



EXISTING BUILDING



PROPOSED RE-DESIGN



WESTERKAMP DESIGN INC.
 1587 SUTHERLAND AVENUE
 KELOWNA, B.C. V1Y - 5Y7
 (778) 484-2516
 e-mail: bauhaus1@shaw.ca
 web: www.fwd-inc.com

PROJECT: **RENOVATIONS TO 179 VIMY AVE.**
 TITLE: **Cover Sheet**

CUSTOMER: **#Client Full Name**
 CIVIC: **179 VIMY AVENUE KELOWNA, BC**
 LEGAL: **LOT A, PLAN KAP83392, D.L. 139, O.D.Y.D.**

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SCALE : **AS NOTED** DATE : **1/5/2023**

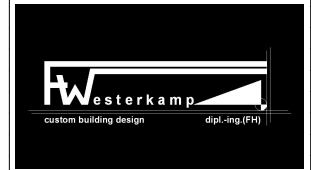
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CONTEXT WITH PROPOSED DESIGN ON 191 VIMY AVE



LAKE SIDE VIEW



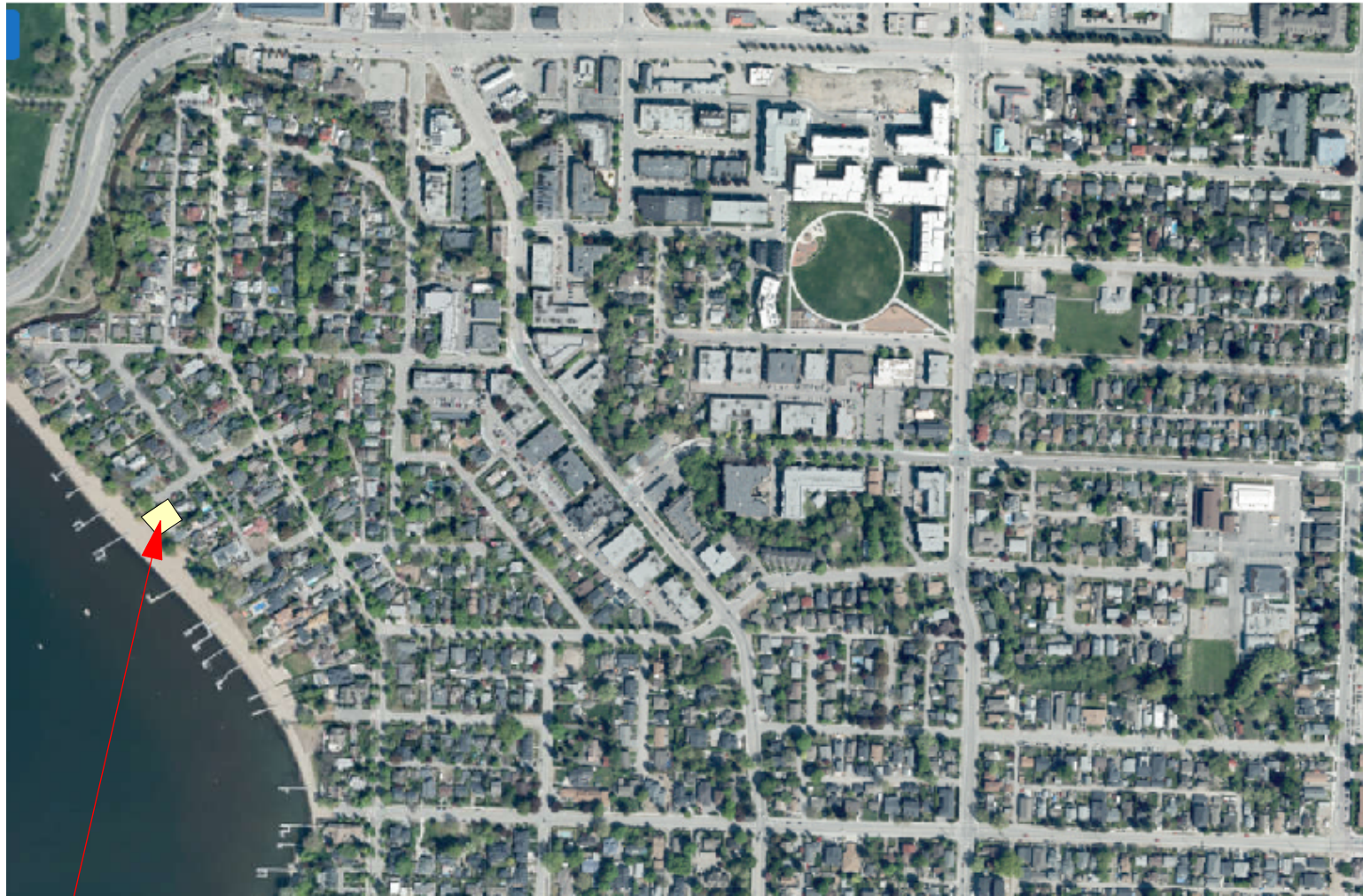
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 e-mail: bauhaus1@shaw.ca
 web: www.fwd-inc.com

PROJECT: **RENOVATIONS TO 179 VIMY AVE.**
 TITLE: **Renderings**

CUSTOMER: #Client Full Name
 CIVIC: 179 VIMY AVENUE KELOWNA, BC
 LEGAL: LOT A, PLAN KAP83392, D.L. 139, O.D.Y.D.

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PROPERTY LOCATION



URBAN CONTEXT



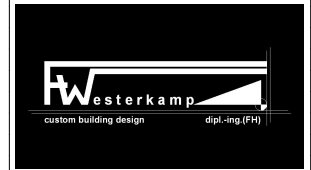
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PROJECT: **RENOVATIONS TO 179 VIMY AVE.**
 TITLE: **Urban Context**

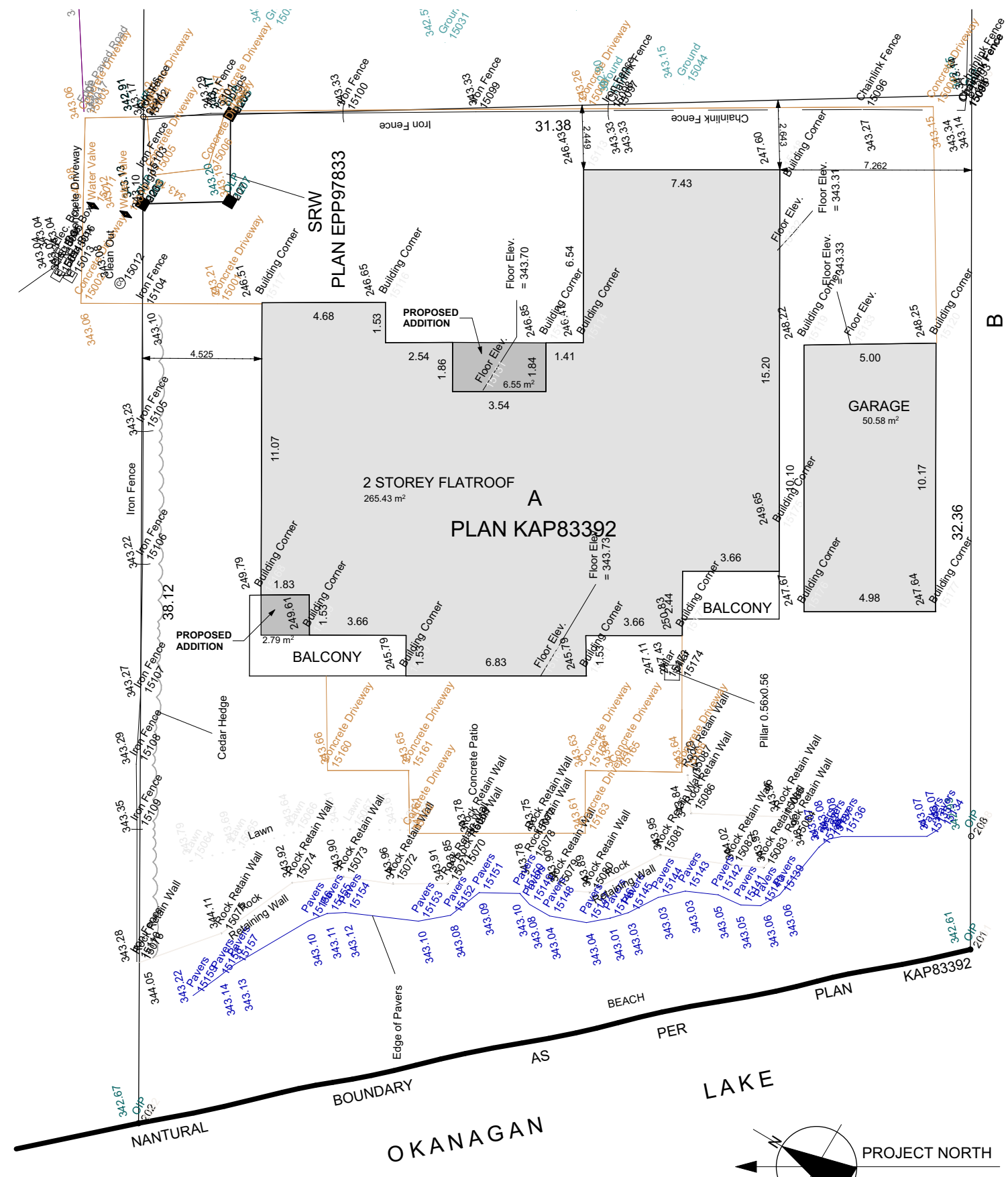
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 179 VIMY AVENUE KELOWNA, BC
 CIVIC: 179 VIMY AVENUE KELOWNA, BC
 LEGAL: LOT A, PLAN KAP83392, D.L. 139, O.D.Y.D.

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DP Site Plan
 SCALE: 1/16" = 1'-0"

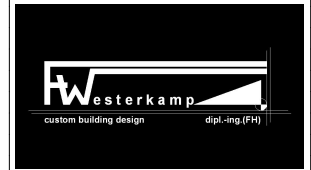
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 PLAN EPP38244

PROJECT :	RENOVATIONS TO 179 VIMY AVE.
TITLE :	Existing Site Plan

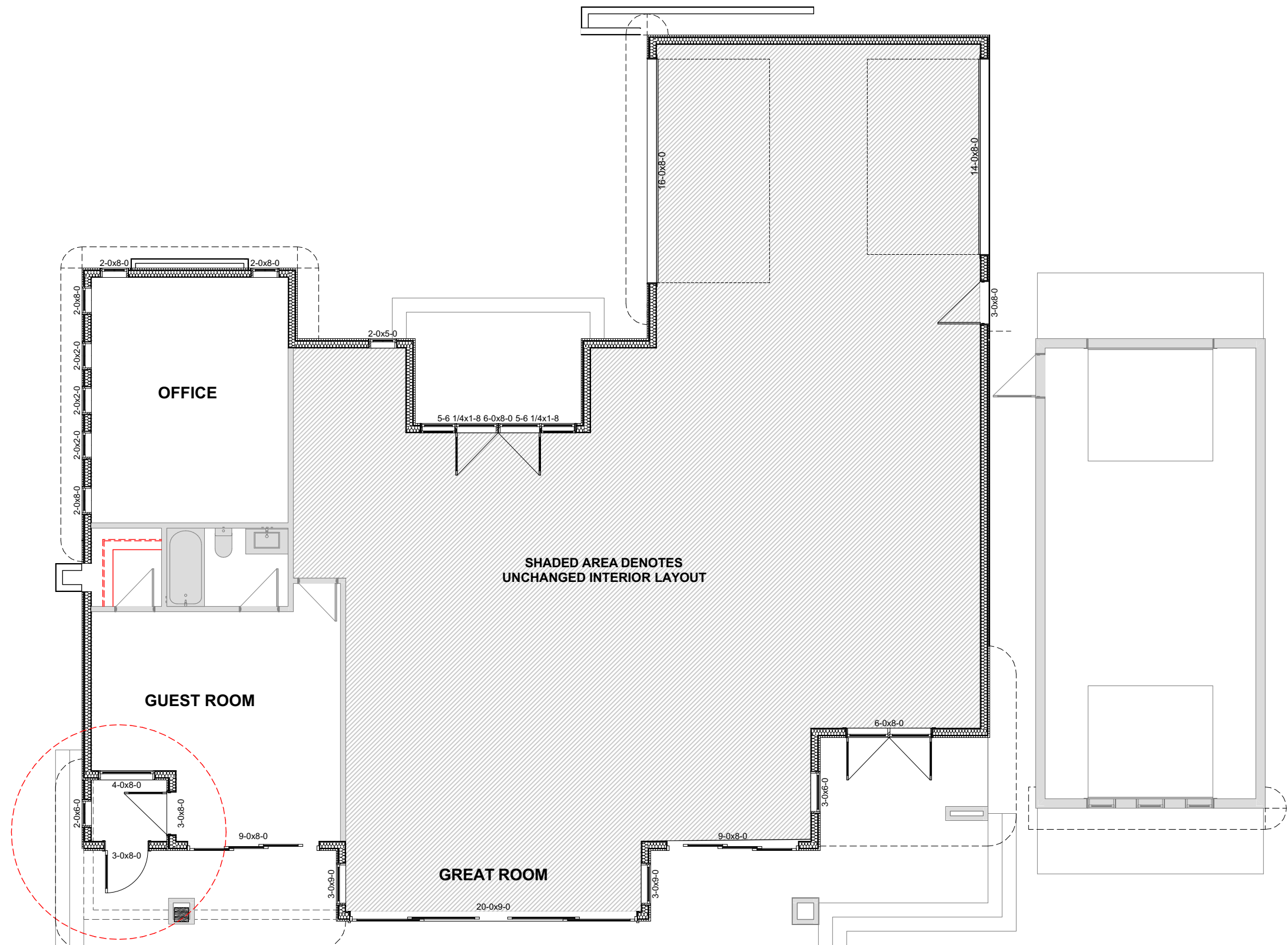
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CIVIC :	179 VIMY AVENUE KELOWNA, BC
LEGAL :	LOT A, PLAN KAP83392, D.L. 139, O.D.Y.D.

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Main Floor Proposed Plan

SCALE: 1/8" = 1'-0"

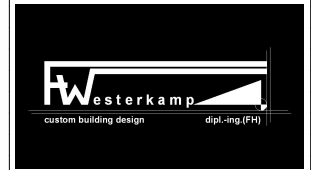
PROJECT: **RENOVATIONS TO 179 VIMY AVE.**
 TITLE: **Main Floor Proposed Plan**

CUSTOMER: #Client Full Name
 179 VIMY AVENUE KELOWNA, BC
 LEGAL: LOT A, PLAN KAP83392, D.L. 139, O.D.Y.D.

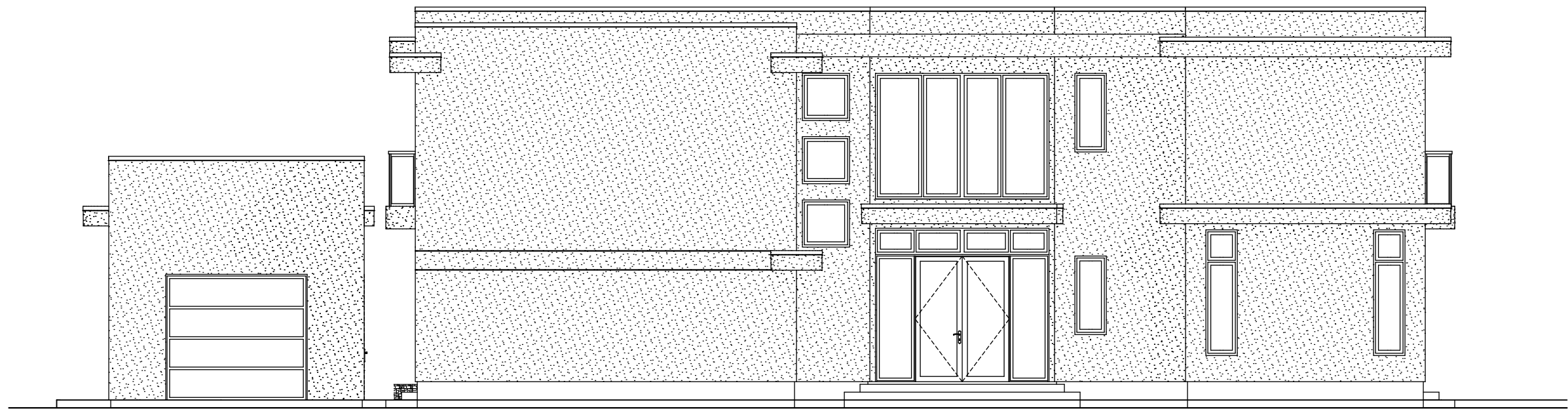
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Existing East Elevation

SCALE: 1/8" = 1'-0"

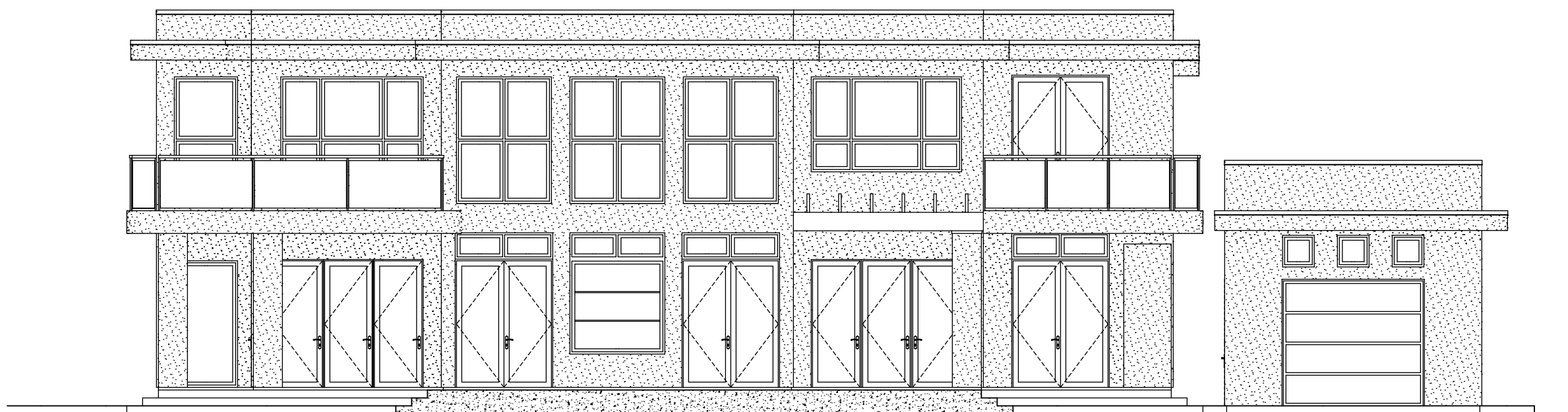
PROJECT: **RENOVATIONS TO 179 VIMY AVE.**
 TITLE: **Existing Elevations - 1**

CUSTOMER: #Client Full Name
 CIVIC: 179 VIMY AVENUE KELOWNA, BC
 LEGAL: LOT A, PLAN KAP83392, D.L. 139, O.D.Y.D.

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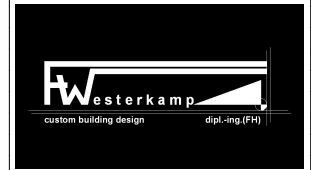
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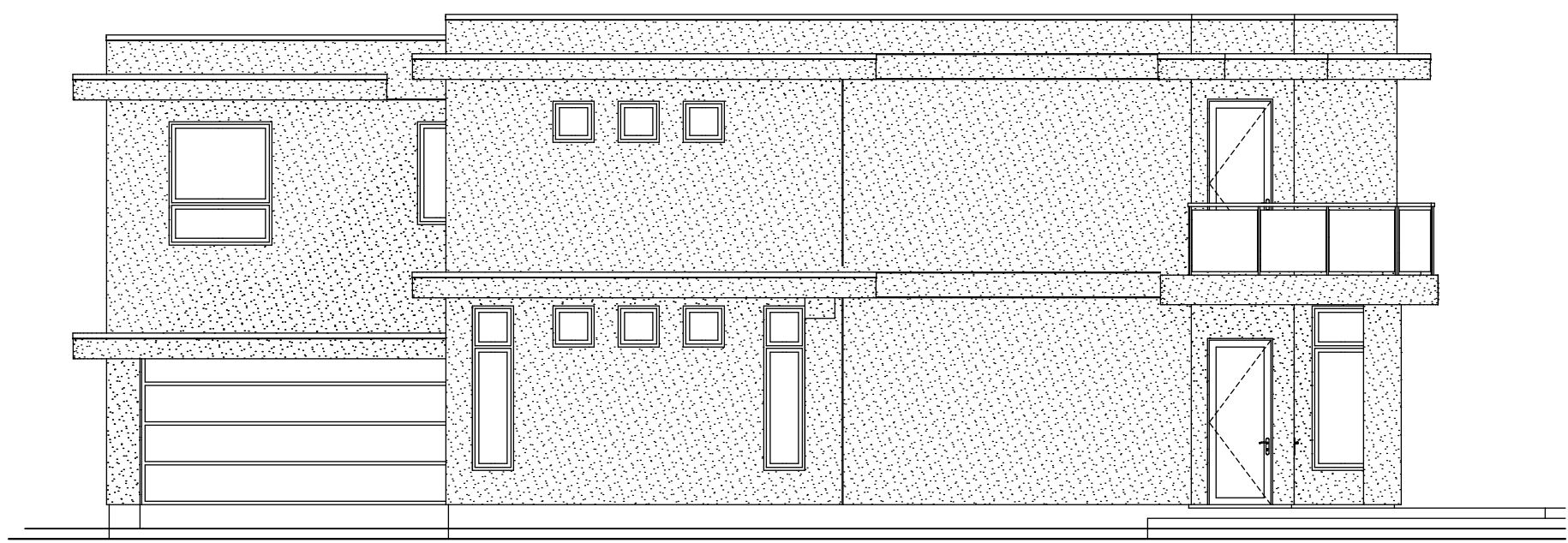


Existing West Elevation

SCALE: 1/8" = 1'-0"

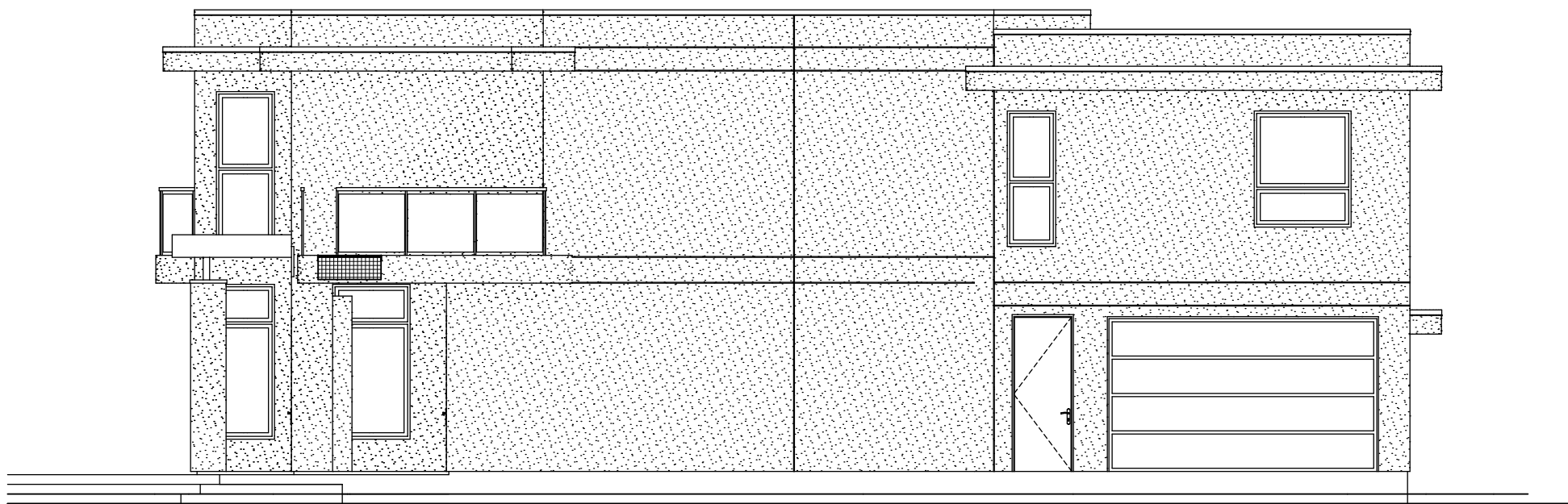


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Existing North Elevation

SCALE: 1/8" = 1'-0"



Existing South Elevation

SCALE: 1/8" = 1'-0"

PROJECT :	RENOVATIONS TO 179 VIMY AVE.
TITLE :	Existing Elevations - 2

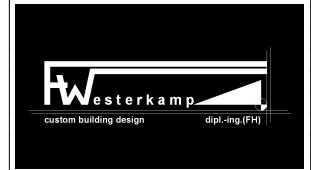
CUSTOMER :	#Client Full Name
CIVIC :	179 VIMY AVENUE KELOWNA, BC
LEGAL :	LOT A, PLAN KAP83392, D.L. 139, O.D.Y.D.

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SCALE :	DATE :
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Proposed East Elevation

SCALE: 1/8" = 1'-0"



Proposed West Elevation

SCALE: 1/8" = 1'-0"

PROJECT: **RENOVATIONS TO 179 VIMY AVE.**
 TITLE: **Proposed Elevations - 1**

CUSTOMER: #Client Full Name
 CIVIC: 179 VIMY AVENUE KELOWNA, BC
 LEGAL: LOT A, PLAN KAP83392, D.L. 139, O.D.Y.D.

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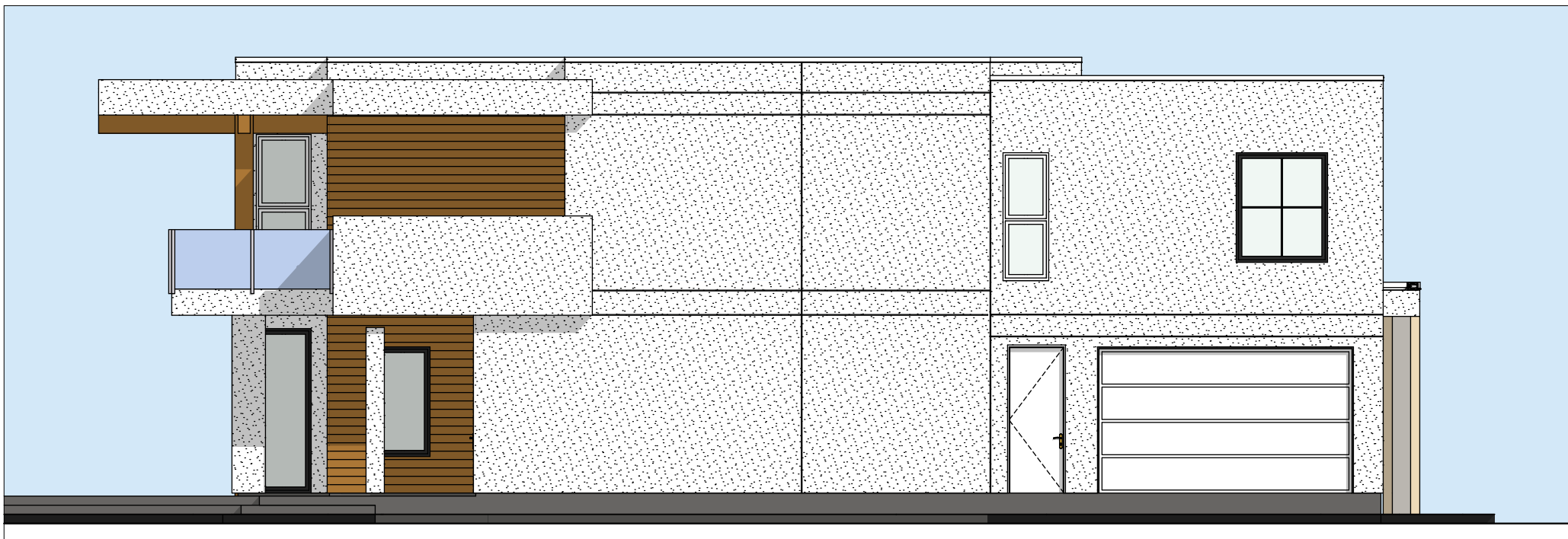
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Proposed North Elevation

SCALE: 1/8" = 1'-0"



Proposed South Elevation

SCALE: 1/8" = 1'-0"



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PROJECT :	RENOVATIONS TO 179 VIMY AVE.	TITLE :	Proposed Elevations - 2
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CUSTOMER :	#Client Full Name	CIVIC :	179 VIMY AVENUE KELOWNA, BC	LEGAL :	LOT A, PLAN KAP83392, D.L. 139, O.D.Y.D.
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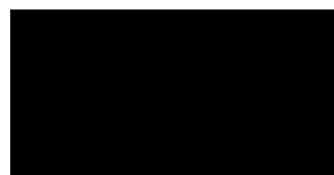
ACRYLIC STUCCO



CLEAR CEDAR
 SIDING /
 SOFFITS



Hardie Smartboard
 Fascias - Black



Door & Window
 Trims - Black



Alum. Soffits
 - Black



Gutters,
 Downspouts
 & Flashings
 - Black

PROJECT: **RENOVATIONS TO 179 VIMY AVE.**
 TITLE: **Materials**

CUSTOMER: #Client Full Name
 CIVIC: 179 VIMY AVENUE KELOWNA, BC
 LEGAL: LOT A, PLAN KAP83392, D.L. 139, O.D.Y.D.

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 DATE : 1/5/2023

SHEET :
DP-011

179 Vimy Ave - Pictures:





Heritage Report
179 Vimy Avenue, Kelowna, BC
December 2022

Introduction

The subject property is located at 179 Vimy Avenue in Kelowna, British Columbia and is within the Abbott Street Heritage Conservation Area. The proposal is to remodel the existing dwelling in a manner that respects the Heritage Conservation Area.

The application process for properties within the Heritage Conservation Area includes the submission of a heritage report that must contain the following information:

- a) An understanding of the past historic value of the subject property
- b) An evaluation of the heritage values and significance of the subject property
- c) Identification of character-defining elements of the neighbouring properties
- d) Development of recommendations and strategies that can inform the design of the new building.

This report is presented in four sections, followed by the Appendices:

- 1) Context
- 2) Heritage Evaluation
- 3) Patterns/Materials Study of Neighbouring Houses
- 4) Design Assessment

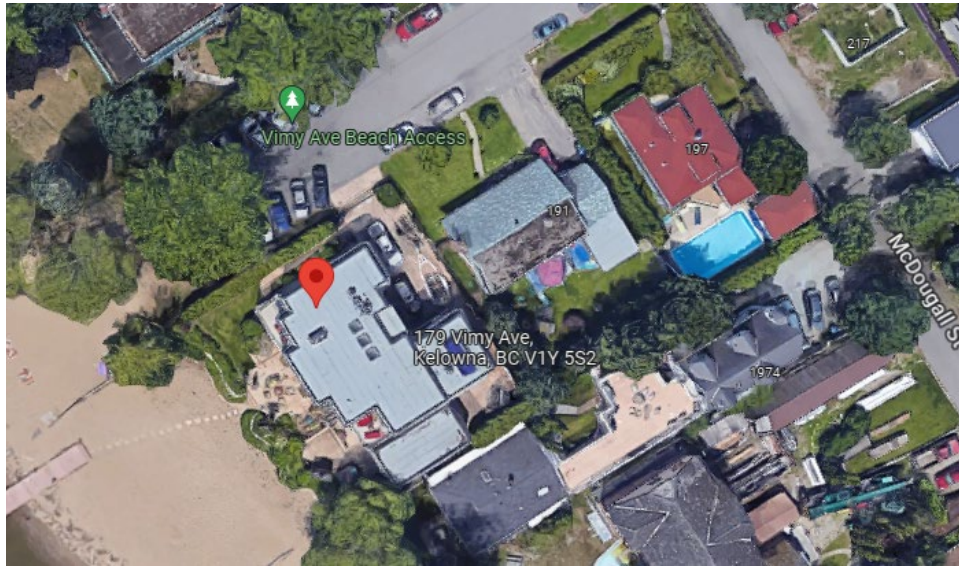
On-line research has been carried out.

Google Street View and Maps and the City of Kelowna Map Viewer websites have been used.

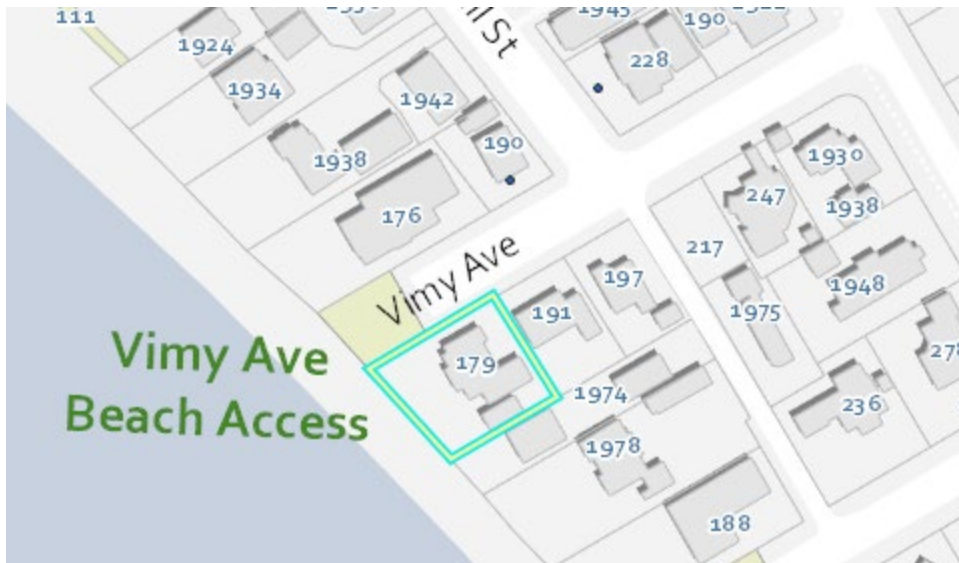
Photographs and architectural plans and renderings have been provided by FWesterkamp Design Inc.

1 - Context

The subject property is located at 179 Vimy Avenue, on the south side of Vimy Avenue, adjacent to Okanagan Lake. The properties on this streetscape have varying lot sizes and orientations. The houses nearby vary in size, style and era. The subject property is zoned *RU1 – Large Lot Housing*, the purpose of which is to “provide a zone for single detached housing and compatible secondary uses on larger serviced urban lots.”¹.



Google Maps



City of Kelowna Map Viewer

¹Section 11 of the City of Kelowna Zoning Bylaw No. 12375.

In the updated 2040 Official Community Plan (OCP), the property is designated as *Core Area Neighbourhood (C-NHD)* with the following definition:

“Core Area Neighbourhoods will accommodate much of the city’s growth through sensitive residential infill, some low rise buildings permitted in strategically located properties, and more opportunities for local commercial and institutional development. Except where located along a Transit Supportive Corridor, new development would be largely in keeping with the existing scale and building orientation of the Chapter 3 Future Land Use 33 2040 Official Community Plan City of Kelowna neighbourhood to maintain the overall feel, particularly in Heritage Conservation Areas. Residents of Core Area Neighbourhoods would have easier access to Urban Centres and Village Centres for many of their day-to-day shopping and employment needs while their alignment along Transit Supportive and Active Transportation Corridors would make it easier to reach other areas of the city without a car.”²

The property also has the code “NAT” as part of its OCP designation. This is a term for a Natural Area and has its own set of expectations and limitations.

For more details and a full explanation of both zoning and OCP information, please consult with the City of Kelowna.

The subject property (identified with a blue star on the map on the next page) is within the Abbott Street Heritage Conservation Area and is therefore located within an area of heritage protection. Any work proposed for the site is expected to follow, as much as possible, the heritage guidelines that form Chapter 23 in the City of Kelowna Official Community Plan Bylaw No. 12300 – Kelowna 2040.

According to the Development Guidelines for the Conservation Area, the neighbourhood was established in about 1904 when it was formally subdivided, and by the 1920/30s it was considered to be a prestigious area to live. This is evident today from the age and architectural designs of the majority of the 300+ noted houses, the mature gardens and trees, and the overall pattern of the neighbourhood.

The boundaries of the Conservation Area are Mill Creek (north), Royal Avenue (South), Pandosy Street (east) and Okanagan Lake (west).

² www.kelowna.ca/city-hall/city-government/bylaws-policies/kelowna-2030-official-community-plan



Map 23.1 from the City of Kelowna OCP

2 - Heritage Evaluation

This report will provide an understanding of the past historic value and significance of the subject house, as well as an analysis of the character-defining elements of it and of the neighbouring properties. To that end, this analysis will be based on “The Standards and Guidelines for the Conservation of Historic Places in Canada”³ (a pan-Canadian document created to guide heritage conservation work in Canada) and the Style Inventory that was compiled by the City in the 1990s and which forms part of the “Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines”⁴.

The house at 179 Vimy Avenue was constructed in 2007, according to BC Assessment records. Because it was constructed so recently, the only heritage value that might be applicable is the cultural associations that past residents might have had with the location of the property.

According to the 1949/50 and the 1951/52 on-line Kelowna City Directories, the house on the property at that time was owned by Mrs. Edna M. Williams, a widow. By 1954 the house was owned by Leslie Ernest Stephens (1907-1996) who lived there with his wife Jessie Frances, nee Baxter, (1907-1979). He was the Manager of Woolworths. Also living at the house at this time was Miss Janet Pallister, a supervisory nurse at the Okanagan Health Unit, and Miss Isabel Leask, a teacher with School District No. 23. No further information could be found on these people, nor could any information be found on-line regarding the residents who followed. While interesting people who clearly contributed to the well-being of Kelowna, there is no information to suggest that any of them had significant influences on the development of Kelowna or on the neighbourhood. Any associative cultural value is therefore minimal.

In conclusion, the extant subject house at 179 Vimy Avenue has no heritage value.

See Appendix C for historic resources.

³ “The Standards and Guidelines for the Conservation of Historic Places in Canada”, Second Edition, 2010.
www.historicplaces.ca/en/pages/standards-normes.aspx

⁴ “The Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines” August 1997.

3 - Patterns/Materials Study of Neighbouring Houses

As per the City's direction, the properties immediately adjacent to and across the street from the subject property have been analysed. They are 176, 190, 191 and 197 Vimy Avenue. The subject house at 179 Vimy Avenue is included in this analysis.

The style identified for each house and the design characteristics are taken from the City of Kelowna "Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines" (August 1997)⁵.

The properties that have been analysed are identified with blue circles on this excerpt of the Abbott Street & Marshall Street Heritage Conservation Areas Building Styles Map. The subject property is identified with a blue star. Black circles indicate a property that is listed on the Heritage Register.

Note that the houses at 176 and 179 Vimy Avenue now have contemporary houses. The map below, from 1997, has not been updated.



Excerpt of Building Styles Map

For the full map and a legend of the colours, please see Appendix A.

⁵ <https://www.kelowna.ca/homes-building/property-development/heritage-development>

The Style Guide divides the houses in the Conservation Area into one of four civic phases. The years in the Style Inventory for the different phases are approximate, and the author has taken the liberty of naming the phases.

- 1) 1904 – 1918 Revival Period
Styles: Victorian, Dutch, Mediterranean, Tudor, and Colonial Revival; Early Arts & Crafts
- 2) 1918 - 1932 Traditional Period
Styles: Late Arts & Crafts and Early Vernacular Cottage
- 3) 1933 - 1945 Transition Period
Styles: Late Vernacular Cottage and Moderne
- 4) 1946 - 1960 Post-World War Two
Styles: Early Suburban

According to the map on the previous page, the study houses fall into the following categories:

Tudor Revival:	190 Vimy Avenue
Late Vernacular Cottage:	197 Vimy Avenue
Early Suburban:	191 Vimy Avenue
Contemporary:	176 and 179 Vimy Avenue

Tudor Revival Characteristics

- Post & beam feel to the architecture
- High gable and dormer roof form
- Projecting eaves, open soffit & brackets
- Half-timber with stucco infill panels
- Up to 2 storeys with attic
- Upper storeys within roof mass
- Vertical double-hung window openings
- Single & multi-sash window assembly
- Half-timber window & door trim
- Multiple pane windows
- Asymmetrical front facade on cottages
- Symmetrical fronts on more formal homes
- Wood shingle roofing
- Side or rear yard parking

Late Vernacular Cottage Characteristics

- Less fanciful feel to the architecture
- Flush gable verges
- Stucco or horizontal siding
- Up to 2 storey massing
- Clustered vertical window sashes
- Asymmetrical facade design
- Flush front entrance

- Minor decorative detailing
- Gable roof forms
- Wood or interlocking asphalt shingle
- Side or rear yard parking

Early Suburban Bungalow Characteristics

- Horizontal feel to the architecture
- Low gable and hip roof form
- Plain soffit & brackets
- 1&2 storey massing
- Wide siding below belt-line / stucco above
- Horizontal multi-sash and picture windows
- Narrow window & door surrounds
- Asymmetrical front facade
- Side or front yard parking
- Asphalt shingle
- Front driveway access

The style characteristics of the categories used in the following analysis is taken directly from the Guidelines. If present, the particular elements of that design style for each house will be listed after the term “*Style*”.

179 Vimy Avenue (subject house)



*Front and side elevations. Photo by
FWesterkamp Design Inc.*



Image courtesy of Google Maps.

Style: Contemporary. The house is large, 2-storey, flat-roofed with a boxy-shape to it. The punched windows are small and frameless. There are curved details around the corners of the northwest and northeast corners that are reminiscent of the Art Deco style. The front door is off of the driveway on the side elevation and appears to be set back to create a recessed entry porch.

Materials and Colour: Body – smooth stucco, light brown; Trim – rails in the windows are white; Roof – not visible from the street.

Fenestration: The windows visible from the street are punched, frameless, and mostly either narrow vertical or small squares.

Landscape: The landscape is flat and minimal as most of it is covered with the house and garage, etc. There are some mature shrubs against the wrought iron gate along the front property line.

Listed: Not on the Heritage Register.

191 Vimy Avenue



Front elevation. Image by FWesterkamp Design Inc.



Google Street View. Image captured April 2015.

Style: Early Suburban Bungalow. Horizontal feel to the architecture, 1-storey massing, low gable roof form, plain soffits, wide cladding below the belt line with stucco above, horizontal multi-sash windows, side yard parking with a front driveway access point.

The exceptions to the noted style characteristics are that it does not have brackets and the front façade is symmetrical (although the garage set back at the side does give the impression of asymmetry).

The front door is centred on the front elevation and is set back to allow for a small, recessed porch that is accessed by three concrete steps. The gable ends are clad in wide horizontal siding that matches the siding below the belt line. There is an exterior brick chimney on the northeast side elevation, situated towards the front of the house.

Materials and Colour: Body – stucco, light colour (perhaps light brown?); Trim – narrow, white; Roof - asphalt shingles, medium-dark colour.

Fenestration: The two windows visible on the front elevation are both wide, horizontal picture windows with two narrow panes on either side.

Landscape: The landscape is flat and comprised mostly of a grassy area. There are some shrubs against the house and along the front path, as well as a mature tree. There is no fence along the front or side property lines.

Listed: Not on the Heritage Register.

197 Vimy Avenue



Front elevation. Photo by FWesterkamp Design Inc. Image courtesy of Google Maps.

Style: Late Vernacular Cottage. Wide horizontal siding, 1 ½ storeys, rear yard parking.

The exceptions to the style characteristics are that it has a complicated hipped roof form with a small dormer on the front.

Given that the house is very difficult to see from the street, providing a more detailed description of its style is not possible.

Materials and Colour: Body – wide horizontal siding, light blue?; Trim – narrow, burgundy ; Roof - asphalt shingles, red.



Google Street View of side of house, from McDougall St. Image captured Aug 2018.

Fenestration: Only one window is visible. It shows a double window on the side elevation that might be a casement.

Landscape: The landscape is flat with grassy areas around the house and a pool in the backyard. The lot is a corner lot and has tall shrubs along the front and side perimeters of the property.

Listed: Not on the Heritage Register.

176 Vimy Avenue



Front elevation. Photo by FWesterkamp Design Inc.



Front elevation, showing attached garage. Photo by FWesterkamp Design Inc.

Style: Contemporary. The house is large, 2-storeys, gable-roofed with a boxy-horizontal shape to it. There are projecting front bays with gable roofs, a partial width front porch with a shed roof that runs nearly the full width of the front elevation. The cladding is a combination of cementitious shingles and smooth stucco. There are numerous strong/prominent square posts, which are reflected in the gable ends.

There is a double-width driveway that leads to a large attached, two-car garage on the right of the house. There is a one-car attached garage on the far left of the house.

Materials and Colour: Body –, cementitious shingles (dark and light blue) and smooth stucco (pale colour); Trim – medium, white; Roof – asphalt shingles, medium-dark colour.

Fenestration: The windows are mostly vertically oriented and in groups of two or three.

Landscape: The landscape is flat and mostly covered with buildings and the driveway. There are some mature trees and grassy areas. There is a short wall faced with river stone and topped with small shrubs and a simple wood fence along the front property line.

Listed: Not on the Heritage Register.

190 Vimy Avenue (G.H. Kerr House)



Photo by FWesterkamp Design Inc.



Photo by FWesterkamp Design Inc.

Style: Tudor Revival. Post and beam feel to the architecture, high gable roof form, projecting eaves, half-timbering with stucco infill panels, 2-storeys, vertical double hung multiple pane window assemblies, asymmetrical front façade and rear yard parking.

The exception to the noted style is that the primary gable roof is clipped at each end (also called Jerkin-head) and the front part of the primary roof extends forward like a 'catslide' roof and forms a shed roof over the front room of the house, on the left side. There are no brackets. The house has unusual half-timbering, as it covers the entire wall (front and side) of the large projecting bay.



The Statement of Significance says that the house is a hybrid Tudor Revival style and that its character-defining elements include its "attractive curiosity" of being a "cross between and Tudor Revival and a vernacular cottage", as well as its "assertive" half-timbering on the large front gable wing, two red brick corbelled chimneys, plain window frames with plain lug sills, Blue Spruce and Sycamore trees. At the time the Statement of Significance was written, the house had an opposite colour scheme (cream body with dark brown/reddish half-timbering)⁶. See photo at left.

Materials and Colour: Body –stucco, light brown, with half-timbering, white; Trim – medium, white; Roof - asphalt shingles, medium/dark colour.

Fenestration: There are large windows on the main level; triple windows to either side of the front door with multi-panes in the upper sashes. The side elevations have either single or double windows that match the front elevation. In the gable end of the front bay there is a small, vertically oriented window, also with multi-pane sash over a plain sash.

Landscape: The landscape is flat with a driveway off of McDougall Street to access a small, detached garage. This is a corner lot that has been left open with large grassy areas and some mature trees along McDougall Street.

Listed: This house is listed on the Heritage Register and has a Statement of Significance.

⁶ Kelowna Heritage Register

Common Characteristics:

The following are characteristics derived from the houses analysed above.

- Three of the houses are historic and two are contemporary.
- There is no clearly dominant massing form, they range from medium sized with horizontal massing to large and boxy.
- Height ranges from 1 to 2 storeys with the majority being 2 storeys.
- One of the houses has a flat roof, one is hipped and three are gable.
- Most have asphalt roofing material, all of which are either medium or medium-dark.
- Most have asymmetrical front façades.
- Two have a combination of stucco and horizontal or shingle siding, two are mostly stucco, and one has horizontal siding.
- There is a variety of window orientation.
- The window styles range from single-hung, to sash, to casement. Some are single, some double and some triple. Some have multi-panes.
- All houses have some form of front porch, most of which are inset/recessed and small.
- All of the colour schemes include medium colours on the body with contrasting lighter coloured trims.
- The front yard setbacks are fairly consistent with each other.
- Three have open front yards with grass, mature trees and shrubs, and two are behind tall shrubs.
- Three access off-street parking from Vimy Avenue and two from McDougall Street. All have garages (three are attached and two are detached).

4 - Design Assessment

The following design assessment of the application is based on the following documents:

- Abbott Street & Marshall Street Heritage Conservation Guidelines: Kelowna Official Community Plan Bylaw No. 12300 – Kelowna 2040, Chapter 23
- The Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition, 2010

The Official Community Plan⁷ was updated and adopted by City Council in 2022. It acknowledges the value of heritage resources within the City of Kelowna, with Chapter 23 addressing the Abbott Street & Marshall Street Heritage Conservation Area (Conservation Area). This chapter, based on work completed in August 1997, provides guidelines for renovations and new construction of single-family dwellings within the Conservation Area in order to encourage buildings that are compatible with the heritage value, in particular the form and character, of the neighbourhood.

The “Standards and Guidelines for the Conservation of Historic Places in Canada” (Second Edition, 2010) is a pan-Canadian document used by heritage professionals and local governments for assessing heritage value and for providing best practices that can guide development projects which incorporate historic buildings.

A house-by-house analysis of adjacent houses has been conducted and the results have also been used to inform the following design assessment.

The Assessment

The author is not an architect, and this is not a peer review. This analysis is based solely on heritage conservation principles.

Please note that this heritage report has used the attached drawings (*found in Appendix B*), but it is possible that the drawings attached to the application might be different. The inclusion of this version of the drawings should not be interpreted as the final design.

The italicized sentences are taken directly from Chapter 23 of the Kelowna Official Community Plan with comments on the design strategies following.

Guidelines from Chapter 23 of the Kelowna 2040 Official Community Plan

It is worth noting the four objectives of Chapter 23 and how the proposed design for a new house and garage has responded to them.

- 1) *Maintain the residential and historical character of the Marshall Street and the Abbott Street Heritage Conservation Area.*

⁷ Kelowna Official Community Plan Bylaw No. 12300 – Kelowna 2040

The established context of the Conservation Area should serve as the inspiration for new development.

- The proposed renovation will soften the somewhat-Brutalist design elements from 2007 and will result in the house that fits in better with the surrounding context.

The dominant architectural style for the streetscape should prescribe the style on new buildings.

- The renovation will create a house that fits in well on the streetscape.

Dominant patterns and key elements occurring on the streetscape of the subject site should be noted and used as the general basis for the design of a new house. It is not required that the architectural style of new buildings be consistent with the dominant style of the block.

- The general patterns and key elements of the streetscape are asymmetrical façades, either flat or gable roof forms, stucco and/or horizontal/shingle siding, and generally a 2- storey height. These patterns and elements have been used to inform the renovation of the house.

Site Layout & Parking:

Maintain the established front yard setback by placing additions and new constructions within 10% of the adjacent or average building setback.

- The front yard setback will be retained.

New front drives and garage doors facing the street are discouraged in areas where they are not common and particularly where rear lane access is available. Where no lane is available, front drives with rear garages are encouraged.

- There is no lane for this property and the off-street parking is currently accessed from Vimy Avenue. The existing location of the garage is not changing but it is being given a new look. It is set back on the property.

Spacing between buildings should retain the established pattern.

- The house is maintaining the established spacing pattern on the street.

Rear setbacks may vary from the established pattern, within the limits of the Zoning Bylaw, to accommodate additions to the residential building footprint.

- The rear setback of the new house is not changing.

Secondary suites over garages, when permitted, are encouraged to draw architectural design inspiration from the principal residence.

- A secondary suite is not being proposed over the garage. The garage is fully integrated within the house.

The massing of auxiliary buildings should be subordinate to the massing of the principal structure.

- No new auxiliary buildings are proposed. There is an existing detached garage behind the house.

Building Massing (Envelope):

New construction or additions to existing structures are encouraged to maintain the established massing of the streetscape.

- The existing massing will be maintained as it relates to the streetscape.

Larger buildings should use architectural design techniques to reduce the apparent massing and emulate the established neighbouring building massing.

- The existing house is not being made larger (other than a narrow non-structural build-out on the front façade to enhance it).

Architectural Pattern

Established block face building spacing, foundation height, proportion, wall to window/door ratio and setbacks of adjacent development are to be considered with new development or additions to existing buildings.

- The building face spacing, foundation height, proportions and the wall-to-window/door ratio and setbacks are not being changed.

Roof Forms, Dormers & Chimneys:

The dominant neighbourhood roof pattern is encouraged, particularly for buildings of the same architectural style, by new or renovated development.

- The roof pattern of the house is not being changed.

Roof form complexity, roof line silhouette, and the use of secondary elements (dormers, gables, chimneys, etc.) should be consistent with the building style.

- The roof form of the house is not being changed.

Skylights which are visible from the public street or walkway are discouraged.

- No skylights are being proposed.

High quality, low maintenance roofing materials, of similar design to traditional materials, may be used for buildings not being restored to period authenticity.

- The cladding material of the flat roof will be maintained.

Soffit overhang, rafter shape, bracket detail and rainwater drainage are encouraged to be similar to the original building design or be consistent with the established methods characteristic of the architectural style of the building.

- There will not be soffit overhangs, rafters or brackets added to the house. Rainwater drainage will meet this guideline.

Secondary roof elements, such as dormers, cupolas and gables, are encouraged to have similar roof slope as the principal roof.

- No secondary roof elements are being proposed.

Chimneys are encouraged to be consistent with those found on buildings of similar architectural style.

- No chimneys are being proposed.

Cladding Materials:

Low maintenance materials, of similar design to traditional materials, may be used for buildings not being restored to period authenticity.

- The house is currently clad in smooth stucco. The proposal is to retain stucco as the primary cladding and to add feature or accent sections of clear cedar siding. Both types of material are low maintenance.

Exterior paint or prefinished exterior material colours which are similar to the traditional tones for the building's architectural style are encouraged.

- The colour scheme will be changed from a beige/tan with dark trim accents to white stucco with the natural brown of the cedar siding and dark window casings and rails.

Doors & Windows:

Window and door-to-wall area ratio, placement and style are encouraged to adhere to the pattern of the established architectural style.

- The window and door-to-wall area ratio and their placements are not changing. The existing window style of plain glazing will be changed to multi-paned.

Main entrances should be prominent from the street and are encouraged to adhere to the pattern of the established architectural style.

- The location of the main entrance of the house will be more evident from the street than it is now.

Door and window shape, sash design, trim, casements and sills are encouraged to be of similar finish as the established architectural style.

- The proposed renovation design meets this guideline.

Front steps leading to the principal entrance are encouraged to be constructed in a style and of materials consistent with the established architectural style of the home.

- The front steps will be consistent with the design of the house.

Landscaping, Walks & Fences:

Healthy, mature trees are encouraged to be maintained and protected during and after construction.

- No trees are expected to be impacted by the renovation.

Front yard landscape plantings, walkways and other landscape installations are encouraged to be derived from the context of the adjacent sites.

- The landscape is not being changed.

Fences or screening landscaping, greater than 1.0 metre in height, are discouraged in front yards unless inconsistent with treatment derived from the context of the adjacent sites.

- The existing fence along the front of the property is being retained.

Streetscape Guidelines:

Fences or screening landscaping, greater than 1.0 metre in height, are discouraged in front yards unless inconsistent with treatment derived from the context of the adjacent sites.

- See note above.

The established road right-of-way for existing streets should be retained at current dimensions. Council [or in some cases Staff] may consider variances of the City's servicing standards for roads within the Heritage Conservation Areas via a Development Variance Permit, Heritage Revitalization Agreement or Major Heritage Alteration Permit.

- The road right-of-way will not be impacted by the project.

Character street lighting, in the form of the standard King Louminaire and decorative pole, is encouraged within the Heritage Conservation Areas, potentially funded through a Specified Area Bylaw for cost recovery of the incremental costs in excess of the conventional streetlight service.

- The installation of new or replacement street lighting is not required for this project.

All healthy, mature boulevard trees within the public right-of-way are encouraged to be retained and protected during construction.

- There are no boulevard trees.

Any tree pruning required, for overhead wire clearances, public safety or any other reason, is encouraged to be undertaken under the direction of a Landscape Architect or arborist certified by the International Society of Arboriculture.

- No trees need to be pruned.

Privacy & Shadowing Guidelines:

The design of front yards should provide for sight lines to the front yard and residence from the front street.

- There will be clear sight lines to the front door from Vimy Avenue.

Casting of shadow on adjacent yards is minimized by stepping second storey elevations back to satisfy the sunlight requirements of the City's Zoning Bylaw. In cases where the architectural authenticity does not accommodate a stepped building form, overshadowing may be managed through other design solutions, such as locating the building on the site in ways which satisfy the Zoning Bylaw daylighting standards.

- This guideline will be met. It will retain its current height and overall massing.

Guidelines from the Standards and Guidelines for the Conservation of Historic Places in Canada

The Standards and Guidelines provide a list of 14 standards, most all of which apply to changes proposed to an extant heritage building. The most relevant standard for this project is listed below. The subsection number is provided in brackets for reference.

Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place. (11)

- The renovations to the house will meet this guideline and will improve the compatibility of the house through the refreshing of the stucco and the addition of the cedar siding. It will read as new.

The Standards and Guidelines also provides a series of guidelines for various heritage conservation scenarios. For this project, the most relevant section is 4.1 “Guidelines for Cultural Landscapes, Including Heritage Districts”. The subsection numbers are provided in brackets for reference.

Understand and respect how the relationships of the land use, buildings, streets and topography have affected the spatial organization of the neighbourhood (4.1.4)

- The proposed renovation will not affect the spatial organization of the neighbourhood.

Respect and maintain the visual relationships of the neighbourhood (4.1.5)

- The proposed renovation will not affect the visual relationship of the neighbourhood.

Respect and maintain the existing circulation pattern of the neighbourhood (4.1.6)

– The circulation pattern of the neighbourhood will not be changed.

Design the new building so that it is compatible with the heritage value associated with the neighbourhood (4.1.11)

- The renovated house will be compatible with the heritage values of the neighbourhood.

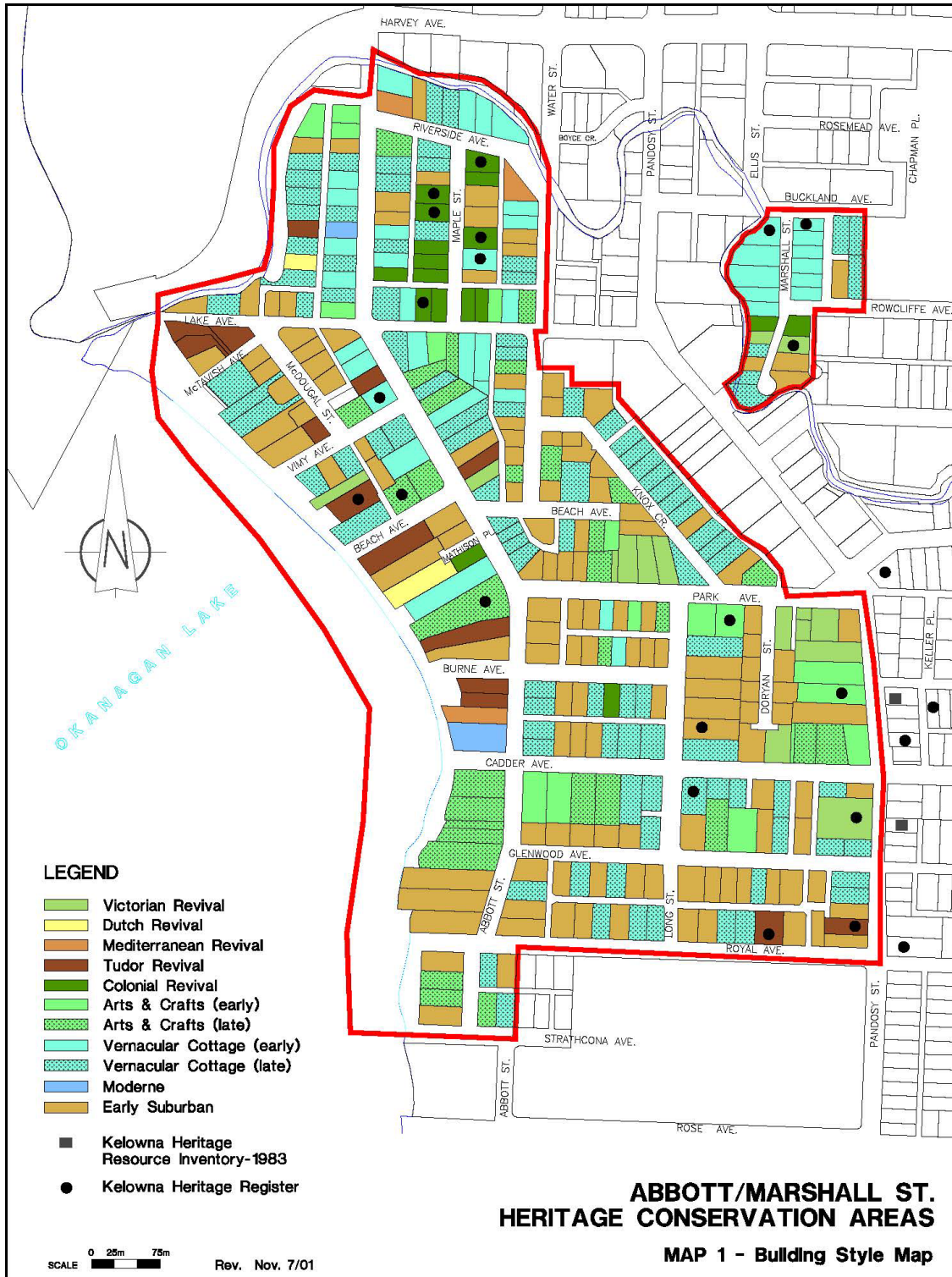
Conclusions:

The proposed renovation will result in a house that is more compatible with the other houses on the streetscape than it is now. The stucco painted white and the addition of feature/accent cladding using clear cedar siding will bring the house into the 2020s in a way that respects the streetscape and the heritage values of the Heritage Conservation Area. It will especially fit in well with its neighbour at 191 Vimy Avenue, should that new house design be approved. In conclusion, the proposed renovation for 179 Vimy Avenue is completely supportable.

JSchueck

Julie Schueck, CAHP Professional Member
Principal, Schueck Heritage Consulting

Appendix A: Building Style Map from the City of Kelowna Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines (August 1997)



Appendix B: Design Drawings Used for Analysis - Courtesy of FWesterkamp Design Inc.

Please note that the drawings used for this analysis might be different from those attached to the application.

Existing East Elevation
SCALE: 1/8" = 1'-0"

Existing West Elevation
SCALE: 1/8" = 1'-0"

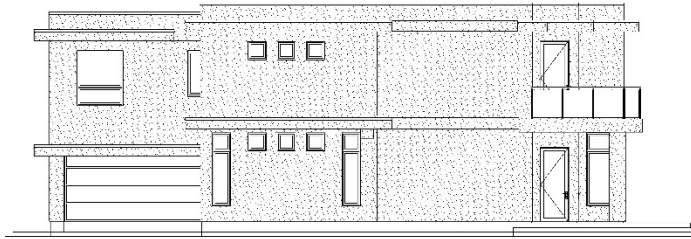
FWESTERKAMP DESIGN INC. 1587 S. FRANKLIN AVENUE DEERFIELD, ILL. 60015-1077 (773) 466-2513 WWW.FWESTERKAMPDESIGN.COM	
PROJECT: RENOVATIONS TO 479 VINNY AVE.	SHEET: Existing Elevations - 1
ARCHITECT: FWESTERKAMP DESIGN INC. PROJECT NO: 1587SFRANKLINAVENUE	DATE: 12/15/2022
DP-006	

Elevations above are existing. Elevations below are proposed.

Proposed East Elevation
SCALE: 1/8" = 1'-0"

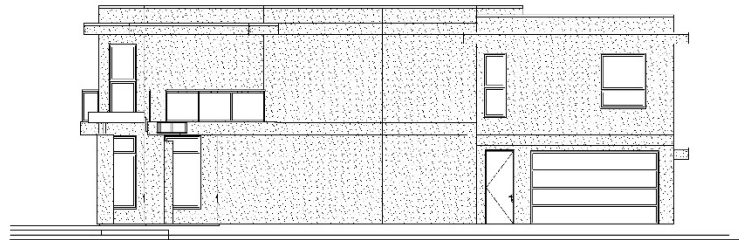
Proposed West Elevation
SCALE: 1/8" = 1'-0"

FWESTERKAMP DESIGN INC. 1587 S. FRANKLIN AVENUE DEERFIELD, ILL. 60015-1077 (773) 466-2513 WWW.FWESTERKAMPDESIGN.COM	
PROJECT: RENOVATIONS TO 479 VINNY AVE.	SHEET: Proposed Elevations - 1
ARCHITECT: FWESTERKAMP DESIGN INC. PROJECT NO: 1587SFRANKLINAVENUE	DATE: 12/15/2022
DP-008	




Existing North Elevation

SCALE: 1/8" = 1'-0"



Existing South Elevation

SCALE: 1/8" = 1'-0"

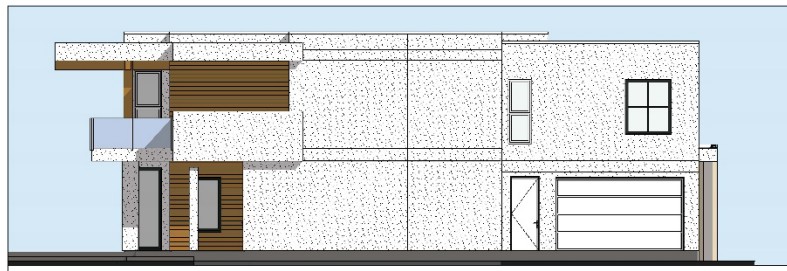
 <p>W. SCHUECK & ASSOCIATES, INC. 1087 S. JEFFERSON AVE. SUITE 100 DALLAS, TEXAS 75215-5077 (214) 466-3853</p>	
<p>PROJECT: RENOVATIONS TO 179 VIMMY AVE.</p>	
<p>DATE: 12/15/2022</p>	
<p>CLIENT: Full Name</p>	<p>PROJECT: 179 VIMMY AVENUE COLONIA, BC</p>
<p>ADDRESS: 179 VIMMY AVENUE COLONIA, BC</p>	<p>SECTION: LOT 14, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100</p>
<p>DATE: 12/15/2022</p>	<p>AS NOTED</p>
<p>DP-007</p>	

Elevations above are existing. Elevations below are proposed.




Proposed North Elevation

SCALE: 1/8" = 1'-0"



Proposed South Elevation

SCALE: 1/8" = 1'-0"

 <p>W. SCHUECK & ASSOCIATES, INC. 1087 S. JEFFERSON AVE. SUITE 100 DALLAS, TEXAS 75215-5077 (214) 466-3853</p>	
<p>PROJECT: RENOVATIONS TO 179 VIMMY AVE.</p>	
<p>DATE: 12/15/2022</p>	
<p>CLIENT: Full Name</p>	<p>PROJECT: 179 VIMMY AVENUE COLONIA, BC</p>
<p>ADDRESS: 179 VIMMY AVENUE COLONIA, BC</p>	<p>SECTION: LOT 14, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100</p>
<p>DATE: 12/15/2022</p>	<p>AS NOTED</p>
<p>DP-009</p>	

Appendix C: Historic Reference Material

Excerpt from the 1951/52 Kelowna City Directory, page 260 showing owner/occupant of the house that used to be on the subject property.

TUTT - (Cont'd)

3030*Gaudry Mrs R A
3042*Grozelle G
3054*Fawcett A
3062*Van Buren J H L

CEDAR INTERSECTS

VERNON RD

SOUTH FROM END 1000
BERNARD

es Miekle Miss F
es*Holmes W
es*Stenson Mrs -
es*Oliver W
es Horner C M
1530 Hodgkinson T

GLENN ENDS

es*Brown H P -7532
1630 Legg W R -3362
1630 Franklin Auto Ct -3362
1652 Orchard City Auto Ct
-3220
1652*Lundeen R -3220
1688 Red Top Auto Ct
-2550
1688*Jukes G D -2550

HARVEY ENDS

1750 Kenogan Ct auto camp
-3222
1750*Fisher J H
1760 Restmor Auto Ct -3134
1760 Chutskoff G G -3134
1780 De Luxe Auto Ct -3221
1780*Steele O C -3221

LAURIER ENDS

1810 Rainbow Auto Ct -3301
1810*Briscoe J F -3301

BORDEN ENDS

260

VERNON (Cont'd)

1824 Alam Auto Ct -4071
1824 Turone F -4071
1864*Mortimer F G C -7239
1884 Kumfy Auto Ct -2342
1884*McCaugherty R -2342
1884 Kjartanson S E -3084

SUTHERLAND ENDS

VICKERS AV

EAST FROM 2961 PENDOZI

TUTT INTERSECTS

VIMY AV

EAST FROM 1900 BLK
LAKE FRONT

178*~~Simpson H B -2330~~

179*Williams Mrs E M
-2144

190*Leckie D R -7800

191*Meikle M A -8141

197*Dawson Mrs M D -6187

**McDOUGALL INTER-
SECTS**

228*Fumerton J F -2210

247*Hampson J F -6141

ABBOTT INTERSECTS

WARDLAW AV

EAST FROM 2600 NORTH

380 King H -7077

390*Howes F D -6482

BATH INTERSECTS

410 Kerr J G

415*Monkton W -8077

418 Dunne T E

421*Ruddick A -8174

432*Massur J

Excerpt from the 1954 Kelowna City Directory, page 278 showing owners and occupants of the house that used to be on the subject property.

VICKERS AV
EAST FROM 3000 BLK
PENDOZI

TUTT INTERSECTS

VIMY AV
EAST FROM 1900 BLK
LAKE FRONT

176* Simpson H B -2339
179 Stephens L E -3701
179 Pallister Miss J -2144
179 Leask Miss I
190* Leckie D R -4157
191* Meikle M A -8141
197* Dawson Mrs M D -6187

McDOUGALL INTER-
SECTS

228* Fumerton J F -2210
247* Hampson J F -2441

ABBOTT INTERSECTS

WARDLAW AV
EAST FROM 2600 BLK
NORTH

380* Appleton D -6571
390* Howes F D -6482

BATH ENDS

410* Thomas Mrs E
415* Monkton W -8077
418* Ritchie H B
421* Ruddick A A -8174
432* Lavery T J
433* Fletcher J W -6613
441 Patch G -6244
447* Goldsmith G H -7613
448* Fry J H
456* Haller R -8229
459* Green J
465* Williamson L W -7589
476 Hill Mrs M

278

Wardlaw

477* Armeneau F C -7229

PENDOZI INTERSECTS

517* Albright M
541 Angus A J -7597
550 Hubbard L -6487
559* Thomas F J -7996
582* McKinnon H -4802
583 Whittingham J S -2357
602* Comeau C -6805
605* Lind J G -2958
620* Gill D L -3718
625 Stappler J -8257
640 King Miss E D -7062
641* Braund D S -3160
650 Edwards -
667* Tarry C -3623
681* Chaplin H -6249

RICHTER INTERSECTS

756* North Miss M
780* Wells E G -4044
790* Ewin E
804 Burke R L -4147
816* Aventkay P
828* Douma Mrs C
876 Pearson T
896* Lucas L

WATER ST

SOUTH FROM END 900 BLK
GUY AND MANHATTAN

GASTON BEGINS

ws* BC Govt Dept of Public
Wks
ws CNSS Dock -2382

CAWSTON BEGINS

1307* Kel Growers Exch
shpg office -2397

HAYNES BEGINS

Appendix D: Resources

“The Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines” August 1997.

British Columbia Archives – Genealogy Website

<https://search-collections.royalbcmuseum.bc.ca/Genealogy>

British Columbia Assessment Authority

www.bcassessment.ca

BC Historical Newspapers

<https://open.library.ubc.ca/collections/bcnewspapers>

“Canadian Register of Historic Places: Writing Statements of Significance,” Historic Places Program Branch, Parks Canada, November 2006

City of Kelowna Consolidated Zoning Bylaw No. 12375, September 26, 2022. Section 11.

www.kelowna.ca/homes-building/zoning-land-use/zoning-bylaw

City of Kelowna 2030 Official Community Plan, Section 23

www.kelowna.ca/our-community/planning-projects/long-range-planning/official-community-plan

City of Kelowna Heritage Register

www.kelowna.ca/our-community/arts-culture-heritage/heritage/heritage-register

Gottfried, Herbert and Jan Jennings. American Vernacular Architecture: Buildings and Interiors 1870-1960. W.W. Norton & Company Inc. New York/London, 2009.

McAlester, Virginia Savage. A Field Guide to American Houses. Alfred A. Knopf. New York, 2018

“The Standards and Guidelines for the Conservation of Historic Places in Canada”, Second Edition, 2010.

www.historicplaces.ca/en/pages/standards-normes.aspx