



## KASLO DESIGN REVIEW COMMITTEE ARTSCAPE MURAL - AGENDA

DATE: 2023.08.14

LOCATION: Council Chambers – City Hall

TIME: 4:00 p.m.

413 Fourth Street, Kaslo

### 1. Call to Order

### 2. Election of Chair

- 2.1 Nominations
- 2.2 Election
- 2.3 Declaration

### 3. Adoption of the Agenda

- 3.1 Adoption of the Agenda for the 2023.08.14 Kaslo Design Review Committee ArtScape Mural Meeting

### 4. Adoption of the Minutes

- 4.1 Adoption of the Minutes of the 2022.07.05 Kaslo Design Review Committee ArtScape Mural Meeting

### 5. Information Items

### 6. Question Period

### 7. Business

#### 7.1 ArtScape Mural Design

*Discussion and recommendation to Council*

- Development Permit – recommendation to Council
- Installation Date
- Sidewalk Closure
- Insurance

### 8. Late Items

### 9. Adjournment

# **Kaslo ArtScape 2023 (Kaslo Pharmacy)- Design Committee**

## **Recommendation of Mural Design to Kaslo Village Council**

**August, 2023**

### **PROJECT BACKGROUND:**

#### **What is the project? What will the project do? How will this be achieved?**

In 2023, the inaugural project of Kaslo ArtScape will be completed with the goals to bring art on a grand scale to Kaslo, support local artists, and create a unique tourism opportunity to lengthen our tourist season into the shoulder seasons. In 2023 we plan to repaint the existing mural on the pharmacy building in the historic downtown of Kaslo, BC in cooperation with the building owner. We intend to broaden the definition of history in Kaslo and represent our local indigenous history accurately in consultation with the Ktunaxa and Sinixt First Nations as the mural design is finalized. Prior to the repainting of the mural, the existing mural and community members involved in its creation will be honored in a commemorative photograph and small event. Following the painting of the new 3-D mural, an "unveiling" event taking place in autumn to feature the artist, the art, and local musicians. A special media campaign in conjunction with Nelson and Kootenay Lake Tourism in the fall will encourage visitors to "interact" with the new 3-D mural and create momentum and interest in the mural.

#### **What issues or opportunities will be addressed? How were they identified?**

A mural was painted on the Kaslo Pharmacy building in 2002 depicting the fabled May Pole dance that was first performed in Kaslo in 1923 but has since faded badly and is outdated. Although the Village of Kaslo is grounded in history, we wish to depict a new, broader vision of our historical village through the creation of this new mural.

The existing mural holds a special place in our community and was created by Kaslo's youth with Tyler Toews as a mentor in 2022. To honor that history the existing mural will be commemorated with a photo and small event. We are very pleased that Tyler Toews has agreed to paint the new mural (Canadian Murals, Slocan, BC) and honor that historical connection in a special way.

The Kaslo and Area economic development plan (2021) highlighted an opportunity to develop a tourism brand and broaden Kaslo's tourism audience to include cultural and art-driven visitors as well as history buffs.

#### **Where will this project take place?**

The ArtScape mural project for 2023 will be completed at the Kaslo Pharmacy building in the historic downtown core of Kaslo, BC. The existing mural on the east side of the building is to be painted over and rejuvenated (building owner, Ward Taylor).

#### **Who will be involved in implementing the project?**

The ArtScape mural project is being instigated and led by the Kaslo & Area Chamber of Commerce, aided by a committee of members from the Langham Cultural Centre, The Kootenay Lake Historical Society,

The Village of Kaslo, the building owner, and an artist community representative. The committee forms the mural selection committee that will present a final design to the Village of Kaslo as a requirement of the Heritage Development permit. The committee has had several meetings with muralist Tyler Toews (Canadian Murals) and a draft design was completed in 2022. The muralist will complete the painting of the mural in the summer of 2023.

**Explain why this project is important to your community. Who will benefit from the project?**

Kaslo ArtScape is uniquely positioned to bring together many players within our community for a common goal. The Chamber of Commerce membership, the Langham, the SS Moyie and all cultural facilities will benefit greatly from the increased year-around visitors that this mural and future installations will encourage. The committee and the community will benefit greatly from indigenous involvement in this project and will foster a small step towards cultural reconciliation in our own community. Our historic mainstreet will feature an interactive 3-dimensional mural that will please and amaze residents and visitors alike.

This mural will be the Kaslo ArtScape feature project and act as a catalyst for future art installation interest and development. ArtScape will create an additional draw for Kaslo as a tourism destination and extend the timeframe which people will visit, benefiting Kaslo's businesses and cultural facilities as a result.

**How will the project be evaluated and how will you know if it has been successful?**

The 2023 mural project project will be evaluated by the community committee to determine if ArtScape can be successfully expanded to become a multi-year concept (fundraising effort, logistics, etc). Feedback will be gathered from the artist and building owner on process and logistics. The community and Chamber members will be engaged via an online survey in fall of 2023 to gather feedback on process and overall impact. Social media traffic, followers and engagement will also be closely monitored and quantified over time. We will deem the project successful when the mural project is complete and our community sees it as an asset for the long-term wellbeing (social, economic, cultural) of our Village.

**Describe how your organization is best suited and has the capacity to deliver the project.**

The Kaslo & Area Chamber of Commerce has the wellbeing of our community and the businesses that make a living in this community at the heart of our mandate and mission. The Chamber of Commerce is well suited to handle the administration associated with this grant and project with a dedicated Board of Directors and part time administrator on contract. Although the Arts is not the direct focus of our organization, we have worked closely with the Langham Cultural Centre in the past several years to ensure we are representing and engaging the arts community wholly and fairly in this project. The North Kootenay Lake Arts and Heritage Council is unfortunately limited in membership and capacity in our community at the moment, but we hope to establish a relationship with the Council when they are at capacity once again.

**Budget/Financial Considerations:**

Fundraising has been ongoing since 2021, and we have been successful in raising the funds to complete the mural in 2023. See the below budget:

### BUDGET ArtScape Mural 2023

Expenses	Description	Expense
Labour	Artist Commission (All inclusive fee of \$20/ft2 (750 ft2) includes labour, all paint and supplies, insurance, travel costs, scaffolding) + \$800 for 2 designs + GST	\$16,550
	Musicians for unveiling event	\$400
	Contractor to prepare wall (clean, prime, repair as needed)	\$300
Supplies	paint for priming, repair materials as needed	\$200
Advertising	Advertising for unveiling event, social media, printing	\$250
Permits	Development Permit (Village of Kaslo)	\$200
<b>TOTALS</b>		<b>\$17,900</b>

### Revenues (all confirmed)

Community Fund of North Kootenay Lake Society	\$3,500
Nelson and Kootenay Lake Tourism (Infrastructure Grant)	\$4,500
Kootenay Savings Credit Union (Community Grant)	\$750
Building owner contribution	\$4,057
50/50 Lottery earnings- May Days 2022	\$1,299
50/50 Lottery earnings- May Days 2023	\$1,294
ReDi Grant 2023	\$2,500

<b>Totals</b>	<b>\$17,900</b>
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### Work Plan:

Activity	Overseen by	Start Date	End Date
Fundraising for Mural project	ArtScape Committee/Chamber of Commerce	March 1, 2022	October 30, 2023
Contract with Muralist in place	Kaslo Chamber of Commerce	May 15, 2023	October 30, 2023

Mural initial design/feedback	ArtScape Committee	June 1, 2023	July 1, 2023
Mural input by Sinixt and Ktunaxa First Nations representatives	ArtScape Committee	June 1, 2023	July 1, 2023
Mural final design presented to and approved by Village of Kaslo	ArtScape Committee	July 1, 2023	July 30, 2023
Commemoration event for existing mural	ArtScape Committee/Chamber of Commerce	July 1, 2023	July 30, 2023
Painting of the mural (with appropriate liability insurance in place and ensuring the safety of public)	ArtScape Committee/Chamber of Commerce	August 1, 2023	September 30, 2023
Mural Unveiling Event/live music	ArtScape Committee	August 15, 2023	October 15, 2023

## **KASLO PHARMACY MURAL SELECTION PROCESS/DESIGN NARRATIVE:**

### **2021:**

A request for proposal was circulated amongst the local artist community via social media and direct contact with contacts provided by the Nelson International Mural Festival. Interest was limited and we received feedback that it is difficult for an artist to create a concept with no guarantee of any financial compensation.

### **2022:**

The committee decided to instead reach out to specific artists to develop a relationship. Tyler Toews of Canadian Murals (Nelson) was contacted who had been involved in the original 2002 mural. The historical connection with the Kaslo mural seemed like a good fit, and Tyler was genuinely interested in continuing his legacy in the area. Tyler's previous works seemed like a great fit for the direction of the mural and the goals of the project. Tyler has a particular interest in 3-D murals.

The theme of the mural was to be historical focused, as per the requirements of the Historical Core bylaws of the Village of Kaslo.

A draft design was completed in 2022, but fundraising efforts were not successful to complete that year.

### **2023:**

Fundraising efforts continued through spring/summer of 2023 to successfully raise the funds needed.

Tyler Toews was re-engaged and a 2<sup>nd</sup> design was requested based on feedback from the committee.

In spring, 2023, ODG Design based in Richmond, BC became involved in the project as the design firm that Ward Taylor hired to complete an exterior upgrade to the pharmacies that he owns (Castlegar, New Denver, Kaslo).

### **1<sup>st</sup> version (June 2022):**

- Tyler provided an initial design to consider:
  - 3-D focus
  - Elements included depictions of historical photographs and an aerial view of the landscape,
  - many concepts represented
  - Cluttered appearance that did not resonate well with the whole committee
  - Prior to Pharmacy Design team involvement

### **2<sup>st</sup> version (May 2023):**

Narrative from Tyler:

- After exploring several ideas for this project with many hours contemplating the best options for this wall, I am confident that this version incorporates the necessary elements to satisfy all parties involved.
- In contrast to the previous concepts, which were overly busy in their attempt to incorporate all the elements discussed during the committee meetings, this rendition offers a much cleaner, balanced design. It allows for four historic images to be layered one behind the other, progressively deeper in the center of the mural. Adjacent to these images, on the right side, there are large blossoms that pay homage to the agricultural history of orchards in the Kaslo area. The branch of blossoms arches across the entire mural, disappearing behind an aerial image of the town site, only to reappear bursting through the mountainside as ripening fruit. This can symbolize the fruitful community that Kaslo is today, blossoming from the past.
- The furthest back historic image depicts a First Nations family in a sturgeon-nosed canoe reaching the shore with the waves. I chose to present this scene on the shore as Kaslo is located on the lakefront. This image breaks the pattern of layering, and the canoe appears to be moving forward. This provides another opportunity for interpretation and symbolism.
- The deepest image portrays a First Nations family in a sturgeon-nosed canoe, reflecting their nomadic lifestyle and the use of waterways for transportation.
- To align with the pharmacy's requirements, I have matched the mural's theme with an aerial shot of the town site and a border that complements the other pharmacy murals. This will clearly identify it as part of the series of artworks displayed by the three businesses.
- The historic images will be painted in sepia tones, creating a contrast with the vibrant blossoms and townsite imagery.

First Nations Consultation with Janice Alpine- Business Development Officer/Tourism Engagement, Ktunaxa Nation (July 2023)

- Janice really liked the theme and direction of the mural and appreciated the opportunity to comment.
- She suggested the historical image of the First Nations family in the Sturgeon Nose canoe to be represented in colour to symbolize that First Nations are present day, not only historical.

### **3<sup>rd</sup> /final version (July 2023):**

Narrative from Tyler: Updates as requested from the Design Committee:

- Blossoms: The blossoms have been updated to cherry blossoms from apple blossoms,
- Theme for the historical imagery was “celebration:
- Slightly more space has been allocated for the historical images, allowing them to stand out better in the design
- Kootenay Lake Landscape: I have included an original photo taken from Wards airplane to depict the Kootenay lake landscape, adding a unique and personal touch to the mural

- Colour in the First Nations photo: I envision subtle colors from the right side of the image, fading into the sepia-toned water and people in the canoe. As for the wooden canoe, I prefer using the current image that includes the family. While comparing the two boat images, the differences in the photo are hardly noticeable. I will ensure that the canoe in the chosen photo matches the style of the wooden canoe as best I can.

**NOTE: The subtle colour that will be added in the First Nations Photograph is not depicted in this design, but will be included.**





LEE 1953

100% accessibility





# VILLAGE OF KASLO DEVELOPMENT APPLICATION FORM

(for use with Bylaw 1283)

## TYPE OF APPLICATION

- |                                     |                                   |                                     |                            |
|-------------------------------------|-----------------------------------|-------------------------------------|----------------------------|
| <input type="checkbox"/>            | Rezoning/Land Use Bylaw Amendment | <input checked="" type="checkbox"/> | Type of Development Permit |
| <input type="checkbox"/>            | Official Community Plan Amendment | <input type="checkbox"/>            | Heritage & Commercial Core |
| <input checked="" type="checkbox"/> | Development Permit _____          | <input type="checkbox"/>            | Lakefront Protection       |
| <input type="checkbox"/>            | Development Variance Permit       | <input type="checkbox"/>            | Stream Protection          |
| <input type="checkbox"/>            | Temporary Use Permit              | <input type="checkbox"/>            | Wildfire                   |

Refer to the current Fees and Charges Bylaw for current application fees.  
Do not use this form for Building Permit or Subdivision applications.

## DESCRIPTION OF PROPERTY

Civic Address: 403 Front Street, Kaslo, BC PID 012-865-885

### Legal Description (from title document):

Lot 1 and 2, Block 9, NEP 393, District Lot 208, land District 26

## CONTACTS

### Applicant:

Name Kaslo & Area Chamber of Commerce		Company	
Address P.O. Box 329		City Kaslo	
Email thekaslochamber@gmail.com		Postal Code VOG 1M0	
Phone [REDACTED]	Cell	Fax	
Applicant [REDACTED]		Date July 27, 2023	

### Owner, if the Applicant is not the Owner:

Name Ward Taylor		Company Kaslo Community Pharmacy	
Address 403 Front Street		City Kaslo	
Email kaslopharm@gmail.com		Postal Code VOG 1M0	
Phone [REDACTED]	Cell	Fax	

The "Authorization of Owner" form signed by the owner(s) is also required.

### OFFICE USE ONLY

Date	Dev. File No.
Received By	Folio No.
Receipt No.	Fees \$



VILLAGE OF KASLO
DEVELOPMENT APPLICATION FORM

Authorization of Owner to make an Application

Re: Civic Address 403 Front Street, Kaslo, BC

I/We Ward Taylor

are the registered owner(s) of (legal description) Lot 1 and 2, Block 9, NEP 393, District Lot 208, lan

I/We hereby authorize The Kaslo & Area Chamber of Commerce (please print name)

to apply for the following:

- Rezoning/Land Use Bylaw Amendment
Official Community Plan Amendment
Development Permit
Development Variance Permit
Temporary Use Permit

and to be my/our representative in this matter.

Signature of Owner

Date 08/08/23

Signature of witness

Name of Owner (print) WARD TAYLOR

Name of Witness Dana Blouin

Address 403 FRONT ST.
KASLO, BC
V0G 1M0

Phone

Signature of Witness

Signature of Owner

Date

Signature of Witness

Name of Owner (print)

Name of Witness

Address

Phone

Signature of Witness

This form must be signed by all persons named on the title certificate.



## VILLAGE OF KASLO DEVELOPMENT APPLICATION FORM

### ***A complete application for Rezoning and or Development Permit contains:***

- Fully completed application form
- Letter explaining details of the proposal, rationale, and justification (see attached “Rationale for your proposal” sheet for guidance)
- Copy of current Certificate of Title, no older than 30 days, including any title restrictions e.g. restrictive covenants, easements, rights of way.
- Site, Servicing and Landscape Plans (see attached “Plan Submission Details” sheet for guidance)
- Plan of survey or BC Land Surveyors Certificate (BCLS) confirming current parcel size, location of existing and proposed buildings and if subdivision is proposed, the lot layout and sizes
- Plans and elevations of proposed construction.
- One complete sets of the above plans in hardcopy form printed at a clearly legible size
- One complete set of the above plans in electronic PDF document format.
- Application Fees (the appropriate fees must be submitted at the time of application although additional fees or securities may be assessed later and must be submitted prior to issuance of a permit)

*Village staff can assist you with obtaining a certificate of title and plan documents, photocopying, and scanning documents to PDF for set fees. Depending on the nature of your application, a hand-drawn sketch may be accepted in some cases, or we may require drawings professionally prepared by a surveyor, architect, or engineer. An application is not considered complete until all of the documents necessary to review the application are submitted.*

### **Supplementary Information (to be determined based on the development size and permit type)**

- Archaeological Impact Assessment
- Environmental Impact Assessment
- Geotechnical Engineering Report
- Infrastructure Impact Study (i.e. transportation, parking, water, sewer, drainage)
- Contaminated Sites Information if required under the Environmental Management Act
- Three-Dimensional scale renderings showing the massing and siting of the proposed development in relation to neighbouring buildings
- FireSmart Assessment
- Other information specified in the Official Community Plan guidelines for specific permit areas.



## VILLAGE OF KASLO DEVELOPMENT APPLICATION FORM

### Plan Submission Details *(all plans must be submitted in metric)*

#### Site Plan Data Table

- owner/applicant's name,
- civic and legal address,
- project description,
- site area and site coverage (net after dedication of road and park),
- total floor area ratio (FAR/FSR),
- all setbacks,
- number of units by type and size,
- parking requirements and calculations,
- height of building,
- total impervious surface area (building footprints, paved and covered areas),
- ratio of open space to total site area; and
- notation of any requested variances

#### Site and Servicing Plan

- North arrow and scale
- Dimensions of property lines, rights of way, easements
- Dimensions and setbacks of proposed and existing buildings and structures; separation to all buildings on and off site
- Projections/overhands into setback areas
- Location of existing and proposed access, sidewalks, curbs, boulevards, edge of pavement and transit stops at grade
- Location, numbering and dimensions of all vehicle and bicycle parking, disabled persons' parking, maneuvering aisles, vehicle stops and loading at grade
- Natural and finished grades of site at buildings and retaining walls (indicate source of grade data)
- Existing and proposed contour intervals of 0.5 m
- Elevations at parcel corners and spot elevations along property lines, at curb, at building corners and other key locations
- Locate all existing water lines, wells, septic fields, sanitary sewer and storm drain facilities, including sizes
- Location and dimensions of all free-standing signs
- Dimensions of area meeting Open Space requirement
- Existing and proposed covenant/easement areas
- Conceptual servicing both on and off-site (water, sewer, storm drains, hydro, telephone, cable, gas, including water flows according to Fire Underwriters Survey
- All site and boulevard trees within the area to be developed with numbers referencing numbered metal tree tags affixed to trees; show protected root zone or critical root zone

#### Floor Plans, Elevations and Sections (min. scale 1:100)

- Uses of spaces and building dimensions
- Building finishes, materials and colours (including product numbers and sample colour chips of exterior finishes)
- Natural, average and finished grades; elevations of finished floor(s), roof & building height
- Locations and sizes of roof mechanical equipment, stairwells and elevator shafts that protrude above the roof line
- Building sign details (location, type, dimension, illumination)
- Minimum of 2 sections of site and building (from curb/property line to curb, as applicable); in perpendicular directions (e.g. N-S, E-W)
- Sections to include portions of building dedicated to vertical circulation of people and vehicles



## VILLAGE OF KASLO DEVELOPMENT APPLICATION FORM

(e.g. stairwells, ramps etc.)

- Location of sections to be shown on the Site and Servicing Plan

### Landscape Plan (same scale as Site Plan)

- Conceptual Landscape plan showing location, size, species of proposed plantings and trees, and existing vegetation to be retained; installation as per BCLNA/BCSLA standards noted on plans
- Major topographical features (e.g. watercourse, outcrops)
- Surface storm water management features (rain gardens, swales, permeable paving)
- Rare or endangered species or habitats
- Existing and proposed covenant areas
- All screening (garbage/refuse collection), paving, retaining walls, fencing and other details
- Cost estimate for hard and soft landscaping
- Contour intervals of 0.5 m
- Elevations at parcel corners and spot elevations along property lines, at curb, at building corners and other key locations
- Extent of underground structures in dashed line

## Contaminated Sites Information

Under section 40 of the *Environmental Management Act*, an applicant for some matters referred to in this Bylaw must submit to the municipality a Site Profile in respect of properties that are or were used for commercial or industrial purposes, as defined in the *Environmental Management Act* and the Contaminated Sites Regulation, Schedule 2 - Activities. For specific requirements see the Act and Regulation.

Site profile and other forms are available at:

<http://www.env.gov.bc.ca/epd/remediation/forms/index.htm>

More information is available at <http://www.env.gov.bc.ca/epd/remediation/cs101.htm>

Please indicate if the subject property qualifies for any of the exemptions from requiring a Site Profile under section 4 of that Regulation and state your reasons:

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Signature of Applicant

07/27/2023

Date

# KASLO AND AREA CHAMBER OF COMMERCE



Village of Kaslo  
Box 576  
413 4<sup>th</sup> Street  
Kaslo, BC V0G 1M0



July 27, 2023

Dear Mayor and Council Members,

The Kaslo and Area Chamber of Commerce with the Kaslo Community Pharmacy, the Langham Cultural Centre, the Village of Kaslo, the North Kootenay Lake Historical Society, and the North Kootenay Arts Council have embarked on a project to repaint of the historical mural on the Kaslo Pharmacy building as the inaugural project of Kaslo ArtScape. The parties involved and mentioned above form the Kaslo ArtScape Committee and the designated Design Committee for this project as per the Kaslo Village Council Resolution dated 05.24.2022. Please accept this development permit application related to this project as attached.

The existing Maypole mural was painted on the Kaslo Pharmacy building in 2002 by community volunteers associated with the Kaslo Area Youth Group, led by Ursula Ringwald, aided by a Columbia Basin Trust grant. As important as this mural has been to Kaslo's heritage, it has faded tremendously since the initial painting, and we see this as an opportunity to create something new to broaden the interpretation of Kaslo's heritage.

Tyler Toews of Canadian Murals (Nelson, BC) has been contracted by the Kaslo & Area Chamber of Commerce to complete the mural and the design is currently under final review. Tyler is working with the Chamber's ArtScape Committee and ODG Designs, a design firm who has been contracted by pharmacy owner Ward Taylor to redesign the exterior of the Kaslo, Castlegar and the New Denver pharmacies. Fundraising has been ongoing for the past two years and has been successful in raising \$17,900 to cover all costs of this project. Funding sources include the Columbia Basin Trust/RDCK ReDi grant (2023), Community Fund of North Kootenay Lake Society (2022), Nelson and Kootenay Lake Tourism, Kootenay Savings Credit Union, The Kaslo Community Pharmacy, and BC Lottery 50/50 proceeds from 2022 and 2023 May Days raffles.

The Kaslo Pharmacy located at 403 Front Street is part of Kaslo's Heritage and Commercial Core Development Permit Area as per section 16.3.1 of the 2022 Kaslo Official Community Plan. The Heritage and Commercial Core is intended preserve Kaslo's historical, artistic, and architectural features, and encourages new development to follow design guidelines that are respectful and complimentary to those historical attributes. Developments in this area should also enhance the pedestrian experience by engaging the street both visually and physically and highlight the views and connections to the surrounding landscape.

The new mural design honors Kaslo's wide-ranging heritage and includes reproduction of photographs depicting scenes of indigenous and post-colonial life, an aerial scene of Kaslo, and cherry blossoms around the frame of the mural celebrating Kaslo's orcharding history. The mural will be required to follow the Heritage Colour Guidelines (appendix III of Official Community Plan).

We feel this proposed mural is respectful and complimentary to Kaslo's broad history and will significantly aid in enhancing the pedestrian experience of visiting downtown Kaslo. This is an important element of the Chamber of Commerce's interest in this project and part of a broader strategy to further develop Kaslo as a destination for art in the Kootenays in collaboration with Nelson and Kootenay lake Tourism via the Kootenay Lake Road Trip app and the mural tour. Over time as more ArtScape projects are completed, the Chamber is hopeful Kaslo's tourist season will expand into the shoulder seasons.

# KASLO AND AREA CHAMBER OF COMMERCE



This development permit only pertains to the east-facing wall of 403 Front Street. No structural changes to the building are required, and the existing mural will be painted over with primer a few days prior to the new mural painting. It is anticipated the sidewalk will need to be blocked off and scaffold set up for the duration of the painting (1 week-10 days, mid September 2023). Appropriate liability insurance will be in place as required by the Village of Kaslo.

We look forward to working with the Village of Kaslo to bring this project to fruition. Thank you.

Sincerely,

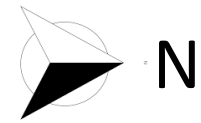


Cassie Gerretsen  
President and Board Member  
Kaslo and Area Chamber of Commerce



Dana Blouin  
Kaslo ArtScape Committee Chair





Kaslo Pharmacy Building, 403 Front Street, Kaslo (East outside wall)

