

CITY of KELOWNA HERITAGE GRANTS PROGRAM

Tuesday June 21, 2016

COHS Office: #11 – 368 Industrial Avenue

@ 3:00-5:45pm

Regular Meeting Minutes

In Attendance: Tracey Read (acting chair), Peter Chataway, Ian Crichton, Randi Fox, Alasdair Smith and Lorri Dauncey (CoKHGP manager)

Regrets: Julie Cosgrave, Shona Harrison, Marietta Lightbody, Birte Decloux

Recorded by: Lorri Dauncey

1. Call to Order: Tracey Read chaired the meeting

2. Marietta Lightbody: The committee took time to sign a 'Best Wishes' card for Marietta Lightbody.

3. Review Minutes of March 29, 2016:

MOVED by Ian Crichton, SECONDED by Alasdair Smith

THAT the Minutes of the CoKHGP Regular Meeting on March 29, 2016 be adopted as circulated. Motion Carried.

3. Conflict of Interest: Standing agenda item: In the following current applications, committee members removed themselves from the deliberations due to the potential of a conflict of interest:

608-650 Sutherland Ave, St. Michael's Cathedral (H16-908): Alasdair Smith has just completed interior conservation work on the plaster walls in St. Michaels. *Note: Alasdair did not submitted any quotes for the work applied for in the grant.*

4. New Business:

Update on CoKHGP Grant Money Available: The CoKHGP Manager, Lorri Dauncey, distributed the *City of Kelowna Heritage Grants Program Grant Money Available for 2016 (Refer to: Attachment 1)* to advise the committee on the amount of grant money available for distribution for the June 2016 meeting. At the beginning of 2016, there was \$49,855.14 available for grant distribution. With \$23,904 allotted + \$2,296 in grant savings at the March meeting, there was **\$28,247.14 left for the rest of the year.**

There were many new and on-going inquires about the heritage grant program and about heritage buildings in general since the beginning of the year. There are a number of people who are considering applying for funding. The program received three (3) new applications and four (4) project completions for consideration for the June 21, 2016 meeting.

As there are a number of applications and limited funds, the committee members were reminded that residential and designated properties receive priority (as stated in the program guidelines) in the granting process, if the qualifying grants amount is larger than the total amount of money available.

608-650 Sutherland Ave, St. Michael's (H16-908): The Diocese of Kootenay (Archbishop, Rev. John Privett), applied for a grant for assistance towards the repair of three stone corbels, stone wall repair work, chimney flashing repairs and repair of the south side stone wall on St. Michael and All Angels Cathedral located at 608-650 Sutherland Ave. The two quotes submitted had major problems. The high quote did not address the target areas of repair that was part of the application while the lower quote recommended repair work on the corbels that the committee felt would be detrimental to the building, the stone corbels and the chimney flashings. The committee put together its recommendations (including a drawing) on how to properly repair and protect the stone corbels and the use of lead (or copper) flashing for the chimney instead of the proposed galvanized metal. The removal of an old lead metal flashing was also included, which was of concern to the committee, as its removal may create more damage. It was recommended that this flashing be left and possibly may only need bending in order for it to properly shed water away from the stone walls. As the south stone wall is not included in the CDE in the SOS, the committee wanted more information on when it was built and any history on its significance. The committee made a motion to defer the grant application to the September 20th meeting, once new quotes are received reflecting appropriate repair work on the building.

MOVED by Ian Crichton, SECONDED by Peter Chataway:

THAT St. Michael and All Angels Cathedral located at 608-650 Sutherland Ave., be deferred to the September meeting, to allow the building owner to submit new quotes based on the proper repair of the corbels (as recommended by the committee) and the repair of the chimney with lead flashing, as well as information on the south stone wall to determine its heritage value.
Motion Carried.

**Note: Alasdair Smith removed himself from deliberations as he recently completed conservation work on the interior plaster walls in the cathedral.*

4617-4619 Lakeshore Road, St. Andrew's Church (H16-909): The Anglican Diocese of Kootenay, who owns St. Andrew's Church, applied for a grant for assistance towards the prep and paint of the exterior of the building and the Lych Gate, as well as for new eavestroughs and downpipes. St. Andrew's is located at 4617-4619 Lakeshore Road. The application's colour scheme included white stucco and sashes (AF-20 Mascarponi) and dark brown shingles (VC-34 Strathcona Mahogany), similar to the current colour scheme. The building owner was encouraged to look at the True Colour Heritage palette, which does not include any bright whites. The committee discussed the use of white paint on heritage buildings. (Refer to: **Other Business** for more details on this discussion) A couple of committee members visited the site, prior to the meeting, to look at the colour scheme and did some colour sampling. They suggested that the white that was revealed should be matched as closely as possible. The white that was submitted for the grant was approved by the committee. The committee felt that the three paint quotes submitted (ranged from \$4,195-\$9,575) were not equal in the amount and kind of prep undertaken. The committee felt that the high quote best reflected the amount of prep needed on this significant heritage committee building. The committee also approved new eavestroughs (mid-quote) that used the heritage colonial style eaves, which was felt was the most appropriate style for the building.

MOVED by Peter Chataway, SECONDED by Randi Fox

THAT St. Andrew's Church located at 4617-4619 Lakeshore Road, receive funding for 50% of the cost of the prep and paint of the exterior and Lych Gate and for new eavestroughs and down pipes up to a maximum total of \$5,000, based on the high quote of \$9,575 + GST (paint) and mid quote of \$1,290 + GST (eavestroughs).
Motion Carried

1875 Richter St, Thompson House (H16-910): The homeowner, Shona Harrison, submitted an application for a grant towards a new asphalt shingle roof on the Thompson House located at 1875 Richter Street. The homeowner submitted the application and completion documents for the new roof on the house. The homeowner has spent the last year or so restoring her heritage house. She started with the interior work (finished in the spring) and then was going to work on the exterior conservation work this summer and fall. Before the homeowner applied for a grant for the new roof, heavy rains in April caused water damage in the interior of the house. She decided that she could not wait until June for approval, so made the decision to replace the roof as soon as possible to prevent further damage. The committee discussed the project: if this was deemed an emergency grant; if there was a perceived conflict (as Shona is a CoKHGP member, but was not in attendance at this meeting); and if this would set precedence. In regards to the project, the committee was satisfied with the new roof, as it was checked by a roof inspector (report was submitted with the application) and the deficiencies fixed. The roof is one part of the larger conservation project. The homeowner received a grant (\$2,325) towards the restoration of two sets of windows in 2015. There was only \$2,675 left in granting dollars for this building. The homeowner chose a half-tone driftwood coloured fiberglass laminated shingle for the new roof. This shingle colour is similar to the original wood cedar shingles that would have been on this house. The committee voted and approved a grant for the replacement of the roof.

Note: One member was opposed to the motion.

MOVED by Peter Chataway, SECONDED by Tracey Read

THAT the Thompson House located at 1875 Richter Street, receive funding for 50% of the cost of the new asphalt shingle roof up to a maximum of \$2,675, based on the total cost of \$8,197.41.

Motion Carried.

1875 Richter St, Thompson House (H16-910) Project Completion: The building owner, Shona Harrison, submitted the final documentation including photographs of the house with the new roof, the receipts and the Declaration of Completion form (site inspection carried out by Ian Crichton) to complete the CoKHGP grant approved at the June 21 Regular meeting in 2016. The total project cost was \$8,197.41 (including tax).

MOVED by Ian Crichton SECONDED by Alasdair Smith:

THAT Shona Harrison be paid the maximum grant of \$2,675 towards the cost of the new asphalt shingle roof on the Thompson House located at 1875 Richter Street.

Motion Carried.

3285 Reid Road, Reid House (H16-904) Project Completion: The homeowners, Edward and Shirley Schiller, submitted the final documentation including photographs of the house with the new eavestroughs, receipts and the Declaration of Completion form (site inspection carried out by Ian Crichton) to complete the CoKHGP grant approved at March 29th Regular meeting in 2016. The total project cost was \$1,254.75 including GST.

MOVED by Peter Chataway SECONDED by Alasdair Smith:

THAT Edward and Shirley Schiller be paid the maximum grant of \$245 towards the cost of the new eavestroughs on the Reid House located at 3285 Reid Road.

Motion Carried

2127 Pandosy St (H15-808) Project Completion: The homeowners, Dustin and Justine Pakosh, submitted the final documentation including photographs of the new asphalt shingle roof, receipts and the Declaration of Completion form (site inspection carried out by Ian Crichton) to complete the CoKHGP grant approved at November 17th Regular meeting in 2015. The total project cost was \$10,357.65 including GST.

MOVED by Tracey Read SECONDED by Ian Crichton:

THAT Dustin and Justine Pakosh be paid the maximum grant of \$4,400 towards the cost of the new asphalt shingle roof on the House located at 2127 Pandosy Street. Motion Carried

1931 Abbott St, Treadgold House (H16-901) Project Completion: The homeowners, Rob and Benigna Cummings, submitted the final documentation including photographs of the new asphalt shingle roof, receipts and the Declaration of Completion form (site inspection carried out by Ian Crichton) to complete the CoKHGP grant approved at March 29th Regular meeting in 2016. The total project cost was \$14,445.04 including GST.

MOVED by Ian Crichton SECONDED by Tracey Read:

THAT , Rob and Benigna Cumming be paid the maximum grant of \$5,000 towards the cost of the new asphalt shingle roof on the Treadgold House located at 1931 Abbott Street. Motion Carried

5. Old/Other Business:

White Paint & Heritage Colour Schemes: The committee discussed the use of (modern) white paint versus the use of cream/ ivory paint on heritage buildings, as well as white versus black sashes. The program manager contacted Don Luxton (heritage colour expert and heritage architect) who has researched and developed the *Benjamin Moore True Colours* palette that is highly recommended in the CoKHGP guidelines and application. Don said that buildings built in the 1920s and earlier would have had dark sashes and would have used cream, ivory, buff colours, not (bright) white. This issue was looked at again, in regards to St. Andrew's Church (an important community church on the heritage register), which wanted to use a bright white paint (similar to the current colour). By working with the group, a compromise was reached, with the grant colour submission of white that was not as bright as the church's original choice, but not as cream as Oxford White (True colours).

Heritage Advisory Committee (HAC): The manager will give an update in the fall on the new committee, once a couple more meetings have occurred.

Heritage Review Update: Janice Henry, COHS executive director, updated the committee on the progress of the Heritage Council Steering Committee, which is now in phase 3 of the process.

The new group may be called the *Kelowna Heritage Network* and will represent the various heritage-related groups in Kelowna. The new group will be a place to get together and collaborate and set up priorities as a sector.

Metro Building's Salvaged Brick: Through Amanda Snyder's initiative (Kelowna Museums), some of the old Kelowna brick on the Metro building was salvaged by a number of local groups and people (Museum, owner of Thompson House, etc. *Note: First United Church was contacted, but was not able to salvage any brick as waited too long*) before it was demolished for future development. COHS was able to salvage a couple of the antique water heaters, windows, and window weights, as well.

Inquiries for Building Movers and Cedar Shingle Companies in Kelowna: The committee passed on a number of names to the manager on building movers in the valley, as well as a couple of companies that still install cedar shakes or shingles.

Mid-Year Review: Lorri Dauncey, the grant program manager and Janice Henry, COHS executive director will meet with Laura Bentley, City of Kelowna to do a mid-review of the CoKHGP on June 27th. An update will be given to the committee at the September 20th meeting.

6. Awareness and Education:

Heritage BC Conference: PlaceMaking: Where Arts and Heritage Collide: The Heritage BC conference was moved to May from September/October this year and will likely be held in the spring each year. It was a large conference put on by Heritage BC and Arts BC at Granville Island on May 5-7. It was attended by three CoKHGP committee members.

Next Meeting: September 20, 2016

ATTACHMENT 1: CITY of KELOWNA HERITAGE GRANTS PROGRAM GRANT MONEY AVAILABLE FOR 2016

\$14,855.14	TOTAL 2016 Rollover (grant savings/rescinded grants, Bank Interest & Rewards)
<u>\$35,000.00</u>	<u>Annual Heritage Grant Money Allotment from the City of Kelowna</u>
+\$49,855.14	TOTAL GRANT MONEY TO BE ALLOCATED IN 2016
+\$2,296	Grant Savings 2016
+ \$0	Rescinded Grants 2016
\$23,904	Total Grants Allotted in 2016
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\$28,247.14	TOTAL GRANT MONEY LEFT TO BE ALLOCATED IN 2016