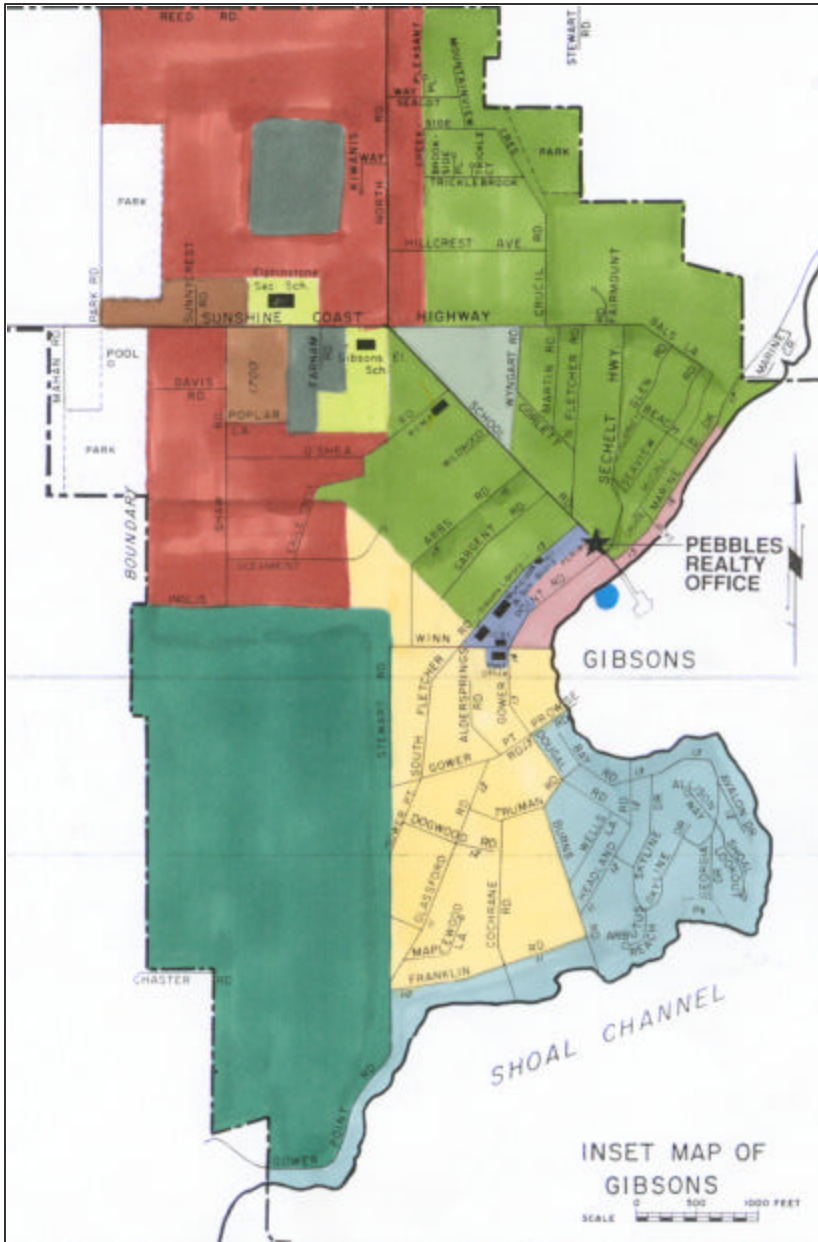
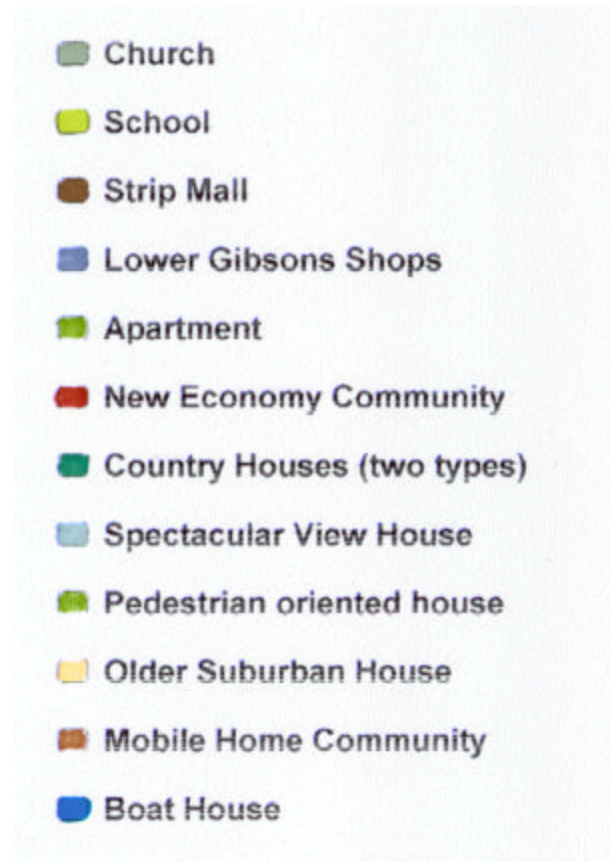


B-1 ARCHITECTURAL TYPES, HISTORIC AND EMERGING



A variety of architectural types exist within the perimeter of Gibsons. Basic building types are identified, and the corresponding concentration and sector of each type are estimated. The percentage value given in the following pages correspond to a rough estimate to the number of building of each type.

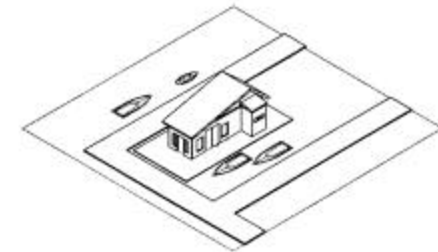


Housing

Boat House

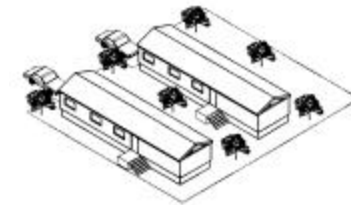
- small scale units
- decrepit
- personalized space (for example one boat was covered with geraniums)
- each have a strong identity, definitely not mass produced
- possibly built by the owners about 20 to 30 years ago

Estimated percentage of existing building type =1.3%

**Mobile Home Community**

- condensed version of suburbia – condensed front, back, & side yards
- cars are parked out in the open (not a covered garage)
- a few older trees in the back
- green grass & low shrubs in front yard
- rectangular boxes with entrance & windows punched out in various places
- minimal personalization of space (few rose bushes, etc.)
- temporary feeling

Estimated percentage of existing building type =5.1%



What We Found

Older Suburban House

- small house
- small lot
- houses are all oriented towards the street forming a sense of community
- single garage facing the street
- first growth timber and older growth on the lots was removed when the houses were built
- lots are covered with green grass and non native landscaping
- 10 to 40 years old

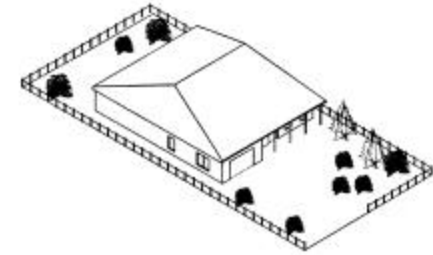
Estimated percentage of existing building type =19.3%

Pedestrian-oriented House

- close to the street
- house takes advantage of slope
- balcony overlooks the street and the view
- cars parked behind in the alley
- pedestrian friendly, no car necessary to get around Downtown Gibsons
- surveillance of the street because of no double garage blocking view
- not too many native trees, probably cleared 40 to 60 years ago when the houses were built

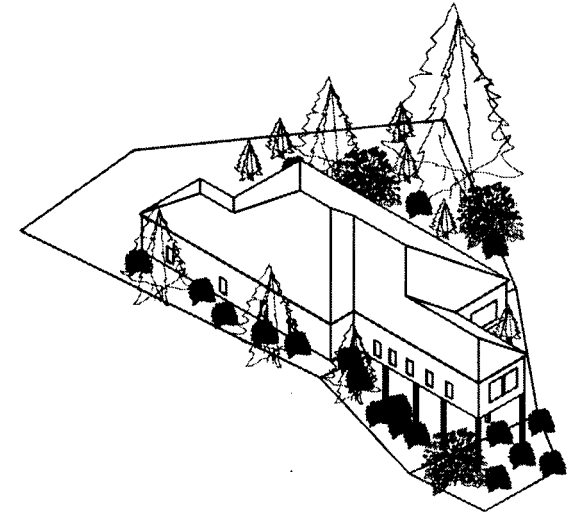
Estimated percentage of existing building type =20.5%

What We See



Spectacular View House

- variety of houses- new and old
- each with ocean view
- flat house that has not been modified to accommodate a slope but rather that has been lifted up on columns and does not take advantage of the slope
- orientated according to the view not to the street, therefore, there is no surveillance of the street
- lack of sense of community
- privacy seems to be important
- mixture of wild and treated landscape -- original landscaping has never been totally cleared
- the notion of front & back is blurred, double garage is facing the street



Estimated percentage of existing building type =15.8%

Country Houses (two types)

Both types have huge lots with small houses that are removed from people and society

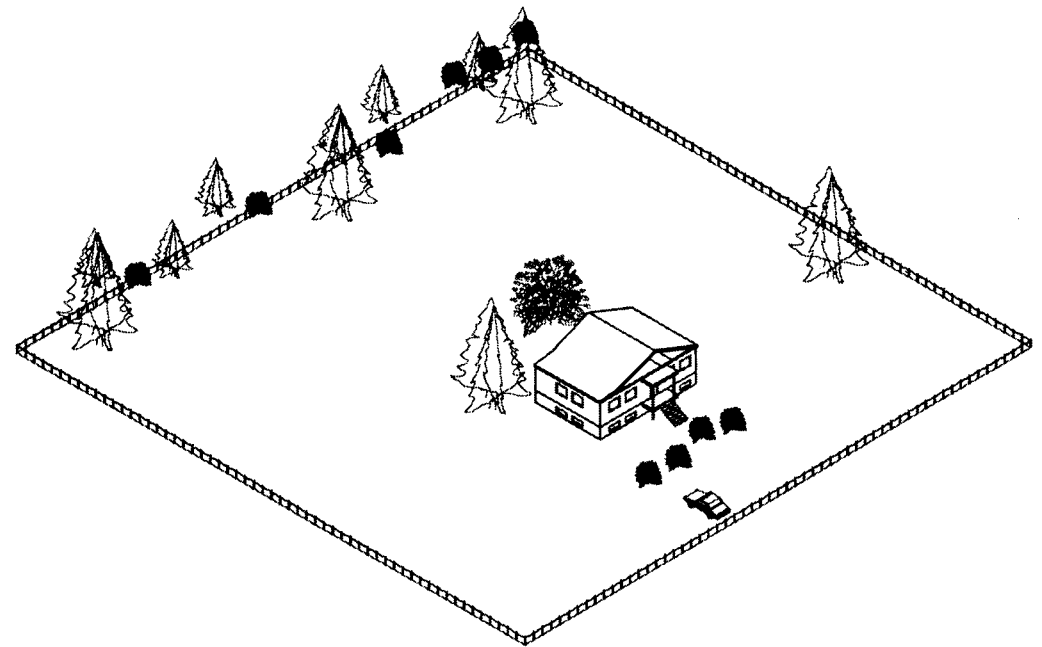
1-Farm House

- surrounded by an open field

2-Forest House

- surrounded and hidden by tall trees
- (opposite of the farm house)- mysterious & dark

Estimated percentage of existing building type =11.5%



What We Found

New Economy Community

- new and inexpensive residences
- named "Country Village" to make it sound appealing
- the site has been cleared of all existing timber and growth and it is perfectly flat
- double garage facing the street
- small manicured tiny lawn, few (and new) trees
- identical units creating a small community
- token bay window as a selling feature

Seniors Housing- is the same "type" as the new economy community type except that they have a:

- covered garage but no garage door
- 2 steps up approaching the entrance

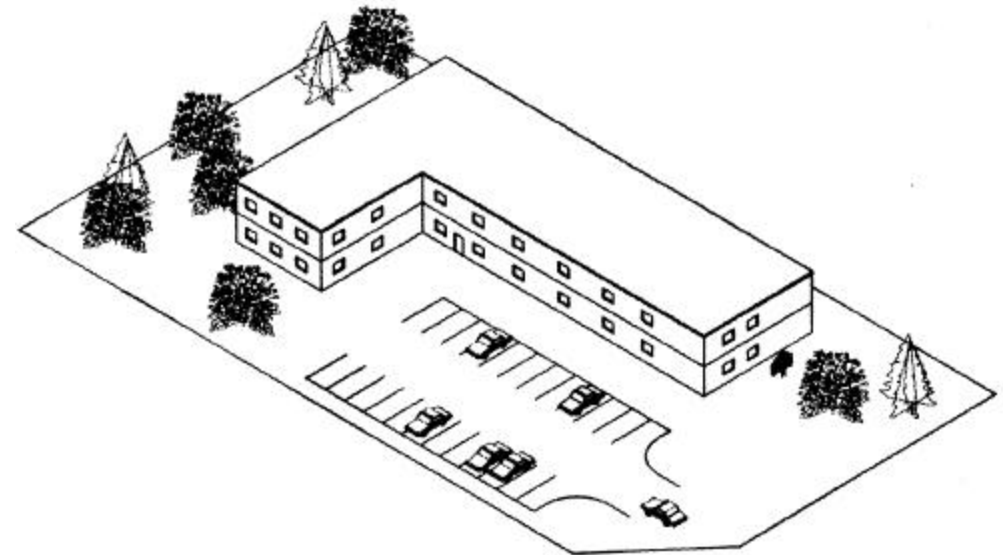
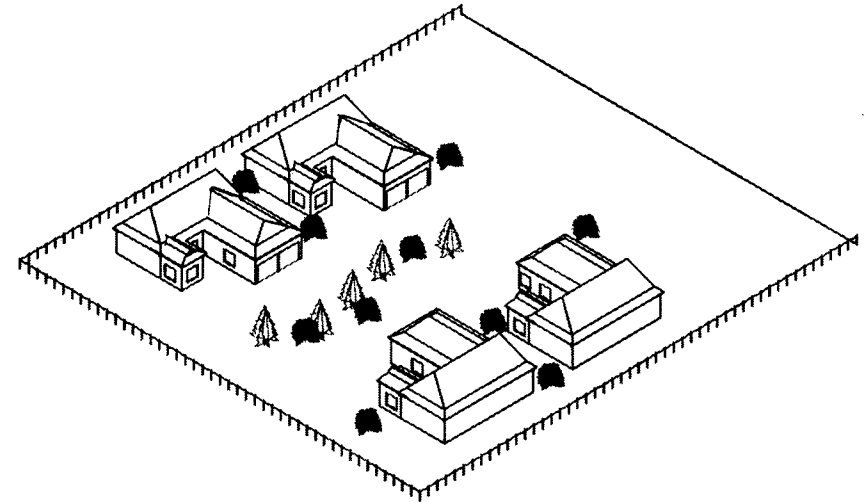
Estimated percentage of existing building type = 16.7%

Apartment

- high density dwellings
- not common, nor desirable to locals
- each citizen enters into one communal door
- Cars are parked in one giant parking lot at the front (sometimes side) of the building
- Few open communal areas for residents to enjoy the outdoors directly around the apartment

Estimated percentage of existing building type = 1.7%

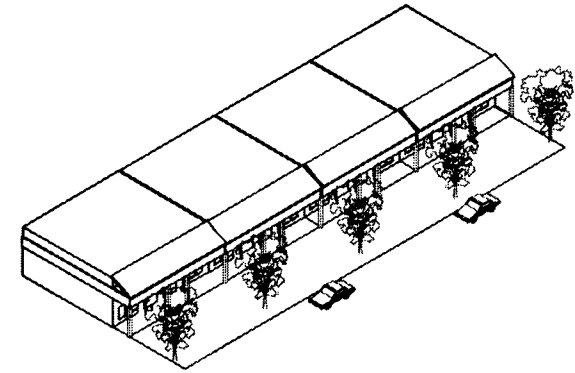
What We See



Commercial:

Strip Mall

- we have chosen to illustrate Tim Horton's as our icon for strip mall, however, many strip malls extend horizontally as we have tried to show with the dotted lines
- private parking area in front (and in this case on the side as well)
- building is set back from the public realm – pedestrian unfriendly – car oriented
- detached from public space
- becomes sprawled out – no center
- lacks character (architectural originality) – sterile – makes you want to “consume & go”
- no evidence of place, everything looks the same everywhere

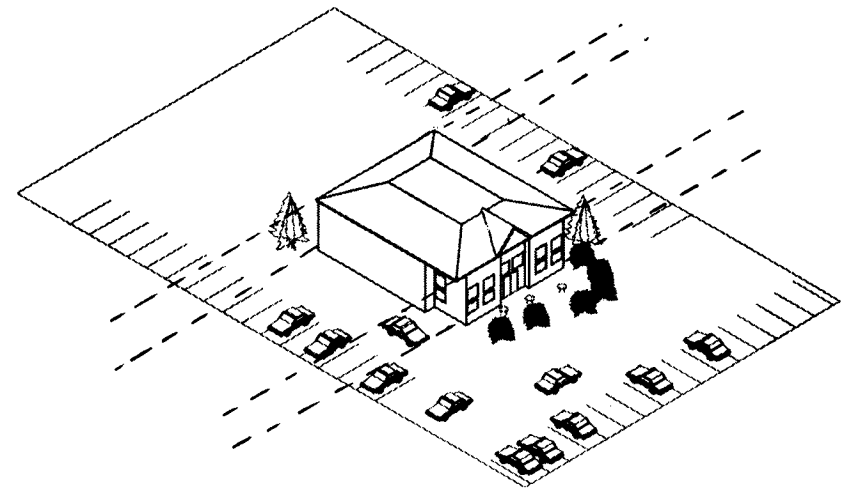


Estimated percentage of existing building type =3.9%

Lower Gibsons Shops

- pedestrian oriented
- street shops located on the street instead of hiding behind a private parking lot
- some take advantage of the hill (typography)
- stores are in smaller scale, not franchise businesses
- shops do not allow many views or access to the water

Estimated percentage of existing building type =3.2%



What We Found

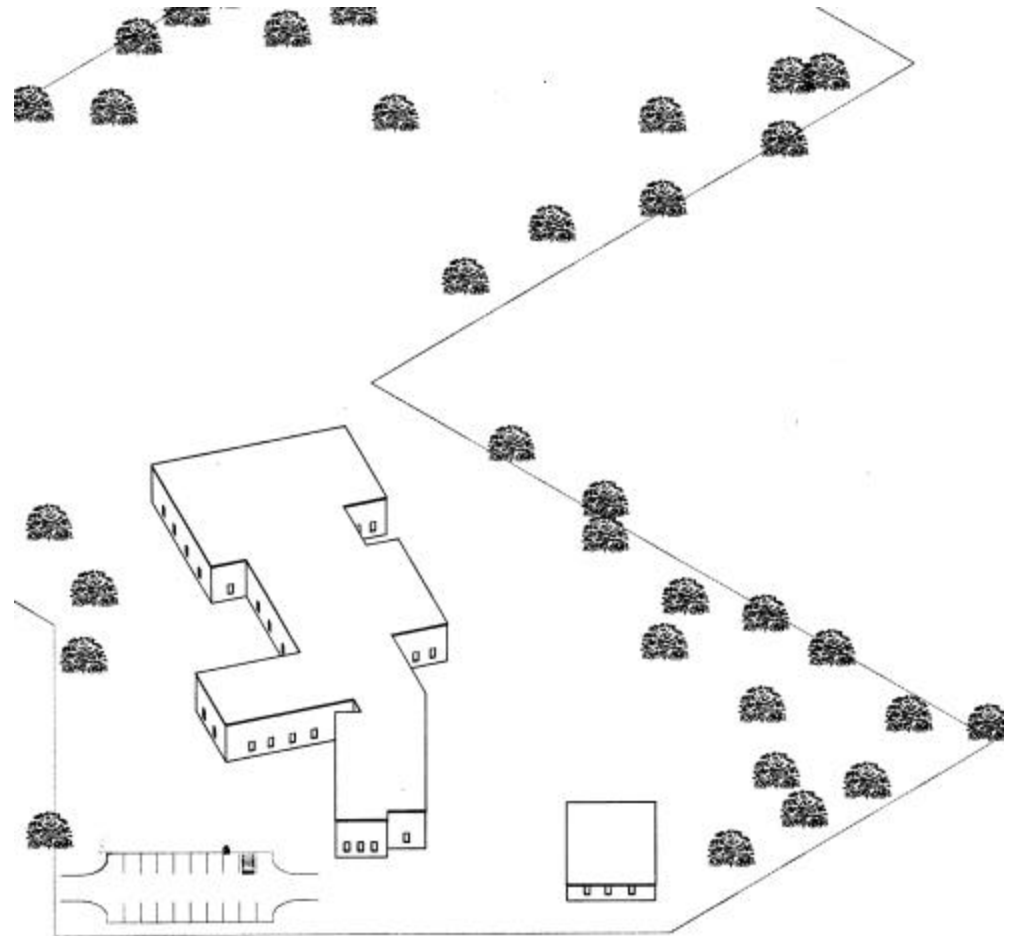
Public:

School

- *parking lot is located off of the street at the side of the school.*
- *you enter the school from the side where you park therefore it seems to be a car oriented building- (However at the same time the front of the school is much closer to the street than a strip mall*
- *situated on a huge open field for the kids to run on.*

Estimated percentage of existing building type =0.4%

What We See



Church

- huge parking lot in front
- set back from the street (similar to the strip mall)
- trees around the property line to separate building from the street
- there is a constant flux between the building being entirely full of people or empty

Estimated percentage of existing building type = 0.6%

