and craftsmanship throughout the region. Some of these songs and dances still survive today. Post-colonial history shows that the people of the K'omoks region endured hardship. They lost land, resources, and their connection to their own culture. Modern K'omoks are striving to reclaim the cultural expression and relationship that was lost during colonization.

The K'omoks First Nation ask that, "in the spirit of reconciliation, it is encouraged and appreciated that our local organizations show acknowledgment of the K'omoks First Nation Unceded Traditional Territory at their public and internal gatherings when appropriate."

Objective

To acknowledge and celebrate the pre-colonial history of the traditional keepers of the land.

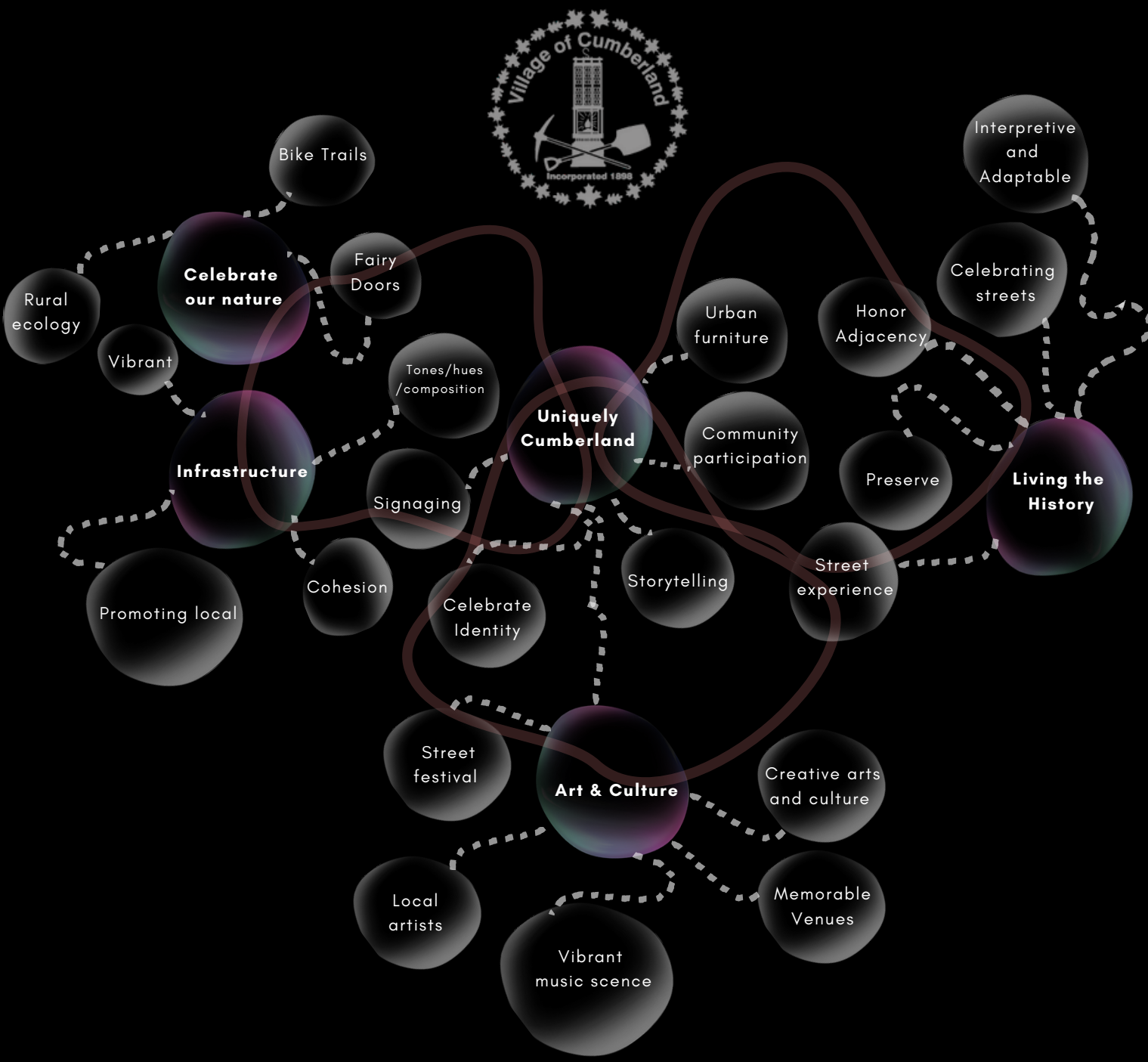


Guidelines

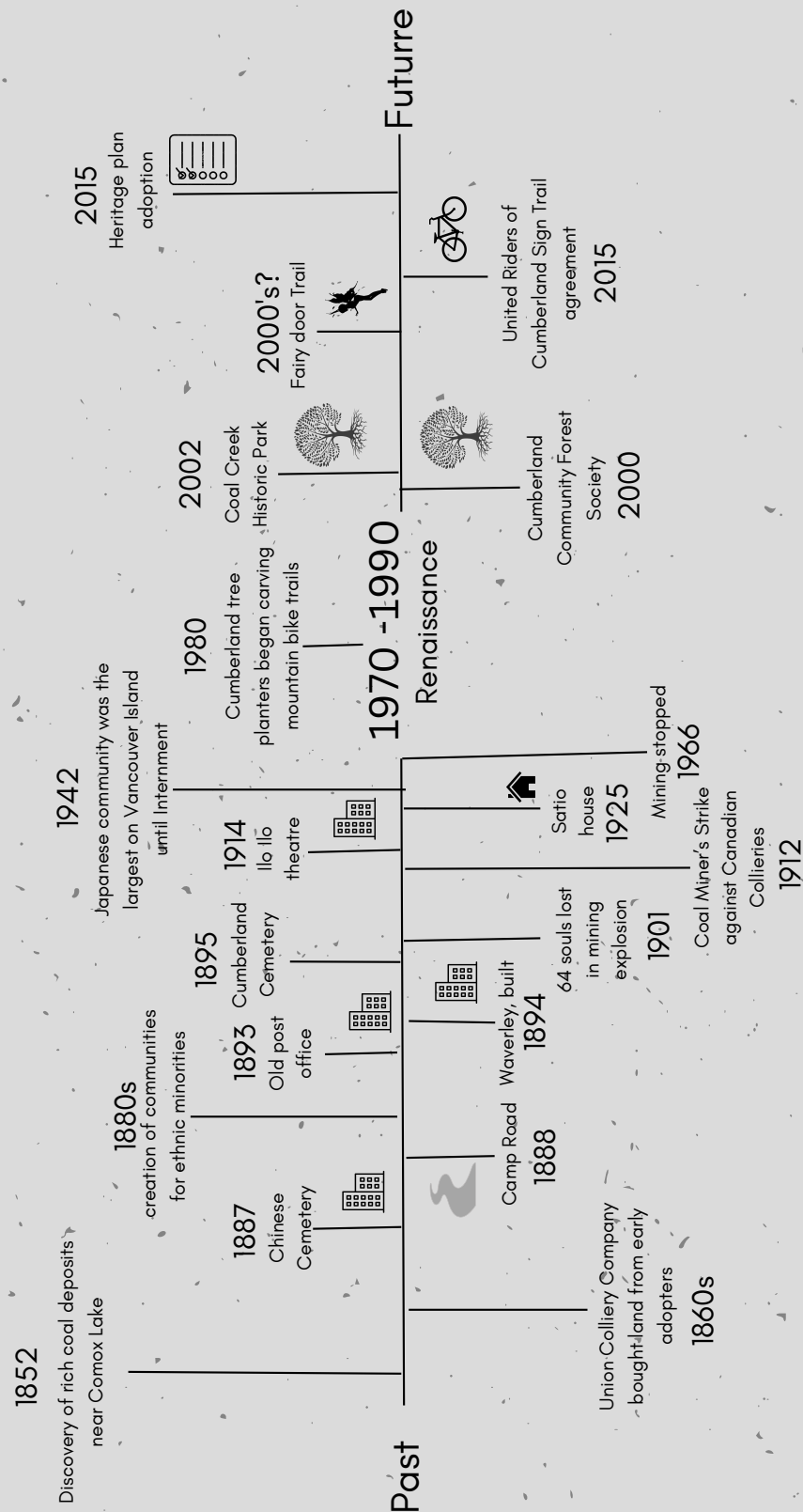
- Collaborate with K'omoks First Nation on how to best work towards truth and reconciliation
- The K'omoks First Nation organization recommends using the following statement to begin public and internal gatherings when appropriate:
"we/I respectfully acknowledge that the land we gather on is on the Unceded Traditional Territory of the K'omoks First Nation, the traditional keepers of this land".
- Enquire with the K'omoks First Nation regarding how to best represent or commemorate Cumberland's pre-colonial history.
- Offer the opportunity to the K'omoks First Nations to provide input regarding public gathering, form and character, and art.

GUIDING PRINCIPLES

Cumberland's Heritage



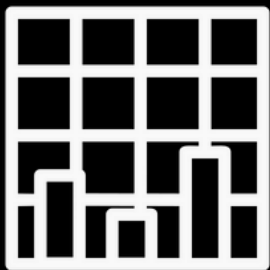
Historical Timeline



VICTORIA OLD TOWN DESIGN GUIDELINES

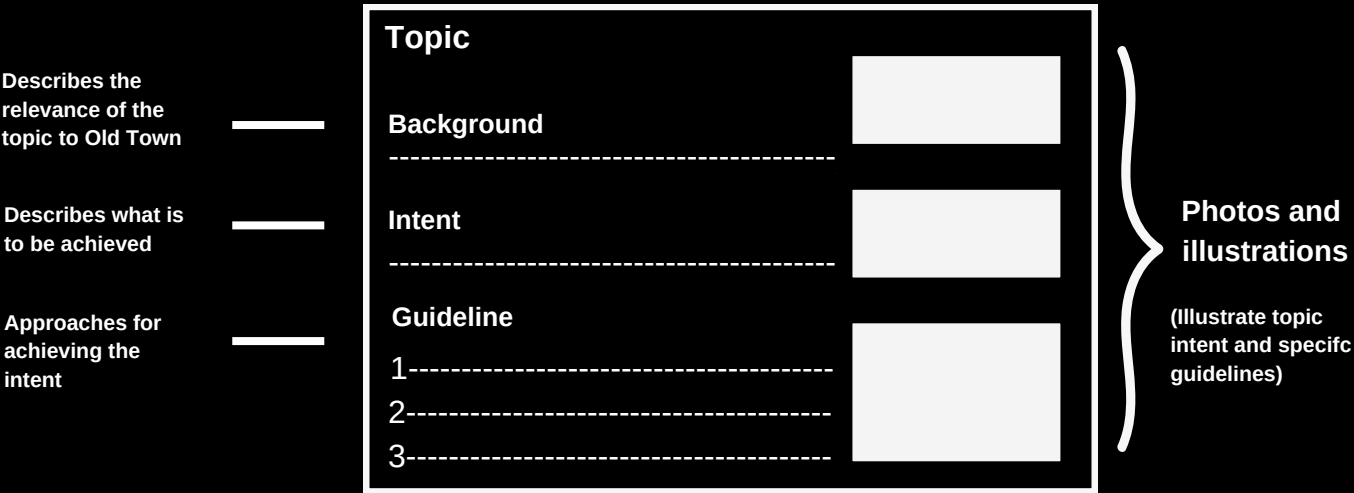
Victoria is a historic city located on Vancouver Island with rich cultural and architectural characteristics that are valued and worth preserving. Victoria’s heritage guideline for the Old Town was written in 2019 for new buildings and additions to existing buildings. It follows a more prescriptive approach.

The following are some ways in which the guidelines could benefit or relate to the preservation of the character of Cumberland:

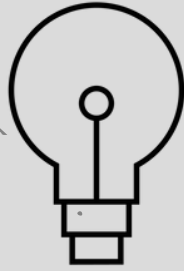


Diagrams and Legibility

The guidelines have a defined structure which includes the following sections: Background, Statement of intent, and Guidelines. It also introduces Old Town subareas, their traditional architecture and urbanism, and elaborates on the architectural character and characteristics of each. Moreover, it has photos and graphics to illustrate the architectural characteristics and recommendations.



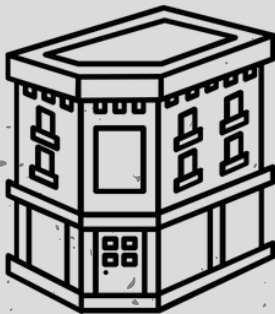
Source: Victoria Old Town Design Guidelines, 2019



Lighting

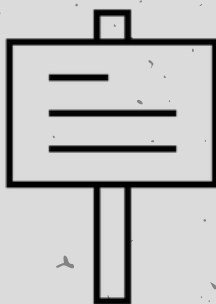
Guidance for the use of lighting is embedded within the section of the relationship to street and open space. Use lighting to highlight building features and illuminate the public realm while avoiding over-illuminating the building or projecting light into the sky or onto adjacent properties.

It could be a separate heading.



Façades

"Blank walls that face public streets and open spaces are strongly discouraged and should be avoided. Where unavoidable, blank walls should be screened or enhanced with design elements appropriate to the context."



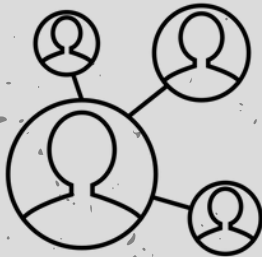
Signage

The guidelines include preferences for signage that is less visually cluttered and has a low impact from its light. The preferred sign types are defined as: "projecting two-dimensional or 'blade' type signs, externally lit signs, external neon signs and small neon signs inside windows, individual cut out or silhouette letter signs mounted on storefronts, and restored historic sidewall signs." A separate four-page document is provided for signs and awnings outlining suggestions about lighting, materials, and the preference for simplicity for these elements.



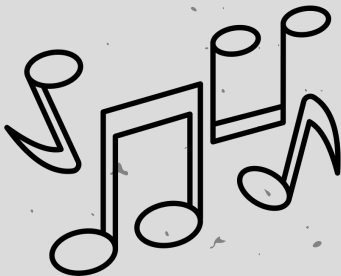
Colours and Materials

Victoria's Old Town design guidelines include suggestions for materials, colours, and textures that compliment existing structures within Old Town. It is recommended that colours that reflect local heritage palettes are used but specifics are not mentioned. The guidelines mention the intent to avoid painting masonry and make high level suggestions of materials, for example: "use materials with textures and patterns that are visually interesting."



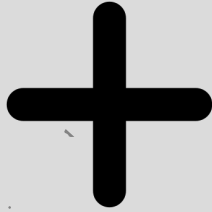
Social and Communal Potential

A thorough section of these guidelines is dedicated to the relationship to street and open space with the intent to: "create visual interest, support pedestrian activity, and achieve human scale." The section includes, among others, recommendations for transparent glazing on street level and the potential for setbacks for social areas to animate the street. These details could be added to Cumberland's current guidelines to emphasize the possibilities that impact the public realm.



Rhythm

Victoria's Old Town Design Guidelines include suggestions for materials, colours, and textures that compliment existing structures within Old Town. It is recommended that colours that reflect local heritage palettes are used but specifics are not mentioned unless requested. The guidelines mention the intent to avoid painting masonry and make high level suggestions of materials, for example: "use materials with textures and patterns that are visually interesting."



Additions

There is no section for additions in general but there is a separate section about rooftop additions which elaborates on some general guidelines as well as compatibility, hierarchy and Distinguishability. Reusing original materials, minimizing the detailing of rooftop additions, making them minimally visible, and using setbacks and less dominant colors are some of the suggestions given for rooftop additions.

Overall, Victoria's Old Town Design Guidelines are a more prescriptive approach to achieve neighbourhood character. Some differences noticed in comparison to other guideline documents reviewed is that many topics, such as lighting and windows and doors, are embedded within the section "relationship to the street" versus separate, individual, headings.

Lastly, there are no suggestions for other types of additions apart from rooftops and the colour palette provided is still open to some interpretation.

NANAIMO HERITAGE BUILDING DESIGN GUIDELINES



Nanaimo Heritage Conservation Area

***53 Recognized
heritage buildings in
the Downtown/
Fitzwilliam Street
Corridor Heritage
Conservation Area***

Nanaimo's heritage guidelines emphasize retaining the original built form and detailing, preservation, and enhancement of original character. It starts with categorizing the heritage buildings based on their uses with an emphasis on the economic, cultural, and social viability and respecting the adjacent buildings.

After examining Nanaimo's heritage design guidelines, some interesting aspects which could be incorporated to help redesign Cumberland's heritage design guidelines were realized.



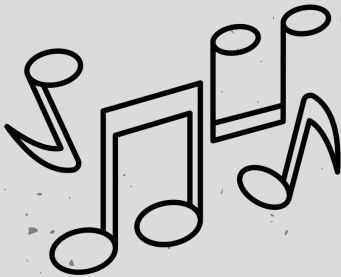
Economic Viability

An important feature of Nanaimo's heritage design guidelines is the emphasis on economic viability as it ensures that heritage buildings or sites are not only preserved but also sustainable in the long run. Without economic viability, the cost for preserving heritage sites could lead to neglect or demolition of the sites in the long term. Economic viability ensures that heritage sites are not just preserved for their historical or cultural value but also for their economic value.



Colours and Materials

The guidelines impose restrictions on the colours and materials that can be used in the heritage area. However, they also offer designers a range of options that adhere to historically accurate color schemes and material selections. These options include colours such as earth tones and natural pigments that reflect the distinctive features of the heritage area, as well as those that are derived from the materials themselves.



Rhythm

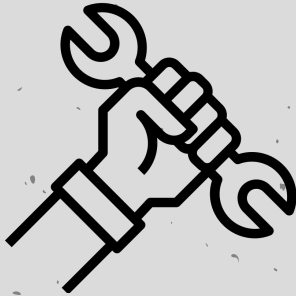
Nanaimo's heritage building design guidelines defines the rhythm as a pattern made by the alternation of solids and voids (walls to openings) in the façade that might be observed and perceived by the passerby from a specific distance. The guidelines recommend the making of a sympathetic relationship between old and new constructions. Understanding the concept of the rhythm can help developers to align their new project designs with respect to current characteristics without actually mimicking the old designs.



Additions

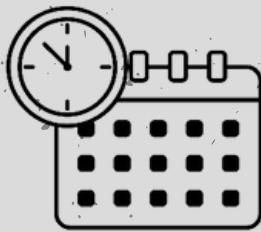
Nanaimo's heritage building design guideline provides unambiguous instructions on making additions to heritage buildings that minimize alterations to their profile and appearance, while still maintaining a distinct separation from the original structure.

There were, however, some aspects to heritage guidelines and conservation which did not received the amount of attention deserved. The following paragraphs contain recommendations that could be considered in the documentation.



Mitigation measures

Mitigation measures are series of actions or strategies which could minimize any harms to existing heritage buildings and structures. These measures could be either preventative or reactive. Incorporating mitigation measures into different sections of the guidelines such as those related to additions or colour choices can facilitate a better understanding of methods for managing heritage structures or constructions within the surrounding area.



Ignoring Time-Related Alterations:

Although the emphasis of Nanaimo's guidelines on the retention of the original built form helps preserving the original character of the heritage buildings, in long term, this approach could impede the formation of new heritages that could showcase stories from various eras.

ROSSLAND BUILDING DESIGN GUIDELINES: HISTORIC DOWNTOWN

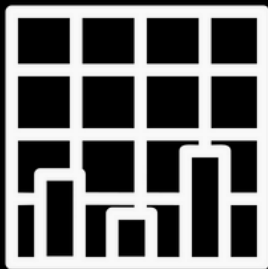
The Village of Rossland is similar to Cumberland in the way that it is a smaller community on the edge of a larger community. Rossland also has a similar population and economic profile. Rossland has created an economy by celebrating its:

- gold mining history
- founding years of the City's development
- early ski culture
- and historic buildings and homes related to the boom-town era

Rossland receives funding as a resort municipality that allows extra resources to be injected into the community planning infrastructure.

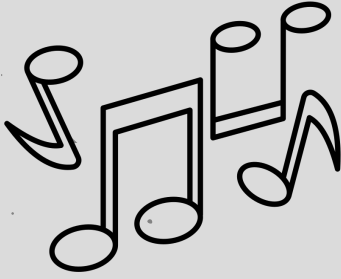
The Village of Rossland's design guidelines avoid recommending aesthetic solutions to revitalization that give it one particular style, instead opting to deal with building design on a "case by case" basis. This allows the planning department full control over heritage development. Rossland compensates for the lack of prescriptive language by using extensive "development permit applications" to ensure quality applications.

Rossland does an excellent job of activating the community as a potential partner. Consistent communication with the community, as well as explicit detail, is given regarding how the community can get involved, get funding, or get tax exempt.



Diagrams and Legibility

Rossland's document could have done a better job at defining key terms. Rossland's document had too many box charts which hindered the documents legibility. Graphics were very helpful although there were no diagrams. Rossland's document did an excellent job of having appropriate structure and providing easy-to-read paragraph information.



Rhythm

No illustrations of rhythm were given in Rossland's document. All language is descriptive and prescriptive language is actively avoided in the document.



Colours and Materials

Rossland's colour palette is based off of their environmental features and they have loose guidelines for materials. Since Rossland uses descriptive language, they ensure to encourage themes that relate to connected guideline documents.

Themes:

1. Diversity of housing, such as miners' cabins, Victorian mansions and single family dwellings with contemporary detailing
2. Grid pattern of the streets interrupted by topographic features
3. Curvilinear streets following historic railway rights-of-way
4. Views from high ground over Happy Valley, Trail Creek Valley and Lower Rossland
5. Views of surrounding mountains above town
6. Modest-sized housing on generous properties
7. Urban trees
8. Trailheads leading to mountain walks
9. Recognizable sub-neighbourhoods within the Upper Rossland area
10. Historic churches, commercial and institutional buildings
11. Proximity to Rossland's downtown core



Social and Communal Potential

Rossland does a phenomenal job of acknowledging and encouraging community participation. The community's opinion regarding heritage and character has been actively discovered and is reflected in the key themes and guiding principles of the Heritage Guideline Document. Much support is given in the form of links, forms and other general information that can help guide community members and developers.



Other Design Thoughts

The length and format of Rossland's document makes it unappealing to print and read. It's very text heavy and could use more precedent images to illustrate key points.

Indigenous context is given but not celebrated the way a heritage document should. Heritage is more than post-colonial knowledge, pre-colonial history should be incorporated into all documents

The nature of descriptive policy allows for great flexibility and future growth but also requires the planning infrastructure to accommodate the breadth of application received.

In contrast to the above, the following conclusions were made as to what aspects may not be appropriate for Cumberland's Heritage Design Guidelines:

- Unlike Rossland, the architecture and character of Cumberland is less defined as to what it should be moving into the future. Descriptive guidelines to the same extent may provide to be untenable for Cumberland due to differences in RMI funding and current development application format.
- There could be more precedent photographs.

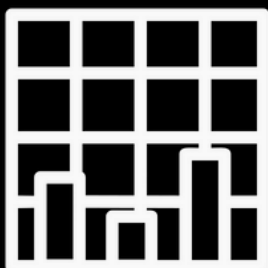
FERNIE BUILDING DESIGN GUIDELINES: HISTORIC DOWNTOWN

The City of Fernie, located in the southeast of British Columbia, shares some characteristics with Cumberland in its connection to the outdoors. Fernie, like Cumberland, is connected to its surrounding natural assets through its tourism industry focused on skiing, mountain biking, and fishing, among others. In terms of history, Fernie's post-colonial history began with the arrival of the coal industry and the Canadian Pacific Railway which is much of what is prevalent in its historical downtown area.

Fernie's Heritage Building Design Guidelines (2014) contain a specific definition for the historic period: "The period following the 1908 fire up to 1918," and the Building Design Guidelines for this historic area are prescriptive to maintain the specified character of this time period. The objectives of Fernie's building design guidelines (2014) are: "to construct, maintain and restore all building facades in a manner that is authentic or sympathetic to the historic period."

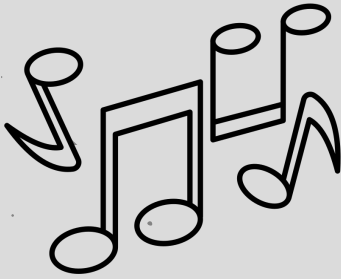
From our site visit and information from our client, it was understood that the heritage of Cumberland is not as well defined nor does it have a specified time period as is present in Fernie but there are aspects of Fernie's Heritage Design Guidelines that could benefit Cumberland.

Following a review of the Building Design guidelines, the following conclusions were made as to what aspects could benefit the recommendations for Cumberland's Heritage Design Guidelines:



Diagrams and Legibility

Clear definitions of terms are provided in Fernie's document; these terms are defined at the beginning and bolded when used throughout the document which is helpful in understanding and knowing what has already been defined. This creates less interpretation from outside sources.



Rhythm

As seen in example below, guidelines of scale were simply illustrated alongside a short description of preferred patterns.



Source: Fernie Building Design Guidelines, 2014



Colours and Materials

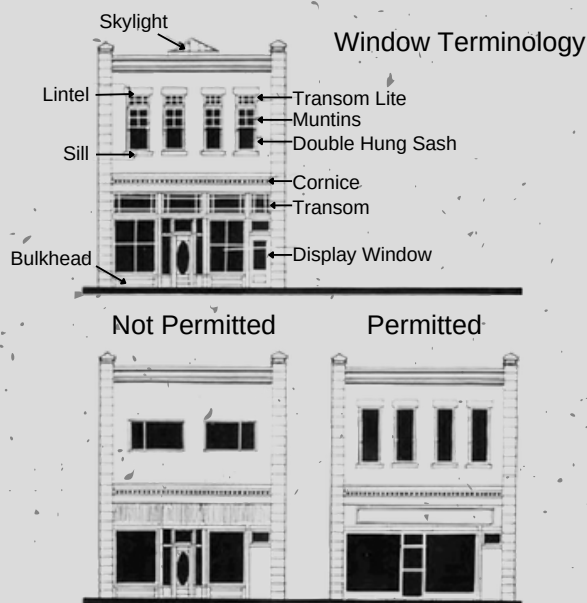
Recommendations for colour allow for interpretation which could offer flexibility for Cumberland's character, for example:

Design decisions regarding the selection of colour on individual buildings shall consider the aggregate appearance of the overall area. Colours shall be chosen which conform to the Historic and Heritage Colour Schemes (refer to Section S.9.1), and shall not clash with the paint schemes of adjacent buildings or the colours of the surrounding natural environment due to excessive brilliance or intensity. In contemporary times there is a tendency to think of painted brick masonry as a negative, and much restorative effort and expense is often devoted to removing paint from brick building facades. In fact, in many instances, the brick was originally finished with a paint coating, as natural brick was sometimes considered as unfinished to the Victorian eye. It is wise to check archival photographs, if possible, to determine the correct historic treatment for the masonry building face. Painting masonry can sometimes be a way to help homogenize the finish of a façade where brick repairs with disparate materials have led to a patchy appearance (Fernie Building Design Guidelines, 2014)



Façades

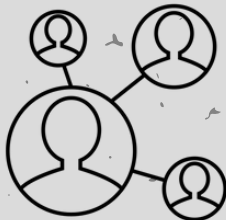
Fernie's Guidelines (2014) include recommendations for secondary façades which specify: "high profile or highly visible secondary façades should reflect the design elements and treatment of primary façade." This could benefit Cumberland in preventing blank walls on façades that face cross streets or the alleyway for larger developments.



Windows and Doors

Source: Fernie Building Design Guidelines, 2014

The guidelines for windows and doors in Fernie's historic downtown are reinforced with detailed illustrations that convey the overall preferred styles. Similarly to the other sections within the document, the guidelines provide a description of permitted and not permitted elements.



Social and Communal Potential

The guidelines include the encouragement of setbacks that could provide benefits to the public realm that Cumberland identifies with, for example: "Designs for new construction are encouraged to explore the potential for developing pedestrian amenities through the creative use of setback from the property line" (Fernie Building Design Guidelines, 2014)



Other Design Concerns

Fernie's guidelines follow a structure of listing detailed permitted and not-permitted elements for each section. This may be too thorough for each section for Cumberland's design guidelines but could be beneficial to specific elements of heritage that Cumberland would like to maintain or prevent.

Additionally, the guidelines not only mention the necessity to promote restoration, re-creation, and renovation of the historic buildings within the conservation area, but these types of work are defined in order of preference.

In contrast to above, the following conclusions were made as to what aspects may not be appropriate for Cumberland's Heritage Design Guidelines:

- Unlike Fernie, the architecture and character of Cumberland can not be defined by a ten year period in time.
- The prescriptive style of the guidelines may not be able to characterize the multicultural and more recent heritage of Cumberland.
- There could be more precedent photographs.

CUMBERLAND HERITAGE DESIGN GUIDELINES

Cumberland is a unique and special place with a rich and vibrant history. According to Statistics Canada, the population in 2021 was over 4000 and shows an increase of 18% over a time period of 5 years.

Cumberland remained an active coal mining town until 1966 and an important center for local trade and commerce, with distinct ethnic settlements having been established. The village possesses many special characteristics which distinguish it from other small communities. The specialty is in terms of its low scale and design of the buildings on Dunsmuir street (Commercial Street).

The goal of the guidelines is to encourage and assist in the healthy and appropriate renovation and restoration of the commercial buildings in the core of the Village of Cumberland. Where possible, every effort was made to use historic evidence as the basis for the design suggestion for the individual buildings.

This guideline helps Cumberland to strengthen its economic viability and enhance the character of the commercial area.

Cumberland provides an intricate design guidelines document that assists developers and the village in finding common themes and designs to be implemented within the heritage corridor. This design guidelines plan has shown to be successful but should also need some recommendations in the following ways and the addition of a few more topics:



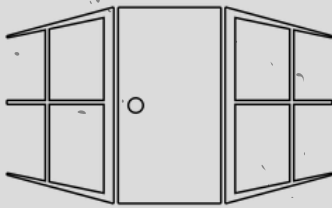
Form and Scale

Recommendations for this section are provided in a very descriptive way, and it is mentioned clearly that the appearance of a street is more comfortable with welcoming streetscapes. It shows the relationship between the design of the storeys and the combination of the closely located buildings with their proportion of the openings. Apart from this, the visual and legibility aspects are missing.



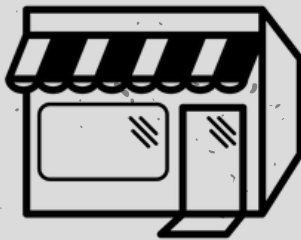
Materials

This chapter in the guidelines provides detailed recommendations about the material, including its maintenance, repair and replacement.



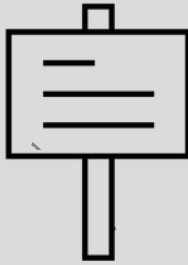
Windows and Doors

Windows and doors are significant features in buildings, and very often, they are the features most commonly altered by renovations. Information is included to provide information regarding the design and function of windows and doors and to provide background information necessary to understand the work recommended in the individual building concept designs. The commercial buildings in Cumberland illustrate many common principles of window and entry design.



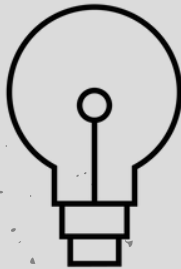
Awnings and Canopies

Awnings and canopies add character to buildings and serve several functional purposes. Generally, an awning or canopy provides weather protection for pedestrians, protection from the sun, for goods displayed in windows, a means to control building temperature in summer by providing shade, and an opportunity for signage. The guidelines provide recommendations about the types, materials, colours, maintenance, and construction.



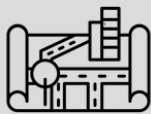
Signage

For many business owners in Cumberland, signs are their most significant advertising expenditure. Good signage is integral to the operation and success of a business because it communicates information about the business to the consumer. Good signs will communicate these messages clearly and effectively. It provides recommendations about the types, materials, design, and lighting.



Lighting

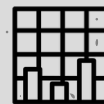
One of the most effective methods of drawing attention to a building and business is to light the exterior of the building at night. Given the long hours of darkness during winter in Cumberland, this can be one of the least expensive and attractive forms of advertisement and security measures available to the business owner. The lighting of a building draws attention to the business while acting as a deterrent to vandals. There are many good opportunities to light the facades of buildings in Cumberland, and indeed, there are examples such as the Ilo Ilo Theatre building which was originally lit at night.



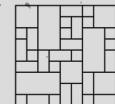
Landuse mapping & Rating



Outdoor Spaces



Diagrams/Legibility



Pavement



**Documenting Changes
within Historical
designation**



**Social and
Communal potential**



**Incentives/
Collaboration**



**Neighborhood
Character**

HERITAGE DESIGN GUIDELINES REVIEW SUMMARY

In summary of the analysis of existing Heritage Design Guidelines, there were clear differences among the approaches ranging from utilizing descriptive language to much more prescriptive. The communities' guidelines ranked from least to most prescriptive as follows: Rossland, Nanaimo, Victoria, then Fernie.

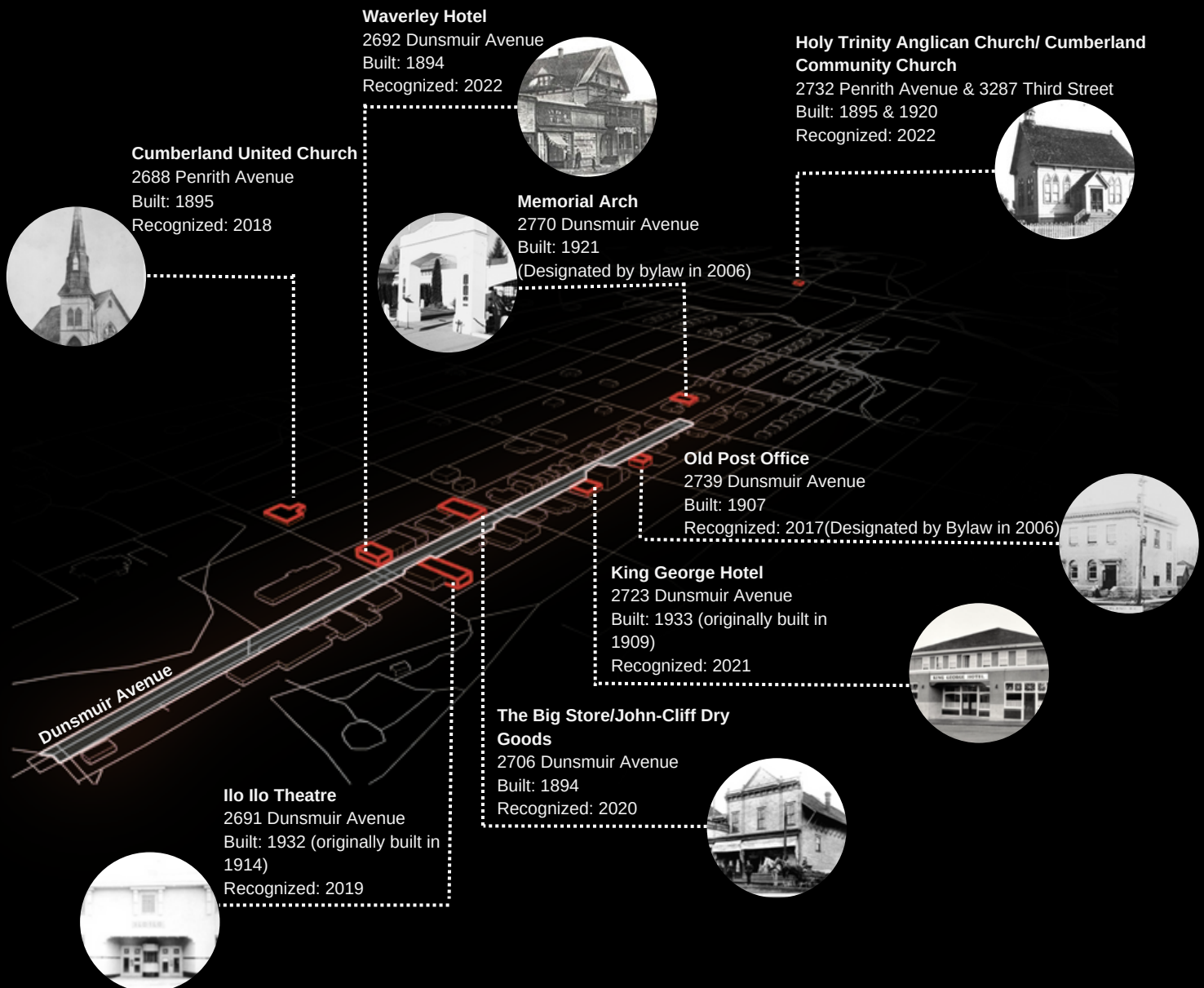
Rossland was the most descriptive containing high level language to discuss the preferences of construction being completed within its heritage area. The descriptive language is beneficial in providing room for interpretation and flexibility, but it can be a hindrance when trying to enforce. Although creativity is visible within Cumberland, with the influx of development, this could be slowed or result in undesired building features due to this opportunity for interpretation within the guidelines.

Contrastingly, Fernie had the most prescriptive guidelines with a defined ten-year historic period to be retained through detailed guidelines that specify the permitted and not permitted materials and ornamentations within the historic district. These guidelines are a great example of tactics that can retain a very specific character. Fernie's ten-year historic period is very specific and the prescriptive approach to their guidelines could be beneficial to their situation. As reflected in the introduction, Cumberland has a broader heritage timeline that may not benefit from such rigid guidelines.

Ultimately, based on this analysis and our guiding principles that define Cumberland's community character, our team concluded that the style of guidelines that would most accurately and efficiently retain the character of Cumberland would exist as moderately prescriptive on the scale from descriptive to prescriptive. These guidelines will most resemble those of Victoria's Old Town while still including some descriptive language as well. This will allow for creativity in the development while still remaining easy enough to interpret and enforce so that it does not present unnecessary delays in development processes that could lead to added housing costs or other secondary effects. Our team determined that high-level language in the guidelines could encourage the various topics of relevance while simple diagrams, illustrations, and precedent images could enhance the written guidelines. The topics that are included in our recommendations were generated from our analysis of what could have a positive effect on the guiding principles of Cumberland that we established. Some recommendations include the elements and guidelines that are present in the existing guidelines which aligned with our advice.

Lastly, in response to our analysis, our team wants to acknowledge the lack of Indigenous heritage apparent in each communities' guidelines and the opportunity and responsibility to include the K'omoks First Nation in decision-making regarding heritage.

HERITAGE DESIGNATION MAP



For detailed and updated list visit
<https://cumberland.ca/cumberlands-community-heritage-register/>



Structure of the guidelines

The guidelines are a resource for designers, architects, and property owners who are actively planning or considering a new building or addition to an existing building located within the commercial core heritage district. They are also an evaluation tool for the Village staff and municipal decision-makers reviewing proposals.

The purpose of the guidelines is to clarify how to achieve the broad objectives for the Heritage Village Commercial Core and Historic Village Commercial Core area as described within the OCP and the heritage designation. It is important to note that the guidelines only apply within the limits of the Village of Cumberland as illustrated in Map. Designers, architects, and property owners should reference the guidelines and consider the following:

Questions before undertaking or planning any design work related to new buildings or building additions within the Heritage Village Commercial Core and Historic Village Commercial Core area:

- How closely does the design adhere to the principles and intent of the guidelines?
- Where does it depart from them and why?
- Does the design respond to the statement of significance and character-defining elements for the sub-area?

Design Guideline Structure:

The design guidelines provide a range of baseline guiding statements that are intended to be used together to ensure that the design of new buildings or additions to existing buildings results in built forms that are complementary to the context of the Heritage Village Commercial Core and that reflects the design objective outlined in this document. Applicants should clearly demonstrate compliance with all of the applicable design guidelines; however, it is also recognized that the ability to fully meet each design guideline may be influenced by land use, lot size, topography, and the overall complexity of the development.

This document provides recommendations which are structured as illustrated below:

- Topic
- Description: Introduces the topic and its significance
- Pictures (Mostly from the Cumberland context)
- Objective: Elaborate on the main vision of the topic
- Guidelines: Recommendations for the topic
- Do's and Don'ts: illustrations to depict the concept

DESCRIPTIVE

Description

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PRESCRIPTIVE

Social and Communal Potential

Description

A defining characteristic of Cumberland's heritage and culture is its social and community identity. Throughout history, the residents of Cumberland have shown resiliency in adapting to its changing economy which is seen in the re-purposing of heritage buildings to accommodate the thriving outdoor tourism industry. This section will encourage design elements that promote opportunities for human connection in the public realm.

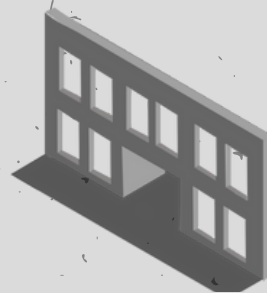


Objective

To continue to promote a pedestrian friendly, accessible, vibrant, and animated historic downtown Village core.

Guideline

- Site layout shall consider locating buildings in order to incorporate pedestrian courtyards, plazas, and common gathering areas with coordinated site furniture and lighting
- Consider substantial transparent glazing, recessed and frequent entryways, and social areas within setbacks to promote an active pedestrian experience and human scale.
- Provide visual interest through architectural design elements and/or commemorative public art. This should also be taken into consideration for significant secondary facades that are visible from cross streets.



Vibrant Music Fun Festivals Astonishing Art

Description

Music and art are staples of daily life in Cumberland. The Village is home to many festivals that highlight this community culture. From May to October, there are many festivals of local artisans and musicians to participate in. These festivals are highlights of the Cumberland experience and attract residents and visitors alike.

Festivals have become part of Cumberland's community fabric. They provide vocational opportunities and opportunities for participatory and spectator leisure. Cumberland's historical buildings, such as the Waverly Hotel, play a large role in supporting these present-day cultural events. Daily music is also a large part of Cumberland's character. Walking past the library during open hours, pedestrians are greeted with the lovely sound of music. It's commonplace for musicians to jam in places within the downtown core.

Public art is also predominantly displayed throughout the heritage corridor and beyond. Both sanctioned and unsanctioned visuals can be found throughout Cumberland. Of note, Cumberland has supported public art projects which have helped develop community pride and beauty.



Objective

To continue and expand the bustling musical and artisan culture present in today's Cumberland

Guideline

- Ensure development/re-development of leisure purposed heritage buildings have sufficient multi-use space to accommodate music and art-based events.
- Look into developing outdoor gathering spaces that can support year-round festivals.
- Continue to provide excellent opportunity in the form of sanctioned opportunity for community contribution to creative design and community beautification.
- Develop guideline documents specific to promoting creativity and art in the public realm. This document should be used in appropriate situations as decided by Cumberland's Planning department.

Documenting the Changes

Description

There are already many elements in the heritage buildings that could not have existed at the time of construction. Moreover, various individuals might have possessed these structures over time and modified the buildings to suit their purposes. To avoid any misreading of the historical features in the future, it is recommended to document inevitable changes to these historic structures.

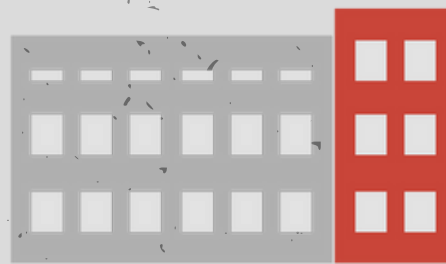
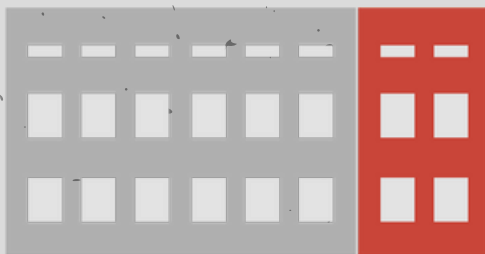


Objectives:

Preventing any misinterpretation of the historical characteristics and styles

Guidelines:

- Retain the original built form and detailing as much as possible
- In times that matters like the economic viability of new businesses demand changes or additions to the existing buildings:
 - Try making alterations or additions distinct from the original structure
 - Respect the current style when making alterations
 - Document every change to the building



Street Rhythm

Description

Street rhythm can be defined as the visual relationship of elements within an urban environment which give each space its unique character and identity. There are various concepts and players incorporated in defining the rhythm of a street or a neighborhood as a whole, including the height of each element, design language and line types (straight, curved, ...), the play of protrusions and recessions, and the balance of voids and solid spaces



Objectives:

Understanding Cumberland's rhythm in general provides developers with more options than dividing the idea into its defining components like scales, height, and ...

Guidelines:

- Consider the adjacent elements in terms of heights, shapes, protrusions, and recessions.
- It is recommended for new developments within or in the adjacency of the Cumberland heritage area respect the current rhythm and not drastically impact the harmony and order of the neighborhood.
- Avoid adding new elements which could affect future development characteristics that could alter the heritage area rhythm in the end.



Building Colors

Description

Colour is perhaps the least expensive and often the most significant way to alter the appearance of a building. In large part, it is colour which establishes a building's character. Colour is, therefore, an extremely important part of any renovation or rehabilitation project. This section of the guidelines provides some general advice on choosing building colour schemes and is meant to supplement the recommended building colour scheme suggestions.

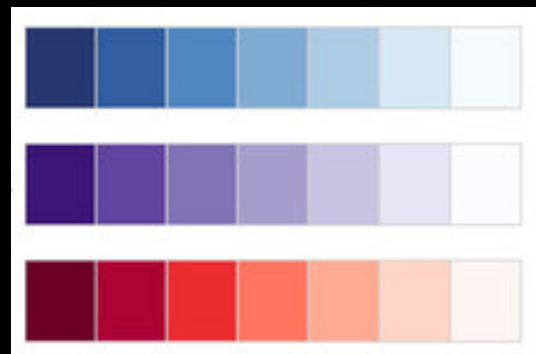


Objectives:

Having a general colour scheme will help Cumberland have its own character and will also provide property owners and business people with a palette to choose from a wide range of options.

Guidelines:

- Consider the adjacent elements in terms of colours
- Creativity is allowed in colour palettes but restricts certain shades.
- Fluorescent colours are not recommended to be used.
- Patch tests should be done on the building to respect the neighbourhood's character



Materials

Description

The fundamental hierarchy of intervention is explored in this guide with minimal intervention as the strategy. The approach of maintain first, then repair, rather than replace the deteriorated parts of character defining elements is highly encouraged. When replacing the part is the only alternative, it ought to be done in kind.



Objectives:

Preserving the primary heritage characteristics and carefully accounting for minimal intervention.

Guidelines:

- The primary material shall be well treated to best preserve, rehabilitate and restore.
- Maintain character-defining elements on an ongoing basis.
- Repair character-defining elements by reinforcing their materials using recognized conservation methods.
- Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
- Source locally available materials that best reflect Cumberland's textures that shape the character of the context.



Signage

Description

Signs are of great significance in historic commercial districts and need to receive a heritage permit. One of the challenges of commercial signage is that it may become inconsistent with the characteristics of the neighboring area, especially when the ownership changes or new technologies come up and become popular.

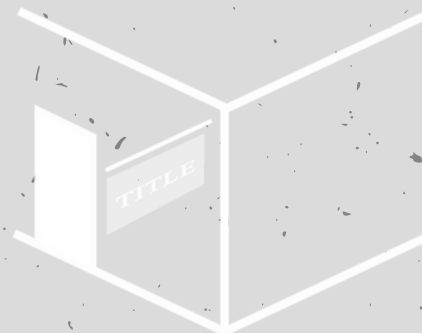


Objective

Signs should acknowledge the integrity of the general characteristics of the heritage area

Guideline

- Signs are recommended to be as simple as possible.
- Color, materials, lighting and texture of signs should be aligned with the buildings. Using natural materials like wood, metal or leather are preferable. Plastic material is discouraged.
- Indirect lighting is preferable. Neons and back-lit fluorescent should be avoided.
- Any type of glare should be avoided
- Damage should be avoided when fastening the signs.



Awning

Description

Awnings are of great significance in historic commercial areas. They provide proper shading and hierarchy for commercial areas. They also provide a public realm and an opportunity for outdoor dining which could have positive effects on the vibrancy of the commercial district.

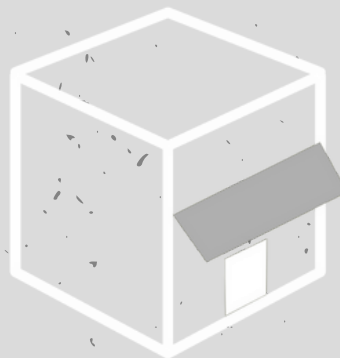
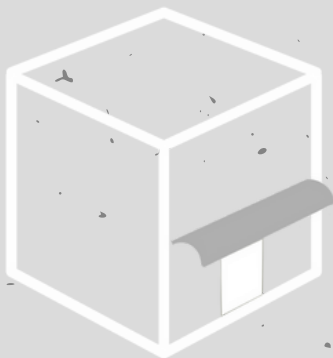


Objective

Awnings should acknowledge the integrity of the general characteristics of the heritage area

Guideline

- Awnings should be aligned with other architectural elements such as windows and signs
- Leather, metal, wood, and fabric are suggested. Plastic shelters are discouraged
- Any damage should be avoided when fastening the awnings to historic buildings
- Simple colors (aligned with the buildings color and neighboring area) and simple patterns are encouraged
- Horizontal and sloped awnings are encouraged



Lighting

Description

Lighting plays an important role in promoting nightlife in the community. Lighting is an essential element in historical sites as it plays a crucial role in enhancing the visitor experience, preserving the artifacts and structures, and ensuring safety and security.

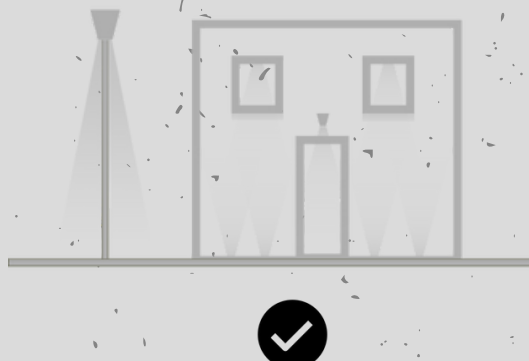
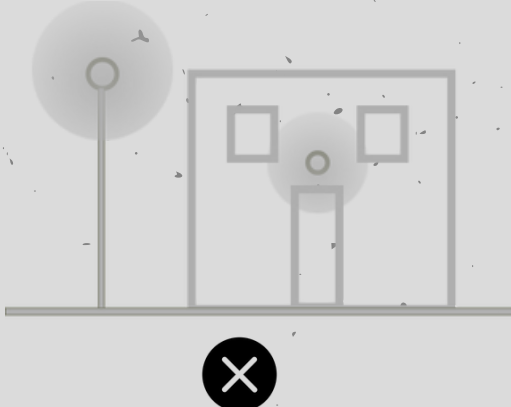


Objective

Lighting can serve to highlight and promote the distinctive architectural qualities of buildings.

Guideline

- Lights are encouraged to be shielded and concealed.
- To avoid disturbance to biodiversity and nocturnal scenery, it is important to investigate the levels and methods of lighting. Light pollution should be avoided.
- Glare or any type of disturbance by lighting should be avoided.
- Lighting fixtures should be chosen carefully and aligned with buildings' characteristics.
- Lighting fixtures should be fastened in a way that they do not damage buildings' facades.



Pavement

Description

Pavements are of great significance in terms of demarcating the boundaries of businesses, pedestrian lanes and driveways, and managing stormwater. Pavement is an important element in historic sites as it can enhance the site's visual appeal, improve visitor safety and accessibility, and protect the site's underlying historic fabric.

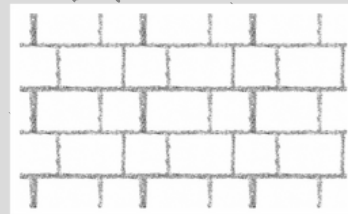
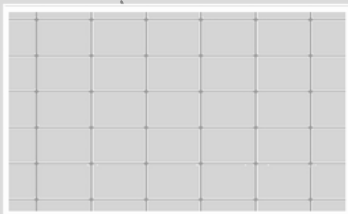


Objective

Pavements could promote the historic characteristics and walkability in the public realm.

Guideline

- Pavements should come from durable materials.
- The texture and color of the pavements should be aligned with the architectural characteristics of heritage-designated area.
- Natural and neutral colors are recommended.
- Different pavements are recommended to be used to make different lanes distinguishable.
- Permeable pavements could help with the drainage and managing the stormwater to minimize the dire impacts on historic buildings
- Pavements should ease access and walkability for people with visual or mobility issues.



Modifications

Description

Modifications materialize in heritage designations constantly over time and in the process the character is both lost and gained. This chapter entails guidelines to ensure the modifications retain the essence of the heritage elements.

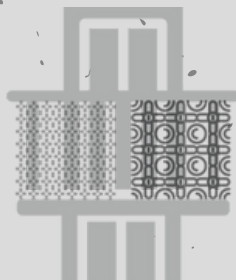


Objectives:

Ensuring the range and the quality of modifications encompass careful thought on the overall perception of the designation.

Guidelines:

- Prioritize the use of non-invasive modifications that preserve the character of the existing elements. Character-defining elements shall be retained.
- Changes including rezoning/building use that may affect the significance of the heritage should consider its impact on the collective community.
- The suggested treatments shall outline recommendations to enhance, restore, or preserve the heritage value of the building however the concept should align with Cumberland's significance.
- To maintain the survival of the heritage components, regular and frequent maintenance is necessary in addition to the treatments advised for each structure.



CONCLUSION

In conclusion, through completing this report, our team was able to make recommendations on how to retain the neighbourhood character of Cumberland. The basis of our recommendations came from the analysis of four differing communities' design guidelines, comprehensive research of and a site visit to Cumberland, and establishing elements that could promote Cumberland's defining characteristics. This ultimately focused on building designs that protect historical architectural features and celebrate their relationship with, and opportunity to activate, the public realm.

Throughout our research of heritage plans and guidelines, we came across a few topics that were beyond our scope but we would like to recognize their potential benefit for that of Cumberland. These topics included: utilizing outdoor public spaces to promote heritage, providing building profiles of historic buildings, and providing incentives for heritage restoration.