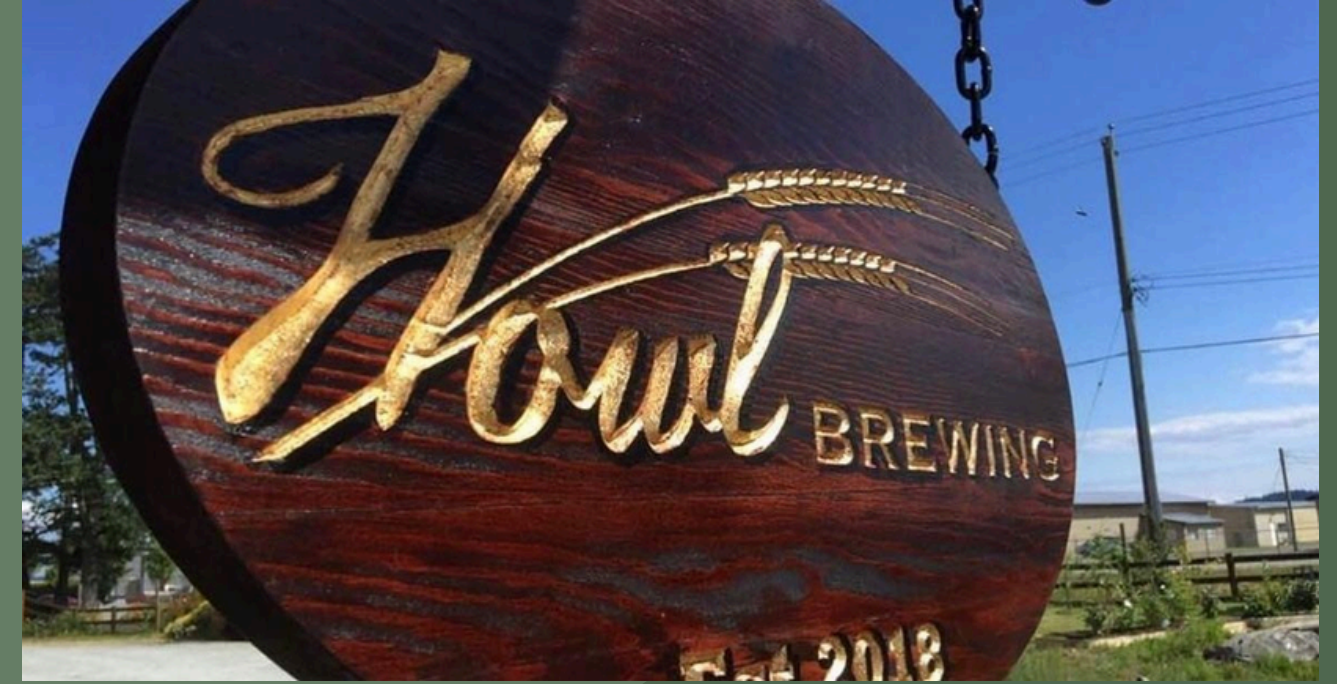


Howl Brewing

“Howl in the Wall” Tasting Room & On-Site Store
Metis owned and operated Nano Brewery

Our Proposal:

- To open a small Tasting Room & On-Site Store to compliment the existing brewery
- Maximum 10 person customer capacity as per architect consultation
- Walk up/Bike up focused with a provided bike rack on the property (see architect plans)
- Community focused highlighting the significant history of the house as a small business



We will
offer for
sale:



Taster Flights

4 x 4 ounce glasses or
single glass servings up to
24 ounces max person/day
as per LDB regulations for
on-site store



Growler fills

1 or 2 Litre Fills
New bottles available for
purchase



Off Sales

473 ml cans &
650 ml bottles to go

Hours

- LDB allows for the on-site store (once approved) to be open from 9 am – 11 pm 7 days per week.
- Our starting hours would likely be Wednesday & Friday 3 pm – 7 pm, Saturday 11 am – 6 pm, with the odd Sunday 12 pm – 5 pm (especially if a long weekend).
- We plan to continue to vend at Esquimalt Farmers Market every Thursday during the season
- We would be comfortable agreeing to being open a maximum 40 hours /week between 11 am – 8 pm, maximum 5 days in the week, with no limits on which days of the week, to accommodate for flexibility but also to be considerate of the neighbourhood.

Food options:



Small Snacks

We will have small packaged snacks available that are sourced from local small business



Promotion of Local Eateries

We will have a recommendation board with all local eateries and hours posted in the tasting room for those that want a meal or another drink

Howl Brewing uses on average 95% BC grown ingredients and will continue to prioritize sourcing locally grown first.

- Spent grain is donated to a local farm for feed
- Cooling water from the heat exchanger is captured and reused for the next batch
- All unusable organic waste is donated to a farm for composting



Historical Significance

- 1209 Lyall street is one of the last remaining and best preserved examples of a turn-of-the-20th-century storefront in Esquimalt.
- It was operated as a store from 1909 – 1975
- We plan to feature the special historical value by displaying archival photos in the tasting room.
- We look forward restoring, maintaining and beautifying the property as time goes on.

OUT OF THE PAST

COTON'S GROCERY

1209 Lyall St. was a small neighbourhood grocery store operated by Mr. & Mrs. Leonard Coton. There had been a business on the premises prior to 1930 but was not operational at the time the Coton's took it over. It was to be called "Round the Corner", and one of the Coton daughters was despatched around the neighbourhood with flyers announcing the opening. The store eventually became known as "Coton's Grocery" and remained in operation till shortly after the Second World War. At present it is used as a private residence.

Gladys Durrant



EDITORIAL

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THE LEADER, Wednesday, July 1, 1964 4

Len Coton....35 years of service

Small Grocery Store Has 64-Year History

by KEN JONES

Some businesses grow larger over the years and some grow smaller and fade out of the merchandising picture, but for about 64 years Esquimalt's vest-pocket grocery store on Lyall Street has remained exactly the same.

For the past 35 years Len and Annie Coton have run the store in the same way serving his small neighbourhood clientele with daily items for their grocery shelves. The store was first opened around 1900, but Mr. Coton cannot remember who operated it at the turn of the century.

Leonard Coton now 77 years old immigrated to Canada from London, England in 1918. It

England when they discovered he was over 40 years of age. He has experienced both extremes. Len was with the Light Aid Detachment when he was sent home from England.

His first order after war was declared in World War I was to help round up German nationals living on Vancouver Island. Two groups of the 88th were sent to Bamfield on the west coast of the Island to locate and bring to the capital the Germans living around that area who were interned.

At the end of the last war he came home to stay and to concentrate on his business. The past 20 years have been relatively quiet for the Coton's. Len now works on his coin collection and garden for hobby.

YOUR LEADER CARRIER

Gary Green

Gary Green, circulation manager

the main axis of the building, this well-kept bungalow is a good example of the type.

1153 LYALL STREET

1153 Lyall Street is a highly visible house. It was probably built in 1911 for John Murray. Though some new windows have been added, the character of the house is intact and eminently restorable. This house is very important in the streetscape of Lyall Street.

1209 LYALL STREET

1209 Lyall Street is the best-preserved storefront in Esquimalt. It was probably built in 1911 by Charles Hine. Before he bought the property is changes hands seven times in two years! The entire building seems to have survived to this date unscathed - the glass and siding appears to be original.

1221 LYALL STREET

The plainness of the design of this two storey house indicate an early date. It was probably built in the 1890's. Everything appears to have been preserved and maintained very well - only the front door appears new. This building holds a prominent place in the very interesting 1200 block of Lyall Street.

65

STATEMENT OF SIGNIFICANCE

Civic Address:
1209 Lyall Street, Esquimalt, BC

Legal Description of Property:
Lot 5, Section 11, Esquimalt District, Plan 946

Description of Historic Place

1209 Lyall Street (1209) was built in ¹⁹⁰⁹~~1911~~. It is a wood sided gabled roofed home with a number of large multi-paned glass windows across the front facade of the home. 1209 is located on the north property line right beside the Lyall Street sidewalk.

Heritage Value

1. Architectural Significance

1209 is one of the last remaining examples of a turn-of-the-century store front in Esquimalt. The lot was purchased in 1896 by Captain D.D. Roop. 1209 changed hands many times until 1911 when the current structure was built by Charles Hine.

2. Social Significance

Notwithstanding the age of the lot and structure, 1209's true heritage values stem from its use as a grocery store. 1209 is one of the last remaining examples of a turn-of-the-century store front in Esquimalt. It was Charles Hines' wife, Mary Ann, who is listed as grocer. The Hines had the store until 1923 when Helen Cook purchased the property and continued to run a store there. Mr & Mrs Coton purchased 1209 in ~~1930~~ and 1931 continued to run a store there. Records indicate that Coton daughters first advertised the new grocery business as the "Round the Corner" store. Photographic records and anecdotal recollections of local residents indicate that 1209 became known as "Coton's Grocery". It remained in business as a grocery store until sometime after the Second World War. A "Coton" owned the property from 1941 to 1975.

3. Cultural Significance

Today 1209 is a private home. It is not in pristine condition; windows need new glazing putty, siding and barge boards need filling and paint. However, 1209 remains largely intact and worth being identified as a commercial and residential establishment of significant value.

opened Round The Corner
1932

Thank you
for your time
and
consideration!

