APPENDIX B

GIBSONS LANDING SEASIDE VILLAGE
HERITAGE BUILDING – NOTES

PRESENTED TO
TOWN OF GIBSONS COUNCIL
JULY 2024


GIBSONS LANDING
HERITAGE SOCIETY

Overview

As residents of Gibsons, our heritage is rooted in the traditions and sacred places of the Sḵwx̱u7mesh (Squamish) Nation - in the roads and trails cut by the first lumbermen to log these slopes in the early 19th century; in the stories of the first settlers; and in the surviving houses, buildings, and plantings built in the area over the past century. Through the buildings and plantings, the people who built our community expressed the culture, tradition, and artistic sentiment of their time and gave rise to the unique view scapes that provide Gibsons with its character and its desirable lifestyle location.

Keeping our past alive through preservation of these structures and plantings, and through maintenance of our coastal ecology, provides our residents – particularly our children – with a sense of our place in the history of our evolving community.

Recent planned developments in Gibsons indicate that identification and preservation of key elements of our heritage is more important now than ever. Heritage preservation can provide focus to our neighborhoods. As Gibsons and the surrounding rural areas of Elphinstone and West Howe Sound contemplate restructure, a comprehensive Heritage Plan developed by the Town of Gibsons (as a complement to the existing Official Community Plans) will be a key element to preserving neighbourhood character, and providing focus to ensure future development maintains the charm and uniqueness of our growing community.

Cooperation among residents, businesses, and local government is essential if the best examples of heritage places (buildings, physical features, natural landscapes) are to be maintained and preserved.

The Role of Local Government

Many local governments in the BC Lower Mainland have policies and programs in place that recognize and encourage the protection and enhancement of the natural, built, and cultural heritage. The Town of Gibsons has not adopted any guidelines or policies to date, making it easy for developers to demolish or destroy heritage significant buildings, trees, and other places of natural cultural heritage.

The Local Government Act empowers the Town of Gibsons to undertake heritage conservation through a number of options:

- **Heritage Inspections** (to give notice that a property may be visually inspected to determine if it has heritage significance).
- **Heritage Impact Assessments** (owner or developer may be required to provide information prior to development about the heritage significance of a site or building, and how to maintain heritage character).

- **Temporary Heritage Protection** (enacted through a Heritage Protection By-law or through an Order in Council, the Town may prevent or suspend work on a project for a time, to allow all parties to discuss the effects and consider recognition or protection.)
- **Long Term Heritage Protection** enacted through a *Heritage Revitalization Agreement* between the property owner and the Town and enacted through a Bylaw.

Why is the preservation of Gibsons Landing seaside village/heritage character important?

They're not making seaside villages anymore!

And for obvious reasons like NO (ok insufficient) fish, and the contemporary economics of factory fishing. Properties like Stonehurst, Molly's Reach, Smitty's, and the Telephone Exchange building have cultural significance as well as being good examples of Gibsons pioneer or fishing village character.

There are a total of twenty "significant" buildings or places on The Town of Gibsons Heritage Inventory and Heritage Register "Once Upon A Time in Gibsons" (2006). Seventeen of these are located in Gibsons Landing. Three are located at the top of School Hill and North Rd. including the only two provincially "designated" heritage properties in Gibsons: the Gibsons Heritage School and the Heritage Playhouse.

Saint Barts Chapel is the oldest building on the Sunshine Coast, and still standing (built in 1892)! Several heritage "significant" properties on the 2006 registry have been demolished over the past eighteen years and the fate of several others are in question including: Molly's Reach, Stonehurst, the Telephone Exchange building on Jack's Lane, (Jack's Boarding House, now slated for demolition), and the Ballentine Apartments. Encouraging new developers to help revitalize these important landmarks or integrate them into their plans instead of demolishing them, is in the best interest of the Gibsons seaside village brand. Heritage Hill is also home to additional heritage properties that are not in the current registry and should be considered.

This document represents the first step of a report that will contain relevant background information, reference photos, and a gallery of heritage colour and seaside village samples. This information will be included in an updated version of the Gibsons Heritage Registry due to be completed by September 2024.

Area Notes

The Skwxwu7mesh people have lived in the Howe Sound region since time immemorial and more recently during the early 20th century there is archival evidence and first-hand accounts from elders that summer fishing camps were prolific along the waterfront between Gibsons (Ch'kw'elhp) and Port Mellon (Kekwaiakin) due to the abundant salmon spawning streams and shellfish available. This area also holds cultural and spiritual significance to the Skwxwu7mesh First Nation as the place of their "origin" story.

Early Heritage Colour Palette Notes

Notes provided by Gibsons resident Fred W. Inglis – May 2024

Growing up in Gibsons Landing, only red asphalt roof shingles were easily available hence for a short period in the 50s, virtually every roof in Gibson's landing area had a red roof. (The exceptions had cedar shakes or shingles)

Pre-war, (and the 1950s) house paints were typically mixed on site by using oil paint's 3

West coast fishing villages reflect a previous (read pre -WW2) period in history.
Then add the villager's predominantly European ancestry (cultural preferences and experience)

- Add to this the limited access to only basic resources, local skills, and paint colours. (Infinite colours of premixed paint is a post war phenomenon)

Available basic components:

- 1-part white lead powder (do not inhale)
- 1-part boiled linseed oil (poisonous)
- + - 1 part turpentine drying agent.
- add premixed coloured paint as specified and dependent on budget (more costly primary colour pigments were available and blended to create specific results)

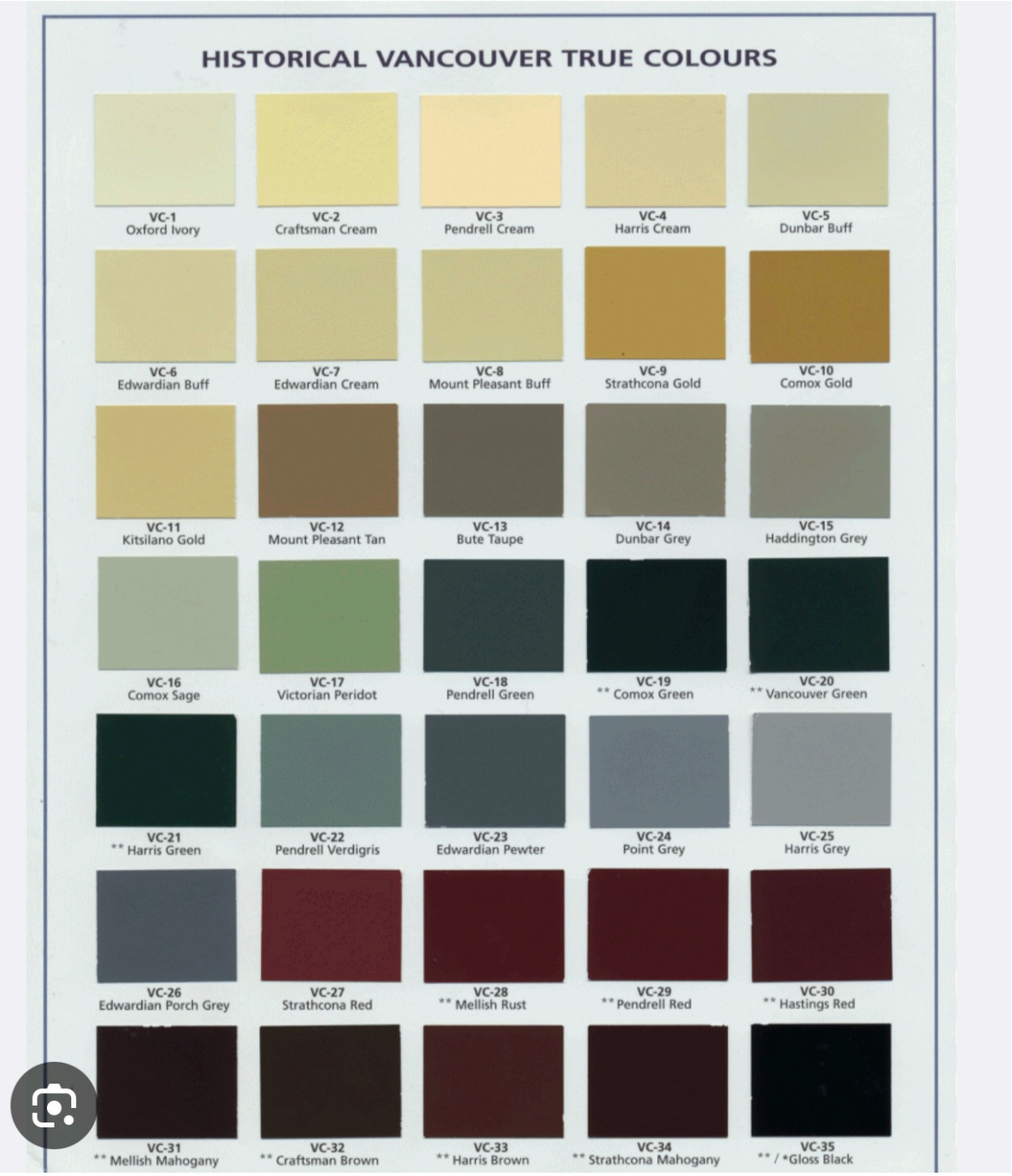
* Consequently, the least costly and most common house colour in Gibsons in the 1950s was white with coloured trim.

Stonehurst was first painted red and white as suggested in the early black and white photos.

Red was an available colour but added costs. Also prone to premature chalking and fading.

Primary pigments were available if the budget allowed, and time was less of a factor.

Heritage New West



GIBSONS LANDING HERITAGE BUILDING EXAMPLES & COLOURS | *on Heritage Registry



*Molly's Reach" 2024



Smith "Molly's Reach" store (circa 1912)





*Stonehurst today (Inglis House) – built 1912



Stonehurst, (Inglis House) 2024





*Marina House apt. - built by Inglis family 1914-1924



*Fletcher House, South Fletcher - built 1912



Olafson House (Woodsworth residence)*
Built 1914-15 as Methodist Church Manse



515 Beach Ave (renovation)- Heritage Hill (one of two cottages)



*Telephone Exchange building – built 1949



572 Seaview - original detail, heritage home



616 Seaview cottage detail



554 Marine Drive, Heritage Hill apts. (possibly built by Inglis family)



589 Seaview, Heritage Hill – “Heritage House” The former Props residence



568 Seaview, Heritage Hill – new build with heritage character

GALLERY EXAMPLES FROM OTHER TOWNS & VILLAGES (how have they created seaside heritage character?)



Cannon Beach, Oregon – seaside village




Fort Langley – new builds retaining heritage character



Seabrook Washington – new build



Sausalito, California.



Seabrook WA townhomes, new build







Steveston BC cannery restoration and heritage properties



Telegraph Cove BC



Steveston condo new build



Spirit Bay, East Sooke, new build







Pierwell, WV, new build (glass, stone, shakes and horizontal cladding – light and airy)








Trend


WELCOME TO
SEABROOK
WING WALKER

HERITAGE DETAILS | MULTI-FAMILY OR DETACHED














Haven







The **Gibsons Landing Heritage Society** is a registered non-profit charitable organization. Since its inception in 1989, the Society has spearheaded and managed the restoration, conservation, and operation of the Heritage Playhouse, (a designated BC Heritage property) and provided advocacy for other arts, culture, and heritage projects in the Gibsons area. The organization strives to create a culture of openness, creativity, cultural accessibility, history, stewardship, and sustainability.