

CoKHGP Grant Application Evaluation MATRIX

To determine if the project qualifies for a Heritage Grant and strength of application

Application File #:	H16-905			
Address:	815 Bernard Ave			
Kelowna Heritage Register:	YES / NO	Designated:	YES / NO	
Attach SOS				
Conservation Plan:	YES / NO			
Property Type:	Residential <input checked="" type="checkbox"/>	Commercial <input type="checkbox"/>	Industrial <input type="checkbox"/>	Institutional/School <input type="checkbox"/> Religious/Church <input type="checkbox"/> Rural/Barn <input type="checkbox"/> Other <input type="checkbox"/>
Number of quotes provided: 4 If only 1, provide justification:				
Quote #1: \$	10,700 + GST	Quote #2: \$	15,290 + GST	Quote #3: \$ 8,037 + GST
(\$ amount before taxes) (shelving) (shelving) (shelving)				
TOTAL Project Cost: \$	11,235 (inc. GST)	MAXIMUM Grant Approved: \$	2,475.00	% 50
1 st :	Peter	2 nd :	Tan	Carried - date: March 29 2016
(25% to 50% \$5,000 max or \$10,000 for designated heritage)				

Summary of Scope of Project:

- Use of Metorky shingles - wrap shingles onto fascia (CDE)

Project Scope	YES	NO	N/A	Justification/Explanation	Additional Notes
Exterior Maintenance: New Paint -Prep (scrapping & sanding) -NO Power Washing -Material Repair -Heritage Colour Scheme -True Colours Palette -Existing Colour Scheme -High Quality Paint -Impact on CDE					

Project Scope	YES	NO	N/A	Justification/Explanation	Additional Notes
Exterior Maintenance: Roof -Replacement/Repair -Materials (original or compatible new materials) -Appropriate Colour -High Quality Roof Materials -Impact on CDE -Roof inspection when completed (proposed) -Labour & Material Warranty	✓			<i>- Maintain CDE - Wrapped Roof Fascia</i> <i>RECOMMENDED Roof Inspector</i>	
Conservation of Exterior Bldg Elements (i.e windows, chimney) -Material repair (replacement only if not repairable) -Impact on CDE -Use of original materials -Compatible new materials -Level of Intervention					
Stabilization/Foundation Repairs/Replacement Material repair (replacement only if not repairable) -Impact on CDE -Use of original materials -Compatible new materials -Level of Intervention					
Is this project part of a larger project (either at this time or in future)					
Does the project entail a Community Benefit					
Quotes submitted: -Are quotes on similar work -Are quotes similar in cost?	✓				<i>Note: Generally the grant is based on the low bid, unless there is a reason for basing it on a higher quote.</i>
Does Proposed Project qualify for Grant?	✓			<i>- Approval based on Mid-Quote.</i>	
General Comments/Notes					Recorder: <i>JAN</i>

815 Bernard Ave - Winter House

Place Description: The historic place is the one-and-one-half-storey, wood-frame Winter House, built in 1939 in cottage form, and located at 815 Bernard Avenue in Kelowna's North Central neighbourhood

Heritage Value: The Winter House is valued for its association with a long-standing member of the community and for its architecture. It also has value for being one of many notable heritage buildings along the Bernard Avenue corridor east of the downtown core area.

The historic place has value for its association with Ernie Winter (1909-2002). He was born in London, England, visited Kelowna as a child in 1917, and moved here in 1932. Trained as a plumber at Vancouver Technical School, he started working in that trade as E. Winter Plumbing Ltd. About 1945, he bought Jack Galbraith's Plumbing and Heating business on Bernard Avenue, where he remained in business for fifty-four years. Winter Plumbing and Heating Ltd. is still in operation, and advertises itself as 'Kelowna's Oldest Established Shop'.

In 1939, Winter built this house for himself and his wife Sally. He lived here until about 1998.

Winter's great passion was -tennis. He was local champion for years, taught many the game, and was still playing three times a week at age 86. He was a Kelowna Volunteer Firefighter for twenty years, served on City Council for fourteen years, and was a member of Kelowna Rotary for more than sixty years, spearheading the building of Pleasant Vale Homes, Kelowna's first low-cost seniors' housing development. About 1950 he organized and coordinated a charity fundraising campaign known as the Red Feather Campaign (later Community Chest, and now United Way).

The design is typical of many houses built between the world wars, 1.5-storeys high with the upper floor tucked within a steep, gabled roof. A projecting gabled entrance bay faces the street.

This house has continued as a single-family residence since it was built in 1939, in contrast to many others in the neighbourhood, which have converted to commercial or multiple-residential use.

Character Defining Elements:

- Location on Bernard Avenue, forming part of Kelowna's North Central Neighbourhood
- Residential form, scale and massing, expressed by one-and-one-half-storey height and rectangular plan
- Steep-pitch, cross-gabled roof with asphalt shingle roofing wrapping onto fascia
- Painted brick chimney with exposed corbelled brick top
- Second-floor fenestration with 1-over-1 double-hung, wood sash window and plain, medium width wood trim
- Ground-floor fenestration, with 1-over-1, double-hung, wood sash windows with plain medium wide wood trim
- Asymmetrical gable projection towards street, with gentle-arched covered porch
- 3 steps to entrance porch
- Mature landscaping throughout with front yard lawn to street

