



# THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

**SUBMITTED BY:** Michelle Austin,  
Current Planner, Planning

**COUNCIL MEETING:** REG ☒ COW ☐ I/C ☐  
**COUNCIL MEETING DATE:** May 23, 2023  
**REPORT DATE:** May 9, 2023  
**FILE:** 3087-20 (HGS00009)

**SUBJECT:** HERITAGE RESTORATION GRANT APPLICATION FOR 2500 26<sup>TH</sup> STREET

---

## **PURPOSE:**

To review a heritage restoration grant application for the single detached dwelling located at 2500 26<sup>th</sup> Street.

## **RECOMMENDATION:**

THAT Council approve a Heritage Restoration Grant (HGS00009) of \$5,000.00 for structural repairs and exterior painting of the single detached dwelling located at 2500 26<sup>th</sup> Street to be undertaken in 2023 as per the Heritage Restoration Grant Program.

## **ALTERNATIVES & IMPLICATIONS:**

THAT Council not approve a Heritage Restoration Grant (HGS00009) of \$5,000.00 for structural repairs and exterior painting of the single detached dwelling located at 2500 26<sup>th</sup> Street to be undertaken in 2023 as per the Heritage Restoration Grant Program.

*Note: The alternative denies the grant application which satisfies the program's criteria and application requirements. Support for this alternative may discourage heritage property owners from investing in upkeep and may contribute to an aesthetic decline in properties on the Heritage Register.*

## **ANALYSIS:**

### **A. Committee Recommendations:**

N/A

### **B. Rationale:**

1. The City has received a Heritage Restoration Grant Program application for the property located at 2500 26<sup>th</sup> Street (Figures 1 and 2). The owners wish to paint the exterior of the single detached house (Figure 3) and repair large cracks in the exterior stucco (Attachments 1 and 2).
2. The intent of the City of Vernon Heritage Restoration Grant Program is to: recognize the importance of heritage buildings in the community, recognize that there are additional costs associated with owning a heritage building, and offer financial support to maintain and restore such buildings. The program offers owners of properties listed on the Vernon Heritage Register the opportunity to apply for a grant for up to 50% of the value of works to be completed on a heritage building. Funding is limited to exteriors, foundations and roof structures of eligible heritage buildings. The grant program guidelines, eligibility, criteria and administrative process are outlined in Attachment 3.

3. The subject property is identified in the City's Heritage Register as the Dr. N.W. Strong House. It was built in 1938 and is recognized as a vernacular house with a mixture of cottage elements - eyebrow dormer window, steeply pitched entry roof, rough stucco finish and wooden shutters (Attachment 2).

4. The applicants have met the intent of the general guidelines, the criteria for eligible heritage buildings and the criteria for allocating grants. All required documentation has been provided, including paint colour samples (Attachment 1), three written estimates of the cost of work (Attachment 4), photos of all building elevations, photos of specific areas of repair (Attachment 2) and a written rationale (Attachment 1). This is the first Heritage Restoration Grant application that the City has received from the owner of this property.

5. Grant approval for up to 50% of the cost of works must be provided by Council prior to the proposed works being undertaken. For the subject application, repair work and painting would be performed by a local contractor. Upon completion of the work, the owners would need to make a request to Administration for final payment. As per the grant program requirements, this request must be accompanied with copies of all receipts, a signed declaration of project completion and written warranties from the contractor for all applicable work. If the grant application is successful, the owners would have to start work on the project within six months of approval date and complete the work within one year of the date the work began.

6. The table below summarizes quotes submitted with the application. As emphasized in red text, the owners preferred contractors are Stucco Surgeon for stucco and crack repair and Bumblebee Stucco Inc. for painting.

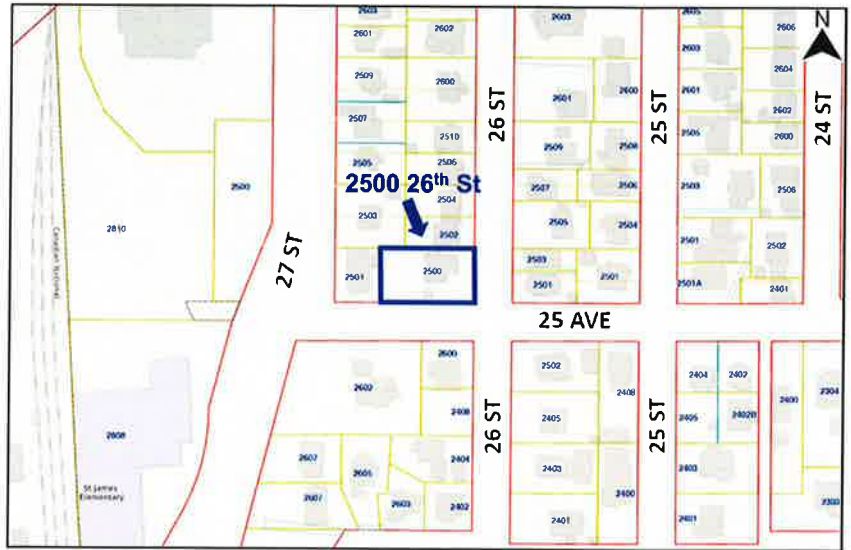


Figure 1 – Location Map



Figure 2 – Aerial Photo

Company	Work	Quote	Date of Quote
Okanagan Stucco	Stucco and crack repair	\$5,500.00	October 3, 2022
Stucco Surgeon	Stucco and crack repair	\$2,236.50	October 19, 2022
Bumblebee Stucco Inc.	Stucco and crack repair	\$1,000.00	March 21, 2023
Bumblebee Stucco Inc.	Painting	\$12,285.00	March 21, 2023
Ross Banner Painting and Decorating	Staining	\$10,647.00	October 18, 2022
Fine Line Painting Ltd.	Painting	\$8,610.00	March 31, 2023

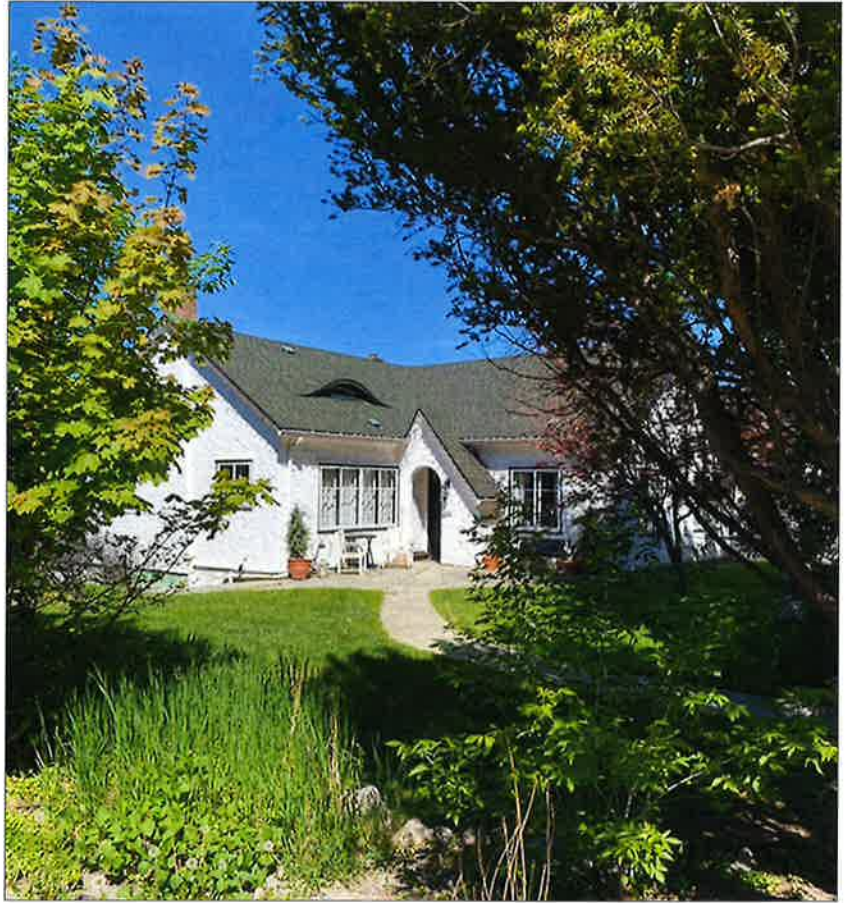
Table 1: Quotes

If the lowest “stucco and crack repair” and “painting” quotes are assumed, the grant amount would be \$4,805.00 (50% of \$9,610.00). If the average “stucco and crack repair” and “painting” quotes are used, the grant amount would be \$5,000.00 (50% of \$13,259.50 to a max. of \$5,000.00). Administration is recommending that Council approve a grant of \$5,000.00 considering the wide range in quotes and the high cost of materials and contractors in today’s market.

7. Administration supports the subject grant application as it meets the Heritage Restoration Grant Program guidelines, criteria for eligible heritage buildings and criteria for allocating grants.

**C. Attachments:**

Attachment 1 – Grant Application Letter  
Attachment 2 – Photos  
Attachment 3 – Heritage Restoration Grant Program Guidelines  
Attachment 4 – Estimates



**Figure 3 – Photo of house facing corner of 25 Ave/26 St**

**D. Council’s Strategic Plan 2019 – 2022 Specific Goals:**

The subject heritage grant application involves the following objective in Council’s Strategic Plan 2019 – 2022:

- Work towards a sustainable Vernon – environmentally, economically and socially.

**E. Relevant Policy/Bylaws/Resolutions:**

1. Official Community Plan Bylaw, Sec. 19.4:

In an effort to support and increase awareness of the Heritage Register, the City shall provide the following:

- a) Continue to provide annual funding for the Heritage Retention Incentive Grant program for property owners listed on the Heritage Register in recognition of the additional maintenance requirements for heritage buildings, and in recognition of the community importance in retaining and maintaining these properties;
- b) Promote the recognition of some of the more notable sites listed on the Heritage Register by providing and annually installing up to five heritage identification plaques; and
- c) **Continue to provide annual funding for the Heritage Restoration Grant program for which property owners listed on the Heritage Register are eligible to apply.**



2. The Vernon Heritage Register provides the following information on the subject property:


Property Address	Site Identifying Name	Built	Other Information
2500 26 <sup>th</sup> St	Dr. N.W. Strong House	1938	Vernacular house with a mixture of cottage elements - eyebrow dormer window, steeply pitched entry roof, rough stucco finish. Wooden shutters.


**BUDGET/RESOURCE IMPLICATIONS:**

The grant would be funded from the Heritage Resources reserve account that provides funds for the Heritage Restoration Grant Program, Heritage Retention Incentive Grant Program, Heritage Plaque Program and associated advertising. As of May 11, 2023, there was a balance of \$27,936.00 available in the account.

Prepared by:

Approved for submission to Council:

X   
Michelle Austin  
Current Planner, Planning

  
Patricia Bridal, CAO  
Date: 05/16/2023

X   
Roy Nuriel  
Acting General Manager, Planning

**REVIEWED WITH**

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Corporate Services            | <input type="checkbox"/> Operations           | <input type="checkbox"/> Current Planning                     |
| <input type="checkbox"/> Bylaw Compliance              | <input type="checkbox"/> Public Works/Airport | <input type="checkbox"/> Long Range Planning & Sustainability |
| <input type="checkbox"/> Real Estate                   | <input type="checkbox"/> Facilities           | <input type="checkbox"/> Building & Licensing                 |
| <input type="checkbox"/> RCMP                          | <input type="checkbox"/> Utilities            | <input type="checkbox"/> Engineering Development Services     |
| <input type="checkbox"/> Fire & Rescue Services        | <input type="checkbox"/> Recreation Services  | <input type="checkbox"/> Infrastructure Management            |
| <input type="checkbox"/> Human Resources               | <input type="checkbox"/> Parks                | <input type="checkbox"/> Transportation                       |
| <input checked="" type="checkbox"/> Financial Services |   | <input type="checkbox"/> Economic Development & Tourism       |
| <input type="checkbox"/> COMMITTEE:                    |   |   |
| <input type="checkbox"/> OTHER:                        |   |   |

To : Michelle Austin  
From : John & Karen Roffel  
2500 26St  
Vernon BC  
V1T 4T5

Re: Heritage Grant

Hello, we would like to apply for the Heritage Restoration Grant from the City of Vernon.

Currently, we are in the process of restoring the home to its original condition in order to maintain its beauty and appearance.

The house was originally built in 1938 for Dr. Strong, and in 1976 an addition was put on the back of the house to extend the kitchen. This has resulted in 2 large cracks in the stucco over the years. Repairs are necessary to avoid any further damage/deterioration of the stucco, and to prevent water and ice from getting in the cracks. She is also in need of a fresh coat of paint. We would like to go back to colours that are softer and close to the colours we have found under the layers of old paint. The wooden window trim is dry and flaking and also needs to be sanded and have a fresh coat of paint.

We purchased our home because we fell in love with her English cottage charm. She is our forever home, and we are completely invested in restoring her to her original beauty. She is such a unique home.

Please find enclosed photos of our home as well as our colour choices and all necessary quotes.

Thank you

John and Karen Roffel

SW 7106

262-C2

SW 6192

214-C3

Stucco

Window  
Trim

# ConFlex™ SherLastic® Elastomeric Coating

CF16W0051 Extra White, CF16W0053 Deep Base



## CHARACTERISTICS

ConFlex™ SherLastic® Elastomeric Masonry Coating is a 100% acrylic coating that provides great flexibility, durability, and weather resistance. This product will protect against wind-driven rain when used on tilt-up, precast, or poured-in-place concrete, CMU, and stucco.

Color:	Many Colors
2 coat system, brush, roller, or spray applied, coverage per coat:	107-145 sq. ft. per gallon
Wet mils:	11.0-15.0
Dry mils:	4.3-5.8
1 coat system, spray applied, coverage per coat:	53-72 sq. ft. per gallon
Wet mils:	22.0-30.0
Dry mils:	8.6-11.7

Can be applied up to 30 mils wet. Coverage will vary with the substrate and the texture.

### Drying Schedule @ 50% RH:

Touch:	@ 77°F
Recoat:	4 hours
	24 hours

Drying time is temperature, humidity, and film thickness dependent.

Finish: 5-10 units @ 85°

Tinting with CCE only:	oz. per gallon	Strength
Base		
Extra White	0-6	SherColor
Deep Base	2-12	SherColor

Extra White CF16W0051  
(may vary by color)

V.O.C. (less exempt solvents):

less than 50 grams per litre/0.42 lbs. per gallon

As per 40 CFR 59.406

Volume Solids:	39 ± 2%
Weight Solids:	53 ± 2%
Weight per Gallon:	10.79 lb
Flash Point:	NA
Vehicle Type:	100% Acrylic
Shelf Life:	36 months, unopened

### Mildew Resistant:

This coating contains agents which inhibit the growth of mildew on the surface of this coating film.

## COMPLIANCE

As of 04/07/2020, Complies with

OTC	Yes
OTC Phase II	Yes
SCAQMD	Yes
CARB	Yes
CARB SCM 2007	Yes
Canada	Yes
LEED® v4 & v4.1 Emissions	N/A
LEED® v4 & v4.1 V.O.C.	Yes
EPD-NSF® Certified	N/A
MIR-Manufacturer Inventory	N/A
MPI®	Yes

## APPLICATION

Temperature:  
Apply between 50°-100°F

The following is a guide. Changes in pressures and tip sizes may be needed for proper spray characteristics. Always purge spray equipment before use with listed reducer. Any reduction must be compatible with the existing environmental and application conditions.

Reducer:	Do not reduce
Airless Spray:	
Pressure	2300 p.s.i.
Tip	.021 inch
Brush:	nylon-polyester
Roller Cover:	¾ to 1½ inch nap synthetic cover.

Avoid over-brushing or rapid rolling, which causes air bubbles.

The substrate and its condition will determine the application procedure.

Considerations to minimize pinholes:

- 2 coat application with overnight drying between coats
- Spray application with backrolling
- Power rolling

## APPLICATION TIPS

### Sealing and Patching:

After cleaning the masonry surface thoroughly, prime any bare surface with Loxon Concrete & Masonry Primer, apply an elastomeric patch or sealant if needed, allow to dry, then topcoat.

To improve the performance consider:

- Use caution when preparing the substrate to create a uniform surface.
- Patch cracks, crevices, and openings with an elastomeric patch or sealant
- Stripe coat all inside and outside corners and edges with 1 coat of ConFlex SherLastic Elastomeric Masonry Coating.

## RECOMMENDED SYSTEMS

A minimum total dry film thickness of 8 - 12 mils of topcoat and a surface with 10 or less pinholes per square foot is required for a waterproofing system.

### New Construction

Concrete & Stucco:

- 1 coat Loxon Concrete and Masonry Primer
- 1-2 coats ConFlex SherLastic Elastomeric

Concrete Block, CMU, Split-face Block:

- 1-2 coats ConFlex Block Filler
- or
- 1-2 coats Loxon Acrylic Block Surfer

2 coats ConFlex SherLastic Elastomeric  
(2 coats recommended due to the typical porosity of these surfaces)

### Previously Coated:

After power washing, apply 1 coat of Loxon Conditioner to tie any residual chalk to the surface.

- 1 coat Loxon Acrylic Conditioner (if needed)
- 1-2 coats ConFlex SherLastic Elastomeric

**ConFlex™ SherLastic®**  
Elastomeric Coating

**SURFACE PREPARATION**

**WARNING!** Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at 1-800-424-LEAD (in US) or contact your local health authority.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Scrape and sand peeled or checked paint to a sound surface. Sand glossy surfaces dull. Seal stains from water, smoke, ink, pencil, grease, etc. with the appropriate primer-sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

**Caulking:**

Gaps between windows, doors, trim, and other through-wall openings can be filled with the appropriate caulk after priming the surface.

**Cement Composition Siding-Panels:**

Remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, and peeling or defective coatings. Allow the surface to dry thoroughly. Primer required. If the surface is new, test it for pH. If the pH is higher than 9, prime with Loxon Concrete and Masonry Primer.

**Masonry, Concrete, CMU, Stucco:**

Remove all dirt, dust, mildew, loose particles, laitance, foreign material, peeling and defective coatings, chalk, form release agents, moisture curing membranes, etc. All new surfaces must be cured according to the supplier's recommendations—usually about 30 days. If painting cannot wait 30 days, allow the surface to cure 7 days at 75°F and prime the surface with Loxon Concrete & Masonry Primer or Loxon Block Surfer to fill Block, and CMU.

On tilt-up and poured-in-place concrete, commercial detergents and sandblasting may be necessary to remove sealers, release compounds, and to provide an anchor pattern. Allow the surface to dry thoroughly. Primer required. Concrete and mortar must be cured at least 30 days. If painting cannot wait 30 days, allow the surface to cure 7 days at 75°F and prime the surface with Loxon Concrete & Masonry Primer. Fill bugholes, air pockets, cracks, and other voids with an elastomeric patch or sealant. Rough surfaces can be filled to provide a smooth surface.

**SURFACE PREPARATION**

**Mildew:**

Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised.

Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach/water solution.

**PHYSICAL PROPERTIES**

CF16W0051

(may vary by base)

**Wind-Driven Rain Test<sup>1</sup>:**

Method: ASTM D6904-03  
Result: Pass

**Water Vapor Permeance<sup>2</sup>:**

Method: ASTM D1653 14 day cure @ 77°F & 50% RH  
Result: 34.4 US perms

**Elongation<sup>3</sup>:**

Method: ASTM D2370, 14 day cure @ 77°F & 50% RH  
Result: 175%

**Tensile Strength<sup>1</sup>:**

Method: ASTM D2370, 14 day cure @ 77°F & 50% RH  
Result: 230 p.s.i.

**Flexibility:**

Method: ASTM D522, Method A  
Result: Pass

**Low Temperature Flexibility:**

Method: ASTM D1737 @ 32°F  
Result: Pass

<sup>1</sup> 1 coat Loxon Primer at 3.2 mils D.F.T.

2 coat Sherlastic at 4.0-6.0 mils D.F.T.-per coat

<sup>2</sup> 1 coat Sherlastic at 4.0-6.0 mils D.F.T.

<sup>3</sup> 1 coat Sherlastic at 4.5 mils D.F.T.

**CAUTIONS**

For exterior use only

Protect from freezing

Not for use on horizontal surfaces (floors, roofs, decks, etc.) where water will collect

Not for use on overhead horizontal surfaces (under sides of balconies, soffits, etc.)

Not for use below grade. Will not withstand hydrostatic pressure.

Before using, carefully read CAUTIONS on label.

**CRYSTALLINE SILICA, ZINC:** Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air or wear respiratory protection (NIOSH approved) or leave the area. Adequate ventilation required when sanding or abrading the dried film. If adequate ventilation cannot be provided wear an approved particulate respirator (NIOSH approved). Follow respirator manufacturer's directions for respirator use. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. **FIRST AID:** In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. **DELAYED EFFECTS FROM LONG TERM OVEREXPOSURE.** Abrading or sanding of the dry film may release crystalline silica which has been shown to cause lung damage and cancer under long term exposure. **WARNING:** This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. **DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.**

HOTW 04/07/2020 CF16W0051 13:25  
FRC, SP

**CLEANUP INFORMATION**

Clean spills, spatters, hands and tools immediately after use with soap and warm water. After cleaning, flush spray equipment with a compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

The information and recommendations set forth in this Product Data Sheet are based upon tests conducted by or on behalf of The Sherwin-Williams Company. Such information and recommendations set forth herein are subject to change and pertain to the product offered at the time of publication. Consult your Sherwin-Williams representative or visit [www.paintdocs.com](http://www.paintdocs.com) to obtain the most current version of the PDS and/or an SDS.





Side (South) Elevation facing 25th Ave

Photos







Side (North) Elevation



Side (South) Elevation facing 25th Ave

---

Photos







Rear (West) Elevation

---

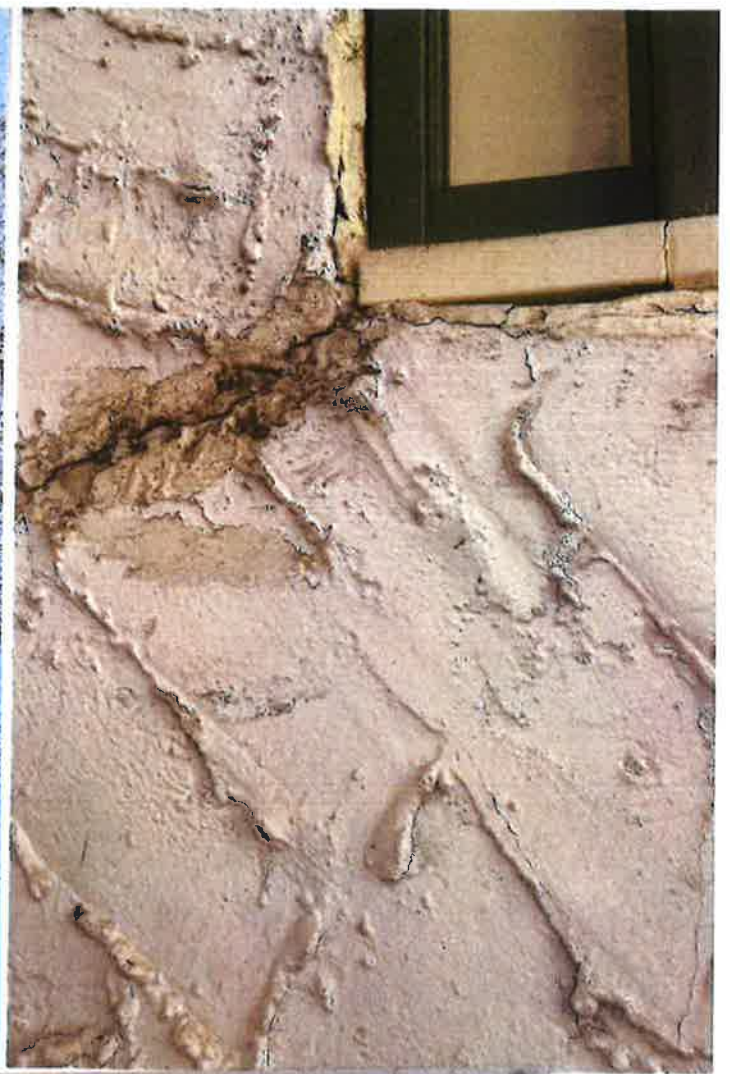
Photos

















# **Heritage Restoration Grant Program Guidelines**

Community Development Department  
3001 32 Avenue, Vernon BC V1T 2L8  
PHONE: (250) 550-3634 FAX: (250) 545-5309  
[www.vernon.ca](http://www.vernon.ca)

For clarification purposes, please contact City planning staff



1. **Philosophy for Rehabilitation and Restoration of Heritage Buildings and Landscape Features in Vernon**

These guidelines are to assist in making improvements to the exterior of eligible residential, commercial, industrial, institutional and agricultural heritage buildings, and are not to be interpreted as bylaw requirements.

Guidelines for building rehabilitation and restoration have two objectives:

1. Ensuring the long-term stability of the building, in terms of its economic viability, structural improvements and compliance with building codes, when applicable; and
2. Restoration and retention of the architectural features which caused the building to be originally approved for financial grant assistance.

Restoration of heritage buildings is sometimes being undertaken with limited archival information available either to design consultants or City staff. Because of this, significant design components of many heritage buildings are often removed or altered inadvertently. Architectural research should, therefore, be an integral part of any proposal to restore or repair a heritage building.

2. **Intent of the Heritage Restoration Grant Program**

The intent of the City of Vernon Heritage Restoration Grant Program is to promote the preservation of buildings which are listed in the Vernon Heritage Register, by assisting owners with grants for a portion of the expenses incurred in restoration work. This grant program is limited to exteriors, foundations and roof structures of eligible buildings.

3. **General Guidelines:**

The following guidelines provide a general philosophical basis for dealing with a heritage building:

1. The original distinguishing qualities or character of a building or structure should not be destroyed. Removal or alteration of any historic material or distinctive architectural features must be avoided.
2. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building should be treated with sensitivity.
3. Reconstruction of all or part of a building shall be undertaken only when such work is essential to reproduce a significant missing feature and when a contemporary design

solution is not acceptable. Reconstruction should include measures to preserve any remaining original fabric, and should be done in such a way that the essential form and integrity of the original surviving features are unimpaired.

4. Building changes should be reversible, if technically possible.
5. Deteriorated architectural features should be repaired rather than replaced. If replacement is necessary, it should be based on accurate duplications of features, substantiated by historical, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings.
6. Substitute roofing materials which are similar to the original material in texture and colour must be properly flashed in the valleys.
7. All buildings, structures and sites are recognized as products of their history. Changes which may have taken place in the course of time are evidence of the history and development of a building. These changes may have acquired significance in their own right, and it may be appropriate to respect this significance.
8. Alterations which may have no historical basis are unacceptable.
9. Surface cleaning should be undertaken with the gentlest means possible. Sandblasting and other damaging processes may not be used.
10. Adjoining archaeological or historic properties must be protected.
11. The preparation of a "Restoration Plan" may be useful for extensive work involving several phases over many months or several years. The Restoration Plan is an overview of all proposed work, together with the expected date of commencement.
12. Retail paint stores may be able to provide applicants with a "heritage colour scheme chart" often supplied by paint manufacturers. Applicants are advised to utilize only premium grade paints, as the quality is superior and the cost of labour is no greater.

#### 4. Eligible Heritage Buildings

Residential, commercial, institutional, industrial and agricultural properties are eligible to apply for a heritage restoration grant if:

1. the building is listed in the Vernon Heritage Register;
2. taxes are fully paid; and
3. the building is covered by current comprehensive insurance.

If a property owner believes a building merits consideration for a heritage restoration grant and the property is not currently listed in the Vernon Heritage Register, the owner may request City Council to have the building evaluated. If City Council determines, by resolution, to include the building in the Vernon Heritage Register, it would then be eligible for consideration of a heritage restoration grant by City Council. City Council is under no obligation to approve a restoration grant for any building included in the Vernon Heritage Register. Each application for a grant shall be assessed on its own merits.

Priority would be given to those buildings, structures and portions thereof which are readily visible to the general public from a public road fronting or flanking the building.

Grants would not be approved for work undertaken prior to grant approval by City Council.

5. **Grants**

Grants would not exceed 50% of the cost of works done on an identified heritage building situated on property listed in the Vernon Heritage Register.

An owner of a property on the Vernon Heritage Register may apply for a heritage restoration grant, for a maximum of \$5,000; and, notwithstanding the amount of the first grant awarded, the heritage property may be awarded a second grant which is not to exceed \$3,000 and is not to be awarded within 5 years of the first grant being received by the property owner.

6. **Criteria for Allocating Grants**

Except for special circumstances, original materials are to be used. Sympathetic adaptation of modern materials, such as sealed windows units set into wooden frames or roofing materials, which are similar to original materials in texture and colour will be considered on a case-by-case basis.

The order of priority for grant funding is as follows:

1. **Exterior Restoration** - return to original condition and appearance by repairing rather than replacing the original architectural feature.
2. **Exterior and Structural Repairs** - examples of exterior and structural repairs include the repair or replacement of foundations, stairs, chimneys, flashings, gutters, roofing, windows and siding with building materials similar to the original building materials.
3. **Exterior Painting** - subject to the limitations of Section 3, exterior painting grants which are not part of an exterior restoration, exterior repair or structural repair will not exceed 25% of the cost of the exterior painting work. Exterior painting grants



which are part of an exterior restoration, exterior repair or structural repair grant will not exceed 50% of the cost of the exterior painting work done.

7. **Documentation Required for Grant Applications**

To facilitate City Council's review of an application, all information submitted must be clear and neatly organized. The following is a list of information to be considered for submission with the application:

1. Foundation plan, floor plans, elevations and details as may be necessary in order to explain and identify existing conditions and the proposed work.
2. Any proposed works involving exterior painting, whether or not part of the grant application, shall include colour schemes with paint colour samples.
3. If re-roofing is proposed, either as part of the grant application or not, information on the proposed colour and roofing material is required.
4. Three (3) written estimates of the cost of the work are required. Estimates should be fully detailed as to both labour and materials for all aspects of the work to be performed. For example, if five windows require new sills and ten linear feet of wall require a new foundation, these quantities should be identified.
5. If the work is to be done by the owner, a minimum of two (2) written estimates of the cost of materials (as noted in (d) above) is required in order to reasonably estimate the value of the work.
6. New roofing shall bear a minimum warranty of one (1) year for labour and materials and must be installed by experienced, fully qualified roofers.
7. If performed by a contractor, general renovation work, labour and materials must be guaranteed for a minimum of one (1) year.
8. All guarantees must be in writing and are to accompany the request for final payment.
9. Prior to commencement of works, photographs of all building elevations must be submitted, including detailed photographs of specific areas where restoration, renovations or repairs are to occur.
10. Historical photographs of the subject building are encouraged to be submitted.
11. A written statement explaining the rationale for the proposed restoration/repair plan is encouraged to be submitted.

8. **Administration Process**

1. Once an application has been received, it would be screened for eligibility.
2. If the total value of applications exceeds funds available, the applications would be prioritized by City Council.
3. Once an application is approved by City Council, the applicant would be advised in writing of same.
4. Applicants who are denied approval of the grant would be advised in writing.
5. When an application is approved, municipal permits shall be applied for as required (i.e. Building Permit, Heritage Alteration Permit, etc.).
6. The successful applicant must commence work within six (6) months of the date of grant approval, and would have one (1) year in which to complete the work once the work has commenced. Upon written request, the time limit for completion of the work may be extended.
7. After the restoration work has been completed, the applicant shall submit the following documentation to the Community Development Department:
  1. Copies of all invoice receipts showing "paid in full". Costs of plans and related expenses may be included. Invoice receipts should be affixed to letter size paper and clearly numbered.
    - 1a. The amount of the grant awarded to the property owner, shall not exceed 25% of the cost of the exterior painting work, as described in 4. (c.), Criteria for Allocating Grants, based on the final statement of "paid in full". Should there be a discrepancy between the quote and final paid bill, the amount granted would be based on the final paid bill, up to the amount originally granted to the applicant.
    - 1b. The amount of the grant awarded to the property owner as per part 4. Criteria for Allocation of Grants. 4.(c) are as mentioned in (i.a) up to the 50% of exterior painting work as part of the restoration, based on final "paid in full" statement.
  2. A summary sheet listing all expenses and numbered to correspond with each invoice receipt shall be provided.
  3. A signed Statutory Declaration of Project Completion form.

4. A copy of written warranties of all applicable work.
5. Photographs depicting the building prior to and after completion of the restoration work.

8. **Sale of Heritage Building Property**

In the event that a property previously approved for a restoration grant is sold prior to completion of the work, the City of Vernon reserves the right to rescind any or all funding until a new heritage restoration grant application by the new property owner has been received and approved.

9. **Demolition or Alteration of Building**

In the event that an improvement building for which a heritage restoration grant has been received by the property owner is demolished or altered such that the heritage significance of the building is destroyed within a five-year period following completion of the improvements, the total amount of the grant shall be repaid to the City of Vernon.





**To: John R.**

**Attn: John.**

**Project: 2500 26<sup>th</sup> Street.**

**Date: October 3, 2022.**

**We are pleased to submit our quote on the above.**

Repair two major cracks on home by knocking off existing stucco, tie in new paper and wire, scratch coat, brown coat and textured finish coat. Will match existing as best as possible. Also includes small repairs done by asbestos testing. Painted by others.

**Total: 5,500.00**

NOTES:

GST Extra.

**Kind regards,  
Reino Cerenzie**



2022-10-05

## Proposal For

John Kroffel; 2500 26th Street, Vernon

To supply and install all materials as needed

To repair various small areas and the cracks in front of the home:

- 1)To remove any loose stucco
  - 2)To tie in new paper and wire to existing materials as needed
  - 3)To apply J-stop to corner of the home and put in a false expansion joint in front of the home where cracking
  - 4)To apply a base coat
  - 5)To apply a top coat to the approximate texture and color of the existing stucco
- All prep and clean up included.

PLEASE NOTE:

>There will be a 25% deposit required before the start date

## Pricing Details

## Related Files

- [image.jpg](#)
- [43EE93A0-0B83-464E-AAA2-9222B8EAB771.jpeg](#)
- [A7C5F668-2B0A-4767-96F2-F3FC68788963.jpeg](#)

Repair stucco as in proposal		\$2,130.00
	Subtotal	\$2,130.00
	GST	\$106.50
	<b>Total</b>	<b>\$2,236.50</b>

[Respond to proposal](#)

If the above link doesn't work when clicked, please navigate to:

<https://work.stuccosurgeon.com/public/reviewProposal/4292/3061/b5cad8450671e4d194b2cb1a69e09ddb>

**WE PROPOSE** to supply and install all materials and labour to above specifications. All work will be completed according to standard building practices. Any alterations or deviations from above specifications involving extra work(s) are to be executed only upon written orders and will become an extra charge over and above the estimate. All Agreements contingent upon weather, strikes, accidents or delays beyond our control. Proposal may be withdrawn by us if not accepted within 30 days. Water and electricity to be turned on. Reschedule fee of \$100. Washrooms are to be supplied by home owners. **We can accept cheque payments on-site when completing the job if arranged in advance.**

#### **PAYMENT TO BE MADE IN INSTALMENTS UPON COMPLETION OF STAGES**

Please note: in addition to a \$75 processing fee, interest shall be charged on all accounts not paid within 5 business days of completion of work at a rate of %18 per annum calculated semi-annually net in advance.

This quote powered by [www.tradesflow.ca](http://www.tradesflow.ca)

[Download as PDF](#)

# PROPOSAL

SCANNED Page 1 of 1

## ROSS BANNER PAINTING AND DECORATING

www.facebook.com/rossbannerpainting

ross-banner@telus.net

2-3509 Okanagan Ave., Vernon BC V1T 1K5

~~Office 250-558-9779~~ Cell 250-558-9779 GST# 82764 1457

Proposal created for: JOHN & KAREN ROFFEL Job Name: ROFFEL  
 Address: 2500 26 St Job Address: SHARIE  
 City: VERNON BC Date Submitted: 18 OCT 2022  
 Phone: 778-212-0842

We hereby submit specifications and estimates for: EXTERIOR HOUSE:

- TO PATCH & PREP ALL STUCCO & CONCRETE SURFACES, GUTTERS, DOWNSPOUTS, WINDOW FRAMES & TRIM, & DOOR TRIM AND ANY OTHER WOODEN SURFACES
- TO APPLY EXTERIOR SOLID COLOR STAIN TO ALL ABOVE SURFACES
- TO PREP ALL DOORS, PRIME AS NECESSARY AND APPLY 2 COATS EXTERIOR SATIN OR PEARL FINISH.
- ALL COLORS TO BE DETERMINED BY YOU.
- REPAIR GLAZING PUTTY AS NECESSARY TO ALL WINDOWS.
- STORM WINDOWS NOT INCLUDED IN QUOTE.

We hereby propose to furnish materials and labor in accordance with the above specifications

for the sum of \$10,140 + 5076\$ \$10,647

Payments to be made as follows: \$ 5000

Down Payment and remainder on completion or as required.

Ross Banner

**Client Acceptance of Proposal—The above prices and conditions**

**are acceptable. I hereby authorize all work as specified.**

Payment to be remitted as outlined above.

X



**Fine Line Painting Ltd.**  
7005 Longacre Drive  
BC V1H 1H8  
finelinepaintltd@gmail.com  
GST/HST Registration No.:  
706931482RT0001

(Paint Only)



## Estimate

### ADDRESS

2500 26 st vernon

**ESTIMATE # 1185**

**DATE 31/03/2023**

DATE	ACTIVITY	DESCRIPTION	TAX	QTY	RATE	AMOUNT
31/03/2023	<b>Prep &amp; Paint</b>	-Prep the walls and windows -Spray walls	GST	1	5,500.00	5,500.00
	<b>Paint</b>	Paint will be cloverdales covercoat line	GST	4	300.00	1,200.00
	<b>Prep &amp; Paint</b>	Wash and paint gutters and down spouts	GST	1	1,500.00	1,500.00

SUBTOTAL	8,200.00
GST @ 5%	410.00
<b>TOTAL</b>	<b>\$8,610.00</b>

### TAX SUMMARY

RATE	TAX	NET
GST @ 5%	410.00	8,200.00

Accepted By

Accepted Date



**Bumblebee stucco inc**  
2704 11th street  
Vernon BC V1T 6Z7  
+1 2502419153  
bumblebeestucco@gmail.com

## Quote

### ADDRESS

John Roffel  
2500 26th st  
Vernon B.C.

QUOTE #	DATE
B202311	21/03/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	prep and painting of stucco with Conflex Sherlastic Elastomeric Coating	2,300	4.00	9,200.00
	Services	Prep and paint of window trim gutters and downspouts			2,500.00
	Services	GST 5%	11,700	0.05	585.00
	Services	Cut and install 2 expansion joints in stucco and patch			1,000.00

This is a revised quotation on the goods named and includes all labor and materials.

It does not cover additional materials and labor should anything else be required once the job has started.

It is subject to the terms noted;

1/3 deposit to secure the job

1/3 progress payment

Balance to be paid upon completion and final inspection

**TOTAL**

**\$13,285.00**

Sincerely,  
Nathian weber

-----  
Bumblebee stucco inc  
Bumblebeestucco@gmail.com  
1-250-241-9153

Accepted By

Accepted Date

Make all cheques payable to Bumblebee Stucco Inc.  
Thank you for your business! We welcome your referrals :)