Heritage Advisory Committee
AGENDA

Friday, January 24, 2020

12:00 pm

Knox Mountain Meeting Room (#4A)

City Hall, 1435 Water Street

Pages

1. Call to Order

THE CHAIR WILL CALL THE MEETING TO ORDER:

(a) The purpose of this Meeting is to consider certain Development Applications as noted on this meeting Agenda.

(b) The Reports to Committee concerning the subject development applications are available on the City's website at www.kelowna.ca.

(c) All representations to the Heritage Advisory Committee form part of the public record.

(d) As an Advisory Committee of Council, the Heritage Advisory Comittee will make a recommendation of support or non-support for each application as part of the public process. City Council will consider the application at a future date and, depending on the nature of the file, will make a decision.

2. Minutes 2 - 3

Approve Minutes of the Meeting of November 21, 2019.

3. Applications for Consideration

3.1 Cadder Ave 338, HAP19-0015 - Jeanine Wiens & Daniel Konrad 4 - 30

3.2 Spiers Road 3652, HD20-0001 - Sue Haley 31 - 86

3.3 Park Ave 409, Heritage Register Removal Request - Brenda Rusnak 87 - 143

4. Update - Council Decisions

5. Next Meeting

February 20, 2019

6. Termination of Meeting

Heritage Advisory Committee
Minutes

Date:	Thursday, November 21, 2019
Time:	12:00 pm
Location:	Layer Cake Mountain 1435 Water Street

Committee Members Present:	Lorri Dauncey, Clea Haugo (Alternate), Doug Joorisity, Gord Lovegrove (Alternate); Amanda Snyder and Rob Wilkinson
Committee Members Absent:	Stoke Tonne
Staff Present:	Planner, Jocelyn Black; Planner, Lauren Sanbrooks; Planner, Lydia Korolchuk; Legislative Coordinator (Confidential), Clint McKenzie

1. Call to Order

The Chair called the meeting to order at 12:02 pm.

Opening remarks by the Chair regarding conduct of the meeting were read.

2. Minutes

Moved By Amanda Snyder/Seconded By Rob Wilkinson

THAT the minutes of the September 19,2019 Heritage Advisory Committee meeting be adopted with the following correction: "House is too small for their needs" change to "The suite is too small for their needs"

Carried

3. Applications for Consideration

3.1 Pandosy St, 2169, Heritage Register Request - Removal - Garry Tomporowski, GTA Architecture Ltd.

Staff provided a PowerPoint presentation outlining the application to remove the property from the Heritage Register.

Garry Tomporowski, GTA Architecture , Applicant's Agent:
- Provided an overview of the options being considered for the Collett House.
- There are several challenges with keeping the house - not structurally sound due to various foundation systems and various builds throughout the years.
- Understand the significance of honouring the history by repurposing as much material as possible into the main building of the proposed wellness centre.

- Some of the hardwood flooring would be used in the restaurant.
- The windows and light fixtures would be incorporated into other buildings on the site.
- The house is vacant right now and is attracting squatters resulting in several police reports.

Alana Marrington, Applicant:
- Lived in the house for some time and wishes to honour and incorporate the heritage resources of the house into their proposed wellness centre.
- They will utilize the heritage resources to help tell the story of the Collett House. They will strive to showcase and honour what was built and interpret the past.

The Committee collectively conducted a heritage evaluation matrix for 2169 Pandosy Street.

Alana Marrington, Applicant:
- Responded to questions from the Committee.
- Confirmed that the Collett family lived in the house for approximately 6 years.
- There is a walnut tree and tulips that they will be preserving.

The Committee requested clarification from staff on the scoring of the heritage evaluation matrix.

The Chair advised the score achieved by the Committee for the heritage evaluation of 2169 Pandosy Street is 71 out of 100. The range of 60-100 is classified as Group A.

Moved By Gord Lovegrove/Seconded By Doug Joorisity

THAT the HAC does not support the removal of 2169 Pandosy Street (The Collett House) from the Heritage Registry.

Carried

4. Update - Council Decisions

Staff provided an update on recent heritage related applications:

- 440 Cadder: the proposed addition and variances were approved on Oct 22nd.

- 1781 Abbott Street: the Heritage Revitalization Agreement was approved.

5. Next Meeting

The next Committee meeting is scheduled for December 12, 2019.

6. Termination of Meeting

The Chair declared the meeting terminated at 1:18 p.m.

_____

Lorri Dauncey, Chair

REPORT TO COMMITTEE

Date:	January 23, 2020		
RIM No.	0940-60		
To:	Heritage Advisory Committee		
From:	Development Planning Department (JB)		
Application:	HAP19-0015	**Owner:**	Jeanine Wiens & Daniel Konrad
Address:	338 Cadder Ave	**Applicant:**	Urban Options Planning & Permits
Subject:	Heritage Alteration Permit		
Existing Zone:	RU1- Large Lot Housing		
Proposed Zone:	Ru1-C Large Lot Housing with Carriage House		
Heritage Conservation Area:	Abbott Street		
Heritage Register:	Not included		

1.0 Purpose

To consider a Heritage Alteration Permit to facilitate the development of a single-family dwelling and carriage house on the subject property within the Heritage Conservation Area.

2.0 Proposal

2.1 Background

The subject property currently contains an existing single-family dwelling and detached rear garage. The property is accessed by a rear laneway. The applicant is proposing to save the existing residence by relocating it to a residential site at 2089 Byrns Rd. The existing garage will be demolished. This will enable the development of a new single-family dwelling and carriage house, which will maintain access off the rear lane.

2.2 Site Context

The subject property is bordered by a more modern residence (approved in 2011) directly adjacent to the west and a 1950's bungalow to the east. As per the Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines "Map 1- Building Style" the block includes a mix of building styles, including

vernacular cottage (early and late), arts and crafts (early and late), and early suburban. The dominant style as per "Map 2- Dominant Style" is vernacular cottage (late).

2.3 Project Description

The subject property features front yard landscaping treatments, which will be maintained, that are characteristic of the Abbott Street Conservation Area. The existing landscaping features a meandering walkway to the front door, seating area and shade trees. In order to ensure the preservation of the landscaping, the applicant is proposing to increase the front yard setback from 4.5m permitted as per the Zoning Bylaw to 6.0m, which will locate the dwelling further back from the front property line. The proposed single family dwelling and carriage house are designed with elements of the "Vernacular Cottage" style, including:

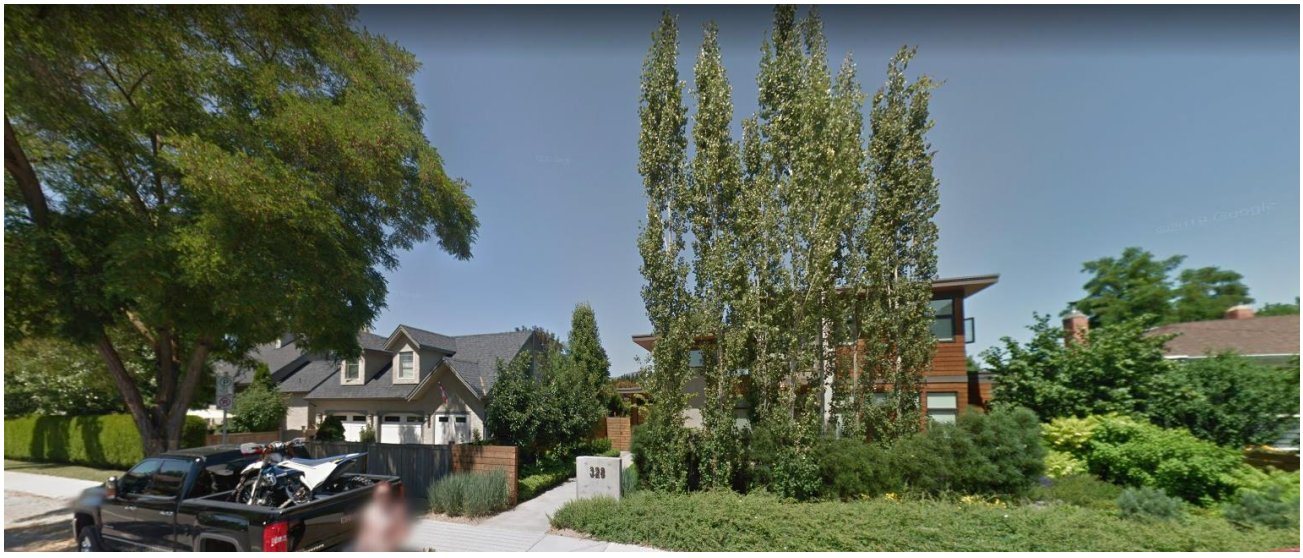
- Flush gable verges
- Stucco or horizontal siding
- Up to two storey massing
- Clustered vertical window sashes
- Asymmetrical façade design
- Gable roof forms

Subject Property Map:

Context Maps:

Cadder Ave facing west towards Okanagan Lake

Cadder Ave facing east



Existing homes to the west of the subject property

Existing homes to the east of the subject property

Existing homes directly across from the subject property

2.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	**ZONE REQUIREMENTS**	**PROPOSAL**
Development Regulations		
Maximum Height	Principal Dwelling: 9.5m or 2 ½ storeys, whichever is the lesser Carriage House: 1 ½ storeys or 4.8 limited to the height of the principal dwelling	Principal Dwelling: 8.52m/2 ½ storeys Carriage House: 1 ½ storey or 4.55m
Minimum Front Yard	4.5m	6.0m
Minimum Side Yard (west)	2.0m (1-1 ½ storey) 2.3m (2-2 ½ storey)	2.0m (1-1 ½ storey) 2.3m (2-2 ½ storey)
Minimum Side Yard (east)	2.0m (1-1 ½ storey) 2.3m (2-2 ½ storey)	2.0m (1-1 ½ storey) 2.3m (2-2 ½ storey)
Minimum Rear Yard	0.9m with lane	0.9m from lane to carriage house

3.0 Heritage Advisory Committee Considerations

Development Planning Staff are requesting comments and recommendations regarding the form and character, site layout and context. Key considerations include:

- Compatibility, scale and massing of the proposed development within the neighourhood context; and

- Design elements and proposed exterior in relation to the Vernacular Cottage building style

Report prepared by:

Jocelyn Black, Planner Specialist

Approved for Inclusion: ☐ Terry Barton, Development Planning Department Manager

Attachments:

Schedule A – Heritage Guidelines
Attachment A: Applicant Rationale
Attachment B: Plans & Drawings
Attachment C: Photos

SCHEDULE A – Heritage Guidelines

HAP19-0015, 338 Cadder Ave

1.0 Heritage Conservation Area Guidelines (Kelowna Official Community Plan Chapter 16)

Objectives:

- Maintain the residential and historical character of the Marshall Street and the Abbott Street Heritage Conservation Areas;
- Encourage new development, additions and renovations to existing development which are compatible with the form and character of the existing context;
- Ensure that change to buildings and streetscapes will be undertaken in ways which offer continuity of the 'sense-of-place' for neighbours, the broader community; and
- Provide historical interest for visitors through context sensitive development.

Consideration has been given to the following guidelines as identified in Chapter 16 of the City of Kelowna Official Community Plan relating to Heritage Conservation Areas:

HERITAGE CONSERVATION AREA	YES	NO	N/A
Site Layout and Parking			
Are established front yard setbacks maintained within 10% of neighbouring building setbacks?	√		
Are parking spaces and garages located in the rear yard?	√		
Are established building spacing patterns maintained?	√		
Does the carriage house complement the character of the principal dwelling?	√		
Are accessory buildings smaller than the principal building?	√		
Building Massing			
Is the established streetscape massing maintained?	√		
Is the massing of larger buildings reduced?			√
Roof Forms, Dormers and Chimneys			
Is the roof pattern in keeping with neighbouring buildings?			√
Are skylights hidden from public view?	√		
Are high quality, low maintenance roofing materials being used?	√		

HERITAGE CONSERVATION AREA	YES	NO	N/A
Are the roofing materials similar to traditional materials?	√		
Are the soffit, overhang and rain water drainage features in keeping with the building's architectural style?	√		
Do secondary roof elements have a similar pitch as the principal roof?	√		
Are chimneys in keeping with the building's architectural style?			√
Cladding Materials			
Are low maintenance building materials being used?	√		
Are the building materials similar to traditional materials?	√		
Are exterior colours in keeping with the traditional colours for the building's architectural style?	√		
Doors and Windows			
Are established window placement, style and window-to-wall area ratios maintained?	√		
Are established door placement, style and door-to-wall area ratios maintained?	√		
Is the main entrance a dominant feature visible from the street?	√		
Is the main entrance in keeping with the building's architectural style?		√	
Are the door and window design details consistent with the building's architectural style?	√		
Landscaping, Walks and Fences			
Are existing healthy mature trees being retained?	√		
Is the front yard landscaping consistent with neighbouring properties?	√		
Is street facing fencing or screening landscaping no more than 1 m in height?			√
Privacy and Shadowing Guidelines			
Are there clear sightlines from the street to the front yard and dwelling?	√		
Does the building location minimize shadowing on the private open space of adjacent properties?	√		

2.0 Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines

2.1 Second Civic Phase Architectural Styles (approx. 1918-1932)

The second civic phase spans from the end of the Great War, 1918, and continues through to the Great Depression, about 1932. This period is noted for traditional styles continuing to be favoured by builders and home buyers of the period. Late Arts & Crafts and Early Vernacular Cottage architectural styles characterize the period. However, other styles, such as Tudor Revival, did continue to be built as prestige homes within the Abbott Street Heritage Conservation Area.

Late Arts & Crafts Style Characteristics

- Stick-built feel to the architecture
- Medium gable and hip roof form
- Decorated soffit & brackets
- Enclosed front porch or portico
- Up to 2 ½ storeys
- Horizontal wood siding & corner-boards
- Upper storey belting (cladding may vary)
- Ornamental crafted wood
- Vertical double-hung window openings
- Multi-sash window assembly
- Wide window & door trim
- Multiple pane windows
- Asymmetrical front façade
- Wood shingle roofing
- Side or rear yard parking

Early Vernacular Cottage Characteristics

- Fanciful feel to the architecture
- Narrow eave verges
- Stucco cladding and detailing
- Stucco cove at soffit
- Up to 1 ½ storey massing
- Vertical window openings
- Balanced asymmetrical façade
- Porch or portico at front entrance
- Arched transom & feature windows
- Multi-sash window assembly
- Gable roof forms
- Stucco 'tuck' at the foundation line

- Wood or interlocking asphalt shingle
- Side or rear yard parking

2.1 Third Civic Phase Architectural Styles (approx. 1933-1945)

The third civic phase spans from the end of the Great Depression, about 1933, and continues to the end of World War II, 1945. This period is noted for a declining interest in traditional styles in favour of smaller, less ornately detailed housing development. The dominant styles of this period are the Late Vernacular Cottage and the 'forward looking' Moderne architecture. However, well-to-do members of Kelowna's leading civic and commercial families continued to build large homes of more traditional style.

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 façade design
- Flush front entrance
- Minor decorative detailing
- Gable roof forms
- Wood or interlocking asphalt shingle
- Side or rear yard parking

2.2 Fourth Civic Phase Architectural Style (approx. 1946-1960)

The fourth civic phase follows the end of World War II, about 1946, and continues to about 1960 when the remaining lots in the Heritage Conservation Area were taken up with new housing. Traditional styles were not favoured in post-WWII society. The influence of the International Style of architecture and the advent of new construction materials, like thermo-pane picture windows, significantly changed the home building market and architectural style. The emergent style of this period is the Early Suburban Bungalow.

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 façade

- Side or front yard parking
- Asphalt shingle
- Front driveway access

URBAN OPTIONS
Planning & Permits

ATTACHMENT A
This forms part of application
HAP19-0015
Planner Initials JB
City of Kelowna
DEVELOPMENT PLANNING

September 30, 2019

City Of Kelowna
Urban Planning Department
1435 Water Street
Kelowna, BC

RE: Proposed Rezoning and Heritage Alteration Permit at 338 Cadder Avenue

Dear Urban Planner:

We are applying to rezone the subject property from the existing "RU1 – Large Lot Housing" zone to the "RU1c – Large Lot Housing with Carriage House" zone in order to permit the construction of new single-family dwelling and carriage house. The dwelling that is currently located on the property is to be moved off the site and relocated within the City.

The subject property is located within the Abbott Street Heritage Conservation area and thus also requires an application for a Heritage Alteration Permit to authorize construction of the new dwelling and carriage house. The existing dwelling is not listed on the Heritage Register but is identified as within the "Early Vernacular Cottage" dominant style in the "Abbott Street & Marshall Street Heritage Conservation Area Development Guidelines".

The dwelling has been designed with elements reminiscent of the "Vernacular Cottage (late)" style in order to complement the heritage design elements of other dwellings located in the neighbourhood. The proposed home creates a transition from modern to the west and the basic 1950's bungalow to the east. The building meets the following character defining qualities:

- 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
- Gable roof forms
- Side or rear yard parking

The new dwelling adjacent to the Cadder Avenue frontage is 2½ storeys in height incorporating a front veranda. Plenty of outdoor spaces are provided including a deck area within the attic roof structure oriented towards the rear yard, other small balconies located off bedrooms and the abundant gardens at the front and rear of the site. Although the

existing rear garden will be lost during the construction the landowner is planning on recreating it.

The carriage house will be located behind the new dwelling, adjacent to the lane. Three vehicle parking stalls are allocated within the lower floor of the building providing parking for both the principal dwelling and the residential portion of the carriage house. The proposed carriage house will incorporate design elements of the new principal dwelling, including the use of complementary building materials and colours for both buildings. The entrance to the carriage house is on the east side of the building, close to the private open space area.

The downtown area was developed with single unit dwellings on large lots dating back to the early 1900's, a time associated with the early incorporation of the City of Kelowna. The neighbourhood has seen a resurgence of development in the last 20 years. There are properties located to the north and east of the subject property that have the "c" designation. Further, the location of the subject property will provide walking access to many employment and commercial uses in the nearby downtown business district as well as to several beach accesses on Okanagan Lake.

We believe this proposal is a good fit within the fabric of the neighbourhood and will contribute to positive infill density in this area of Kelowna.

Regards

Birte Decloux on behalf of the owners

338 CADDER AVENUE DEVELOPMENT

PROJECT INFORMATION

LEGAL DISCRIPTION: LOT 4, PLAN KAP3514, ODYD
CIVIC ADDRESS: 338 CADDER AVENUE, KELOWNA, BC V1Y 5N1
PID: 010-844-953

CURRENT ZONING: RU1 - LARGE LOT HOUSING
PROPOSED ZONING: RU1c - LARGE LOT HOUSING WITH CARRIAGE HOUSE
FUTURE LAND USE: S2RES - SINGLE / TWO UNIT RESIDENTIAL

OWNER INFORMATION

JEANINE & ALAN KONRAD
PH 250.317.2275

CONTACT: JEANINE KONRAD
j9k2011@gmail.com

ATTACHMENT B
This forms part of application
HAP19-0015
Planner Initials JB
City of Kelowna
DEVELOPMENT PLANNING

DRAWING LIST

ARCHITECTURAL DRAWING INDEX

A1	PROJECT SHEET
A2	SITE PLAN
A3	PRINCIPAL ELEVATIONS
A4	CARRIAGE HOUSE ELEVATIONS
A5	PRINCIPAL DWELLING MAIN FLOOR PLAN
A6	PRINCIPAL DWELLING SECOND FLOOR PLAN
A7	PRINCIPAL DWELLING ROOF LIVING PLAN
A8	CARRIAGE HOUSE MAIN FLOOR PLAN
A9	CARRIAGE HOUSE SECOND FLOOR PLAN
A10	BUILDING/SITE SECTIONS
A11	EXTERIOR MATERIALS
L1	LANDSCAPE PLAN

BUILDING DESIGN
IHS DESIGN
#202 - 1470 ST. PAUL STREET
KELOWNA, BC V1Y 2E6
PH 250.212.7938

CONTACT: CHRIS VICKERY
chris@ihsdesign.com

URBAN PLANNING CONSULTANT
URBAN OPTIONS PLANNING & PERMITS
287 RIALTO DRIVE
KELOWNA, BC V1V 1E9
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CONTACT: BIRTE DECLOUX
birte@urbanoptions.ca

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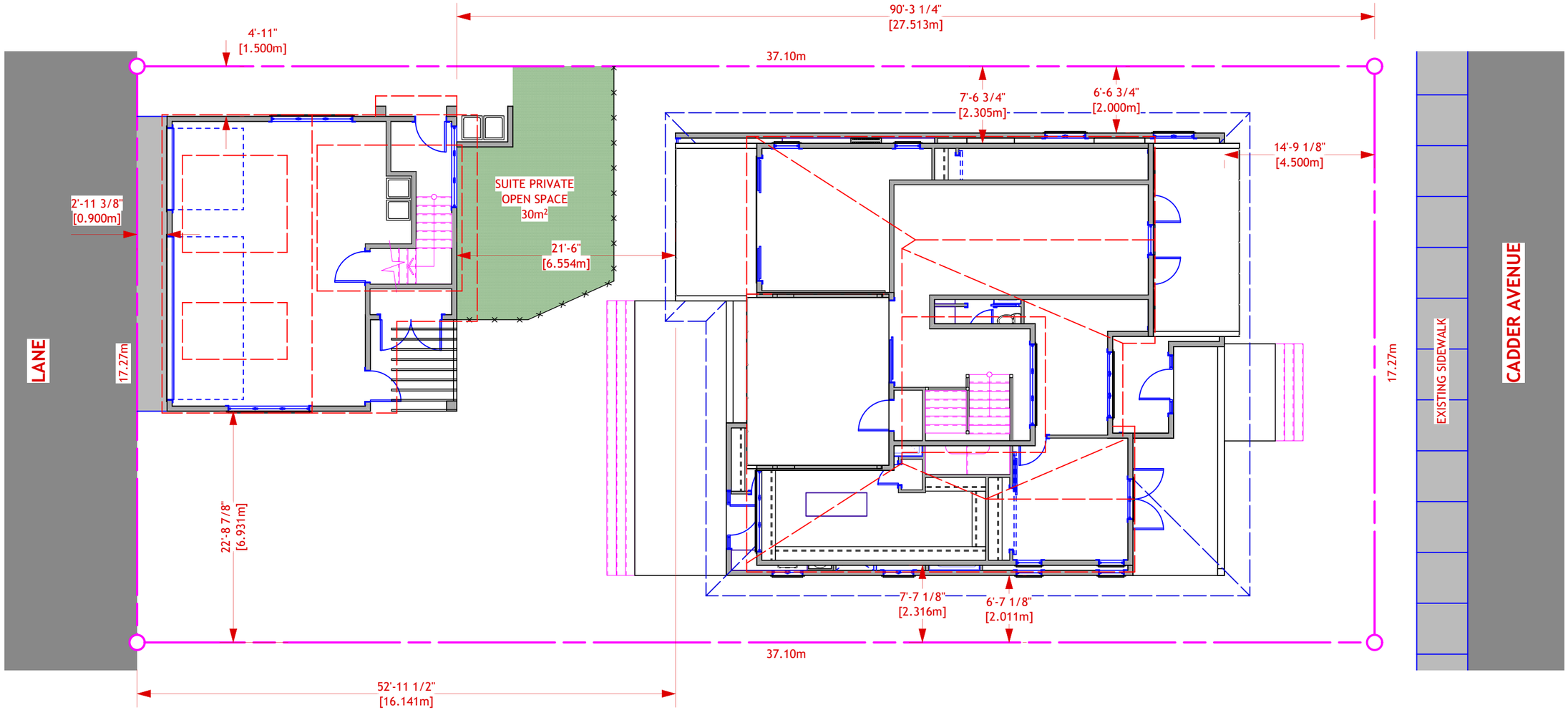
RESIDENTIAL DEVELOPMENT
338 CADDER AVENUE
KELOWNA, BC V1Y 5N1

PROJECT INFO
DATE: 12-Dec-19
SCALE: AS NOTED
ISSUED FOR: DEVELOPMENT PERMIT
SHEET: A1

ZONING INFORMATION

RU1-c - LARGE LOT HOUSING WITH CARRIAGE HOUSE	PERMITTED	PROPOSED
SITE AREA	550m2	640.7m2
PRINCIPAL BUILDING FOOTPRINT AT GRADE		186.9m2
CARRIAGE HOUSE FOOTPRINT AT GRADE	90m2	69.68m2
PROPOSED COVERED FRONT ENTRY		15.47m2
PROPOSED DRIVEWAY		7.96m2
SITE COVERAGE	40%	40%
SITE COVERAGE W/ HARDSURFACE	50.0%	41.3%
PRINCIPAL BUILDING HEIGHT	9.5m/2.5 STOREYS	9.40m/2.5 STOREYS
PRINCIPAL DWELLING SETBACKS		
FRONT (SOUTH) YARD SETBACK - CADDER AVE.	4.500m	4.500m
REAR (NORTH) YARD SETBACK - LANE	7.500m	16.141m
SIDE (EAST) YARD SETBACK - INTERIOR RU1	2.000m	2.000m
SIDE (EAST) YARD SECOND FLOOR SETBACK - INTERIOR RU1	2.300m	2.300m
SIDE (WEST) YARD SETBACK - INTERIOR RU1	2.000m	2.011m
SIDE (WEST) YARD SECOND FLOOR SETBACK - INTERIOR RU1	2.300m	2.316m

RU1-c - LARGE LOT HOUSING WITH CARRIAGE HOUSE	PERMITTED	PROPOSED
CARRIAGE HOUSE BUILDING HEIGHT	4.8m/1.5 STOREYS	4.549m/1.5 STOREYS
CARRIAGE HOUSE PEAK OF ROOF	10.533m	6.641m
CARRIAGE HOUSE TOTAL FINISHED FLOOR AREA		63.27m2
PRINIPAL DWELLING TOTAL FFA		341.59m2
PERCENTAGE CARRIAGE HOUSE FFA TO PRINCIPAL FFA	40.0%	18.5%
PERCENTAGE CARRIAGE HOUSE MAIN GFA TO SECOND GFA	75.0%	74.5%
TOTAL PRIVATE OPEN SPACE	30.00m2	42.00m2
CARRIAGE HOUSE SETBACKS		
FRONT (SOUTH) YARD SETBACK - CADDER AVE.	9.500m	27.513m
REAR (NORTH) YARD SETBACK - LANE	0.900m	0.900m
SIDE (EAST) YARD SETBACK - INTERIOR RU1	1.500m	1.500m
SIDE (WEST) YARD SETBACK - INTERIOR RU1	1.500m	6.931m
SETBACK BETWEEN BUILDINGS	4.500m	6.554m



IHS DESIGN

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RESIDENTIAL DEVELOPMENT

338 CADDER AVENUE
KELOWNA, BC V1Y 5N1

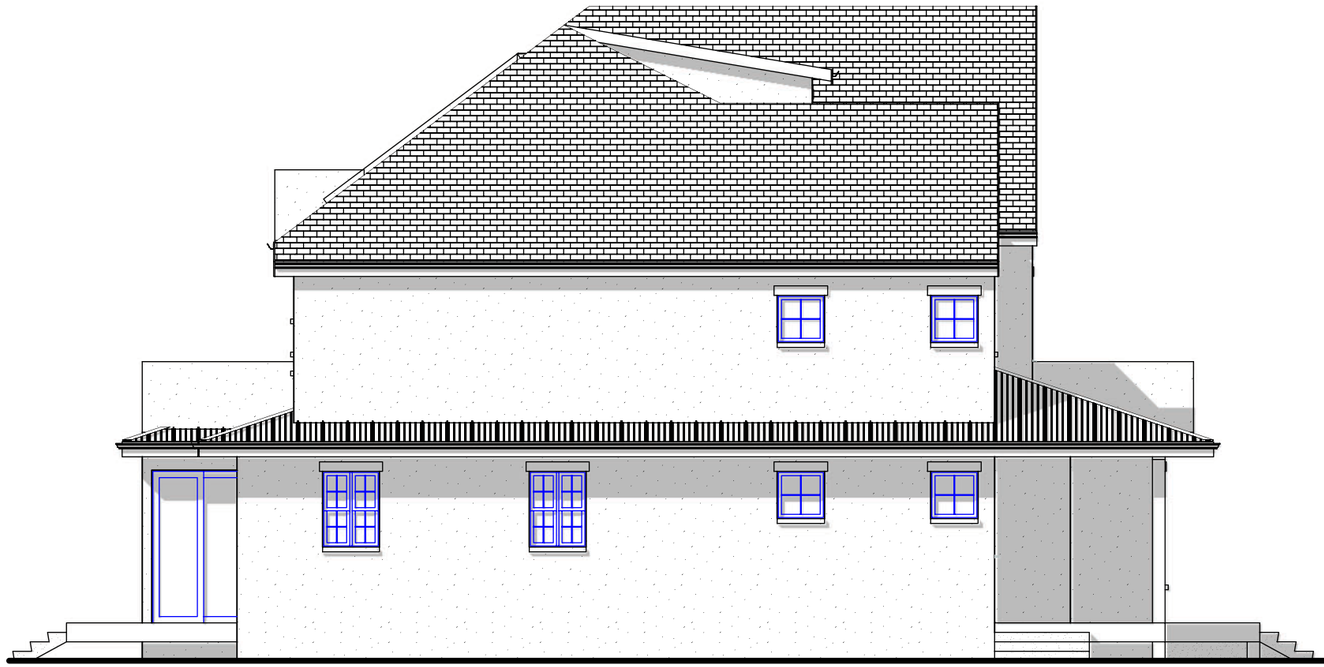
SITE PLAN

DATE:
27-Sep-19

SCALE: AS NOTED

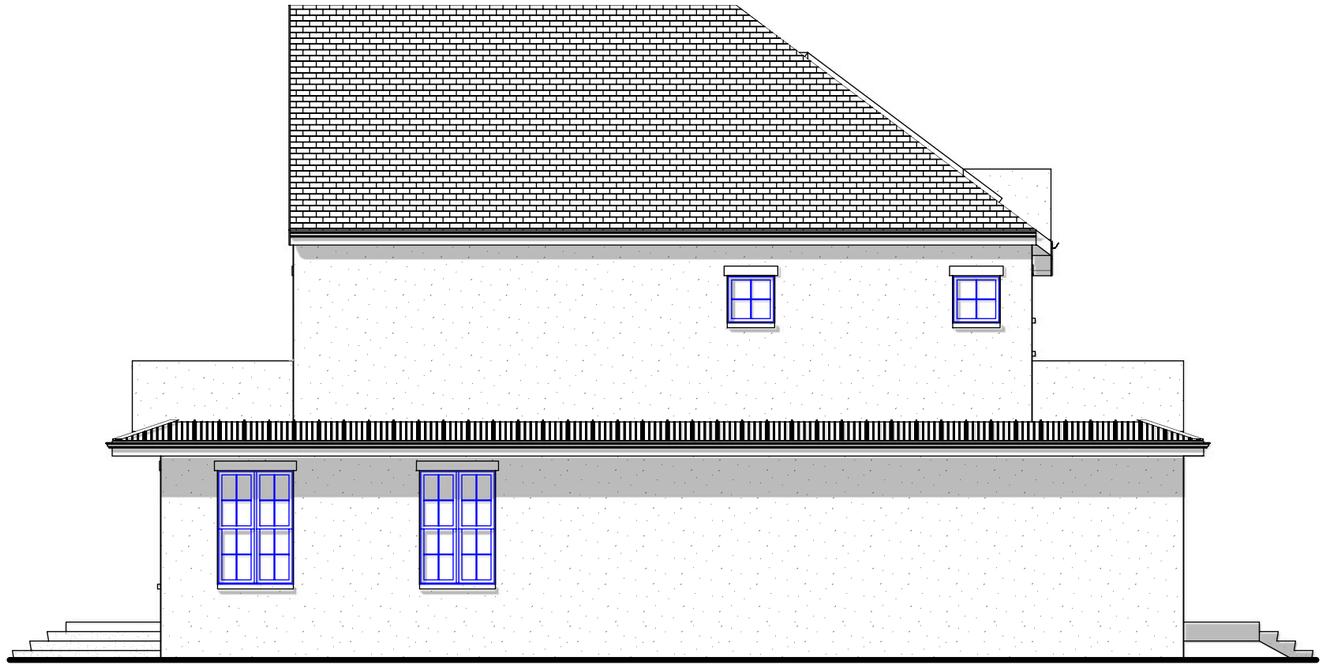
ISSUED FOR: DEVELOPMENT PERMIT

SHEET: A2



WEST ELEVATION

SOUTH ELEVATION



EAST ELEVATION

NORTH ELEVATION

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RESIDENTIAL DEVELOPMENT

338 CADDER AVENUE
KELOWNA, BC V1Y 5N1

PRINCIPAL ELEVATIONS

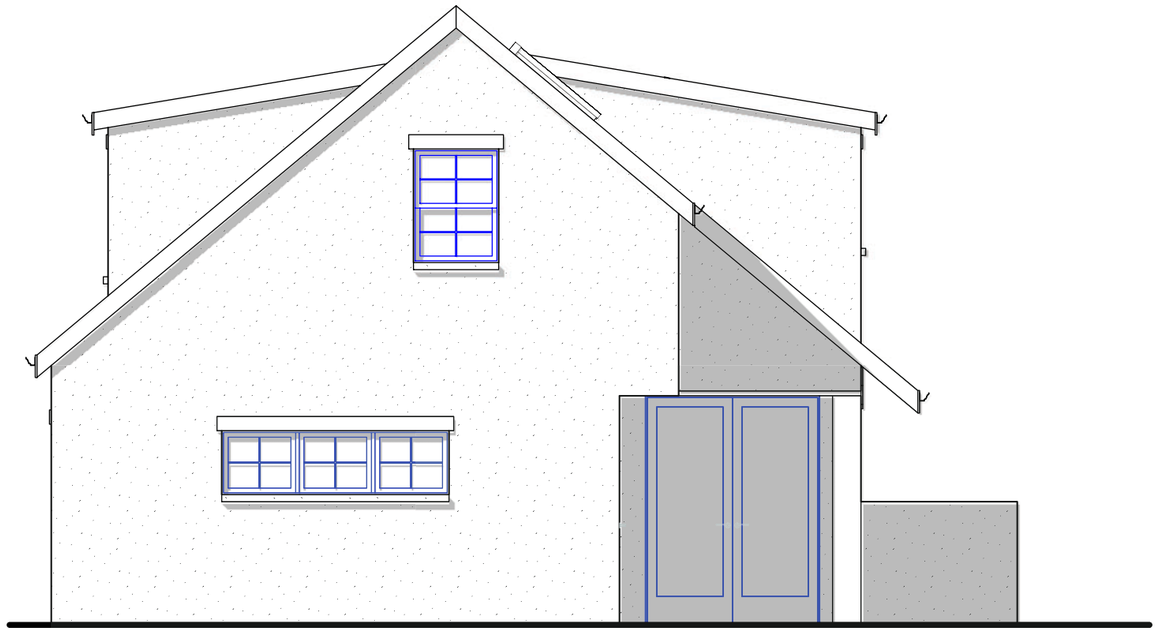
DATE:
12-Dec-19

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

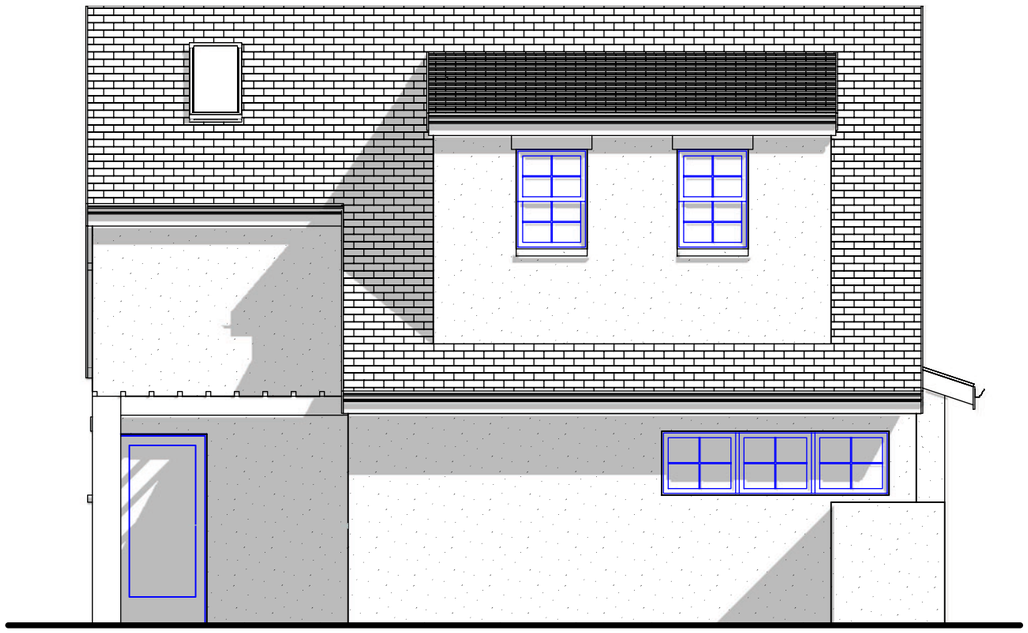
ISSUED FOR: DEVELOPMENT PERMIT

SHEET: A3

SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

EAST ELEVATION

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RESIDENTIAL DEVELOPMENT

338 CADDER AVENUE
KELOWNA, BC V1Y 5N1

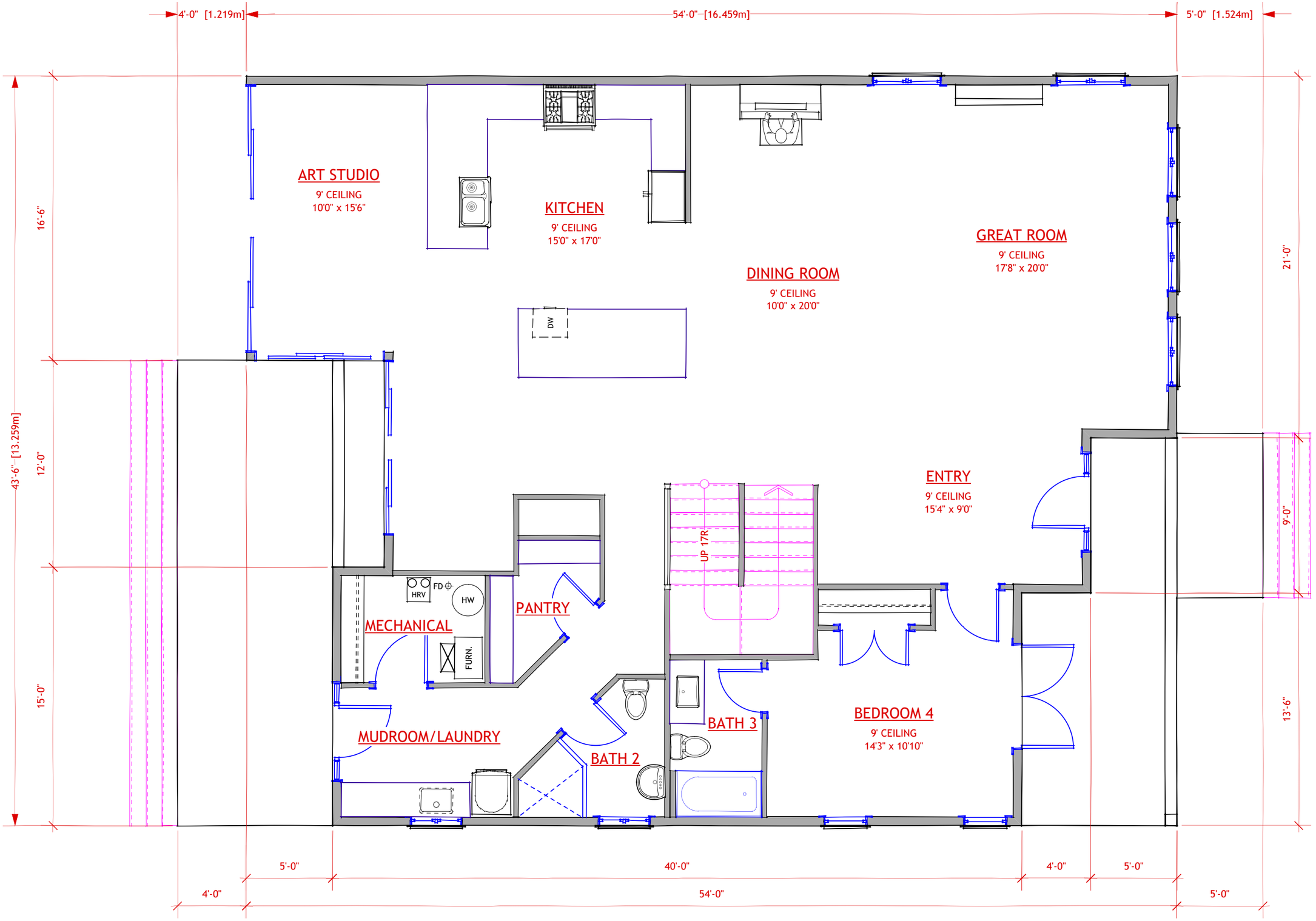
CARRIAGE HOUSE ELEVATIONS

DATE:
27-Sep-19

SCALE: 3/16" = 1'-0"

ISSUED FOR: DEVELOPMENT PERMIT

SHEET: A4



FFA = 2011 SQ.FT. [186.87m^2]

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RESIDENTIAL DEVELOPMENT

338 CADDER AVENUE
KELOWNA, BC V1Y 5N1

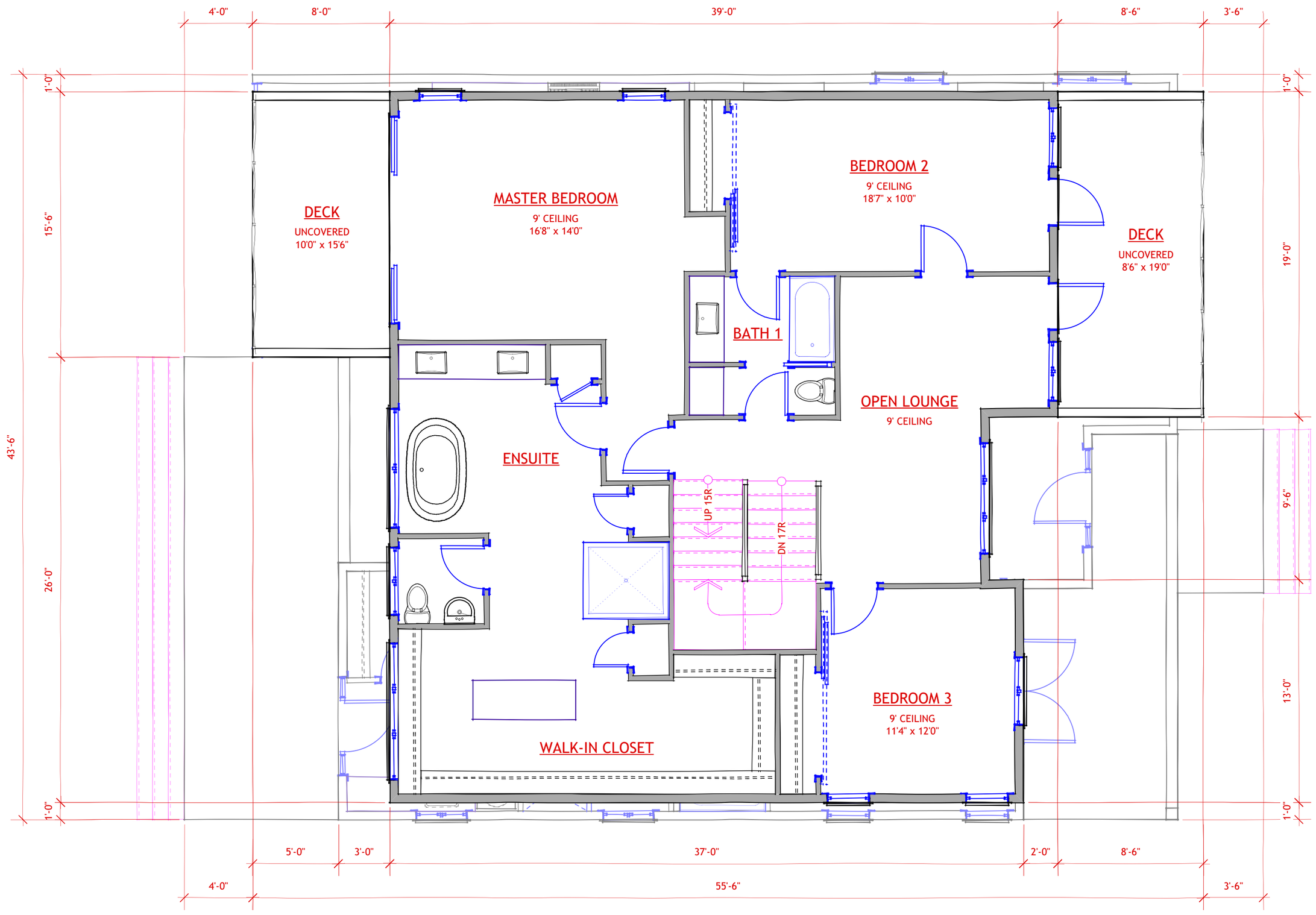
PRINCIPAL MAIN FLOOR

DATE: 26-Sep-19

SCALE: 3/16" = 1'-0"

ISSUED FOR: DEVELOPMENT PERMIT

SHEET: A5



FFA = 1555 SQ.FT. [144.42m^2]

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RESIDENTIAL DEVELOPMENT

338 CADDER AVENUE
KELOWNA, BC V1Y 5N1

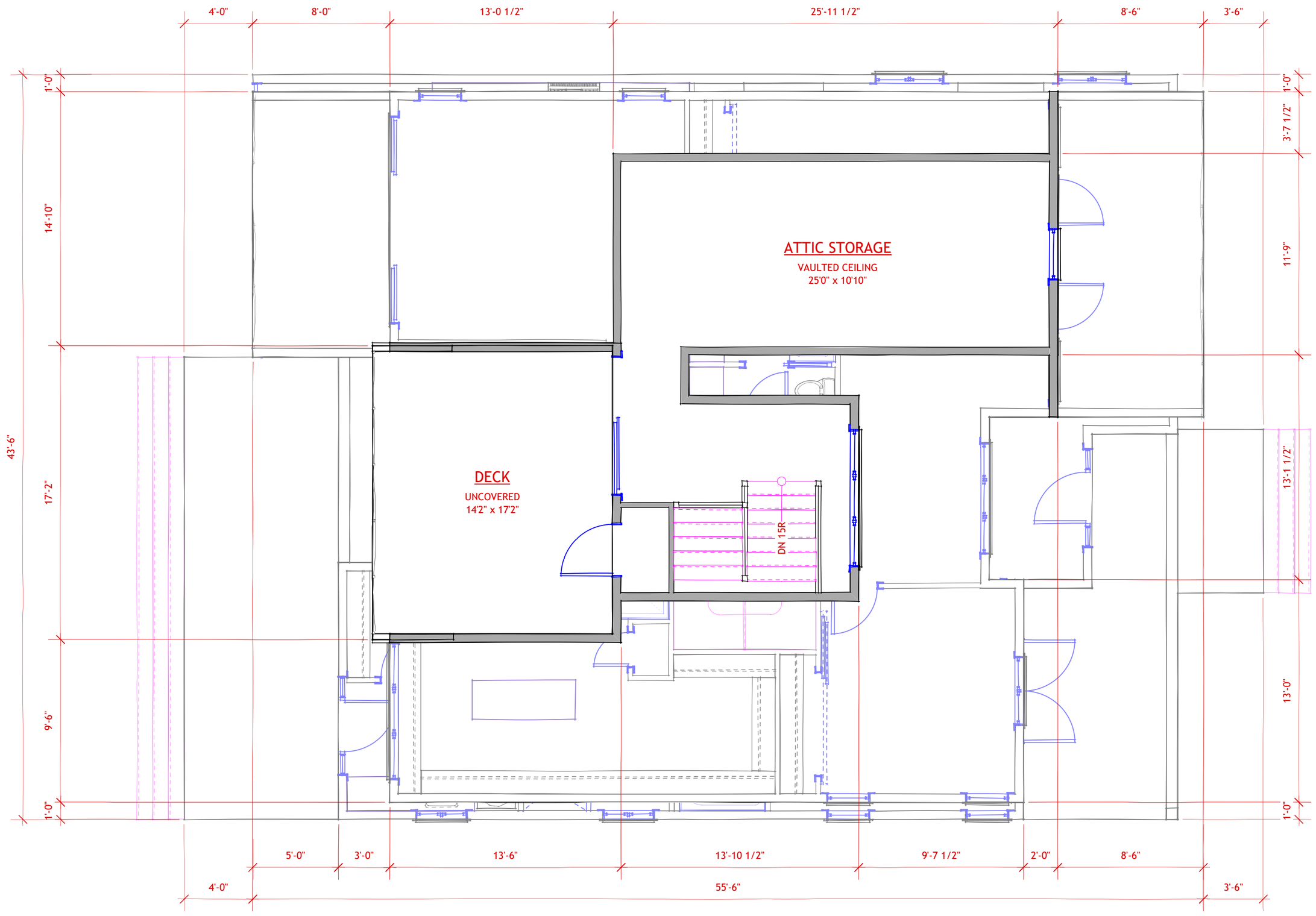
PRINCIPAL SECOND FLOOR

DATE:
26-Sep-19

SCALE: 3/16" = 1'-0"

ISSUED FOR: DEVELOPMENT PERMIT

SHEET: A6



FFA = 488 SQ.FT. [45.35m^2]

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RESIDENTIAL DEVELOPMENT

338 CADDER AVENUE
KELOWNA, BC V1Y 5N1

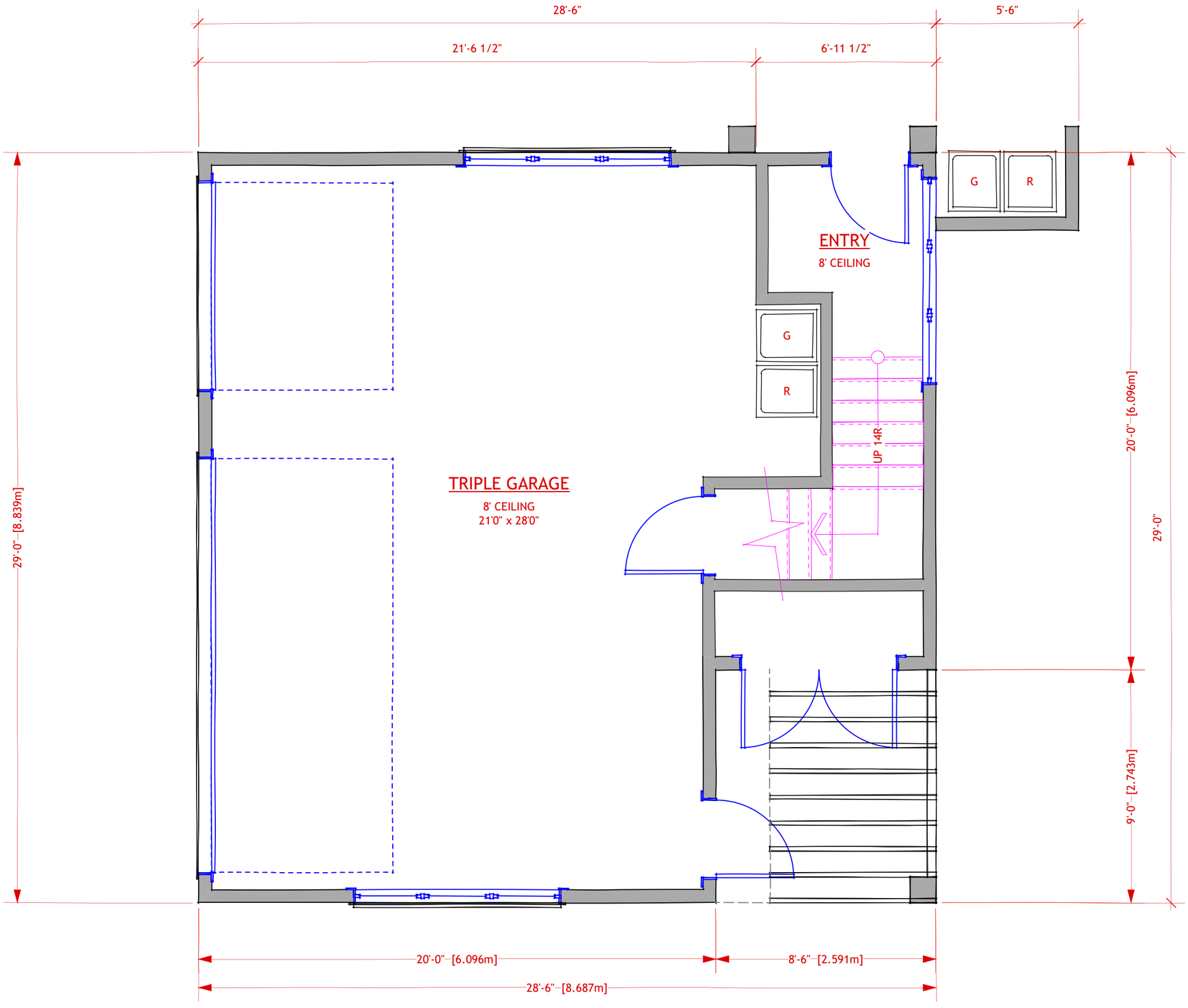
PRINCIPAL THIRD FLOOR

DATE: 26-Sep-19

SCALE: 3/16" = 1'-0"

ISSUED FOR: DEVELOPMENT PERMIT

SHEET: A7



GFA = 750 SQ.FT. [69.68m^2]

IHS DESIGN

#202-1470 ST. PAUL ST.
KELOWNA, BC
250.212.7938
info@ihsdesign.ca

RESIDENTIAL DEVELOPMENT

338 CADDER AVENUE
KELOWNA, BC V1Y 5N1

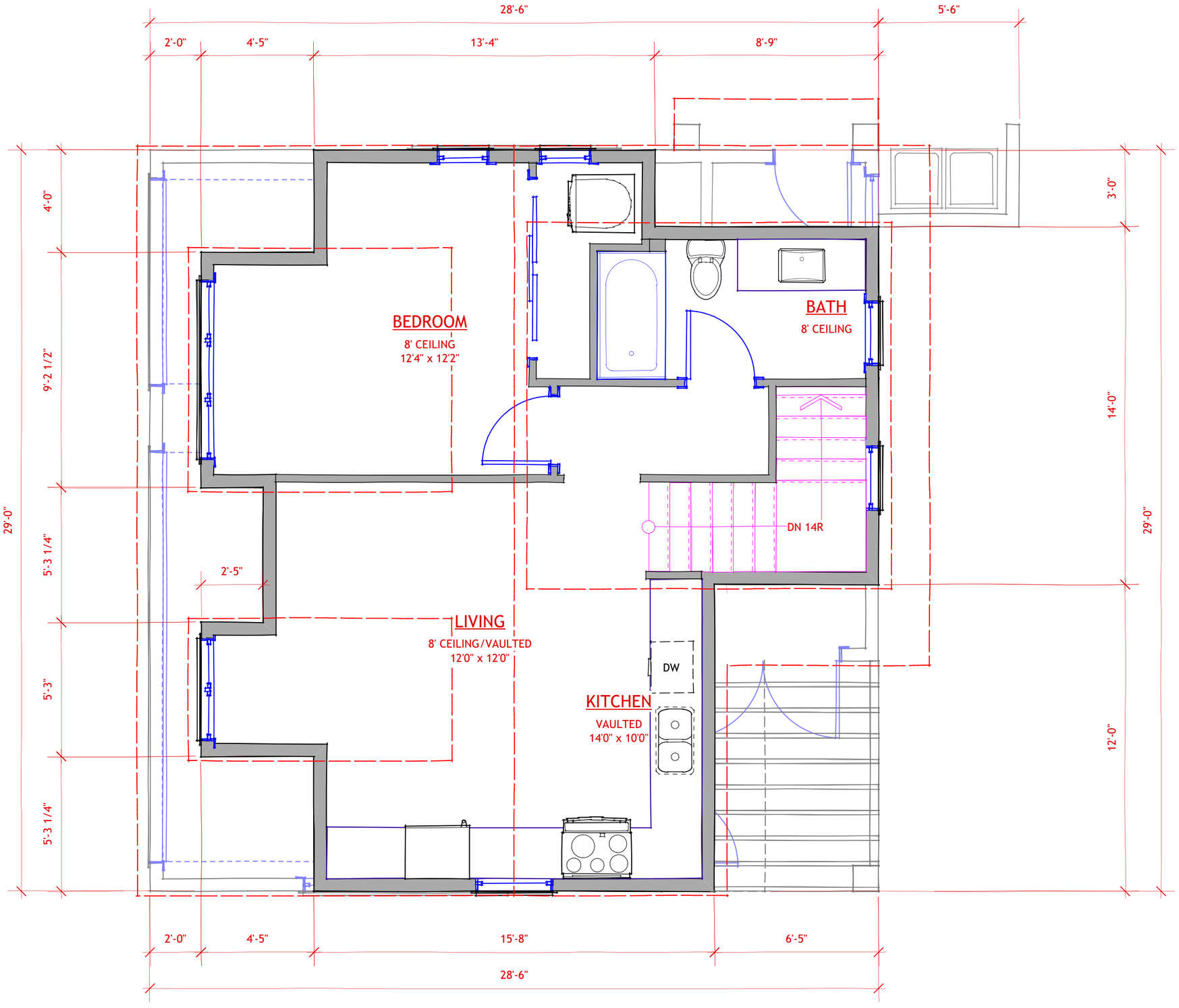
CARRIAGE MAIN FLOOR

DATE: 26-Sep-19

SCALE: 1/4" = 1'-0"

ISSUED FOR: DEVELOPMENT PERMIT

SHEET: A8



FFA = 559 SQ.FT. [51.90m^2]

IHS DESIGN
#202-1470 ST. PAUL ST.
KELOWNA, BC
250.212.7938
info@ihsdesign.ca

RESIDENTIAL DEVELOPMENT
338 CADDER AVENUE
KELOWNA, BC V1Y 5N1

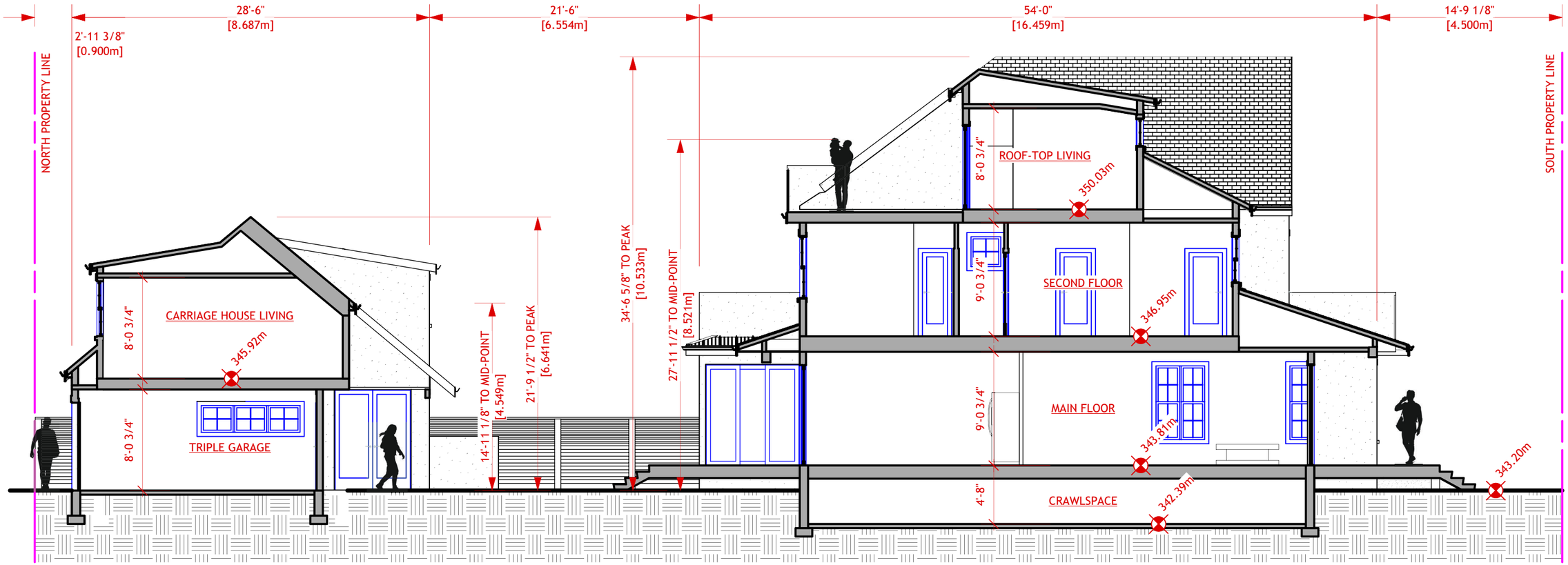
CARRIAGE SECOND FLOOR

DATE: 27-Sep-19

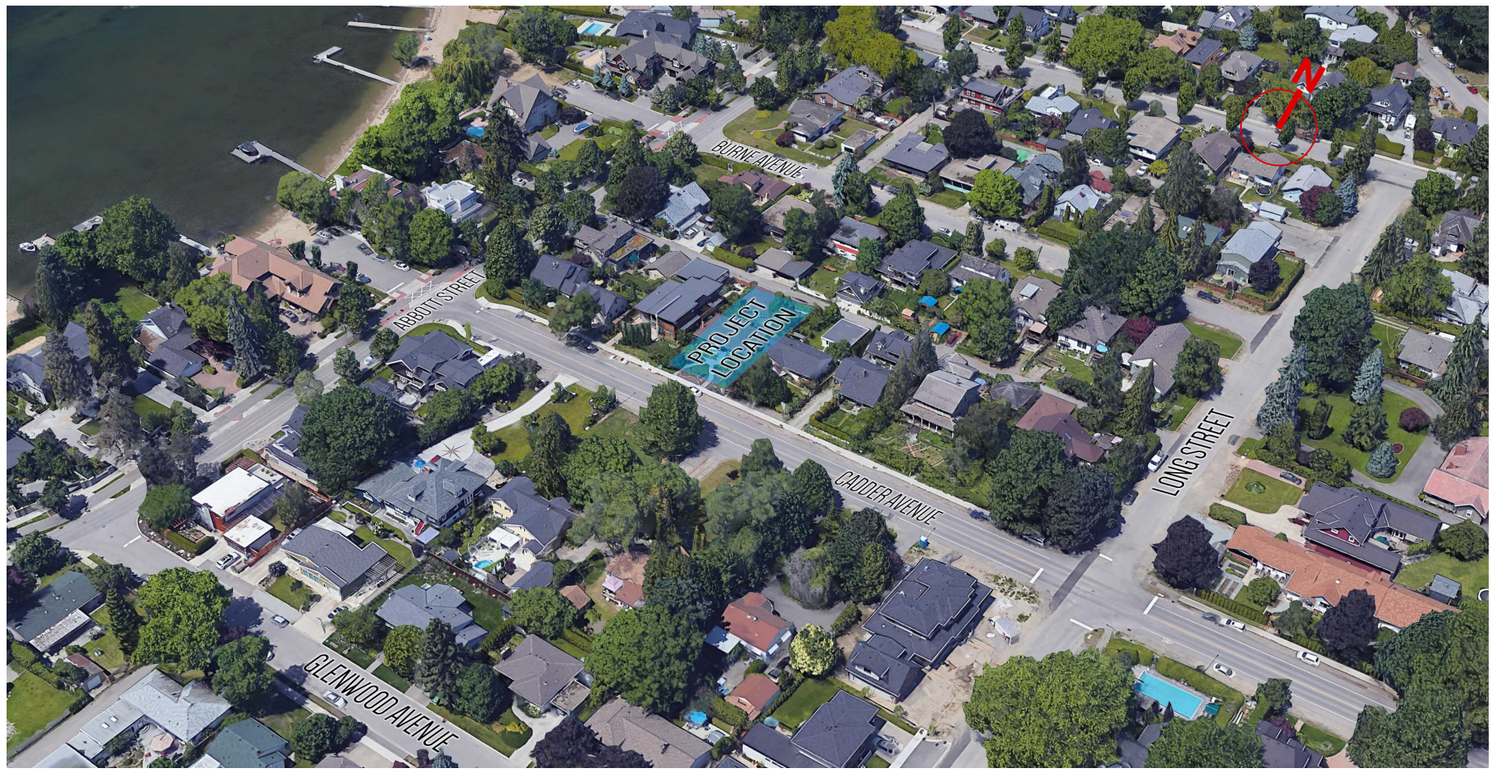
SCALE: 1/4" = 1'-0"

ISSUED FOR: DEVELOPMENT PERMIT

SHEET: A9



SITE SECTION



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KELOWNA, BC
250.212.7938
info@ihsdesign.ca

RESIDENTIAL DEVELOPMENT
338 CADDER AVENUE
KELOWNA, BC V1Y 5N1

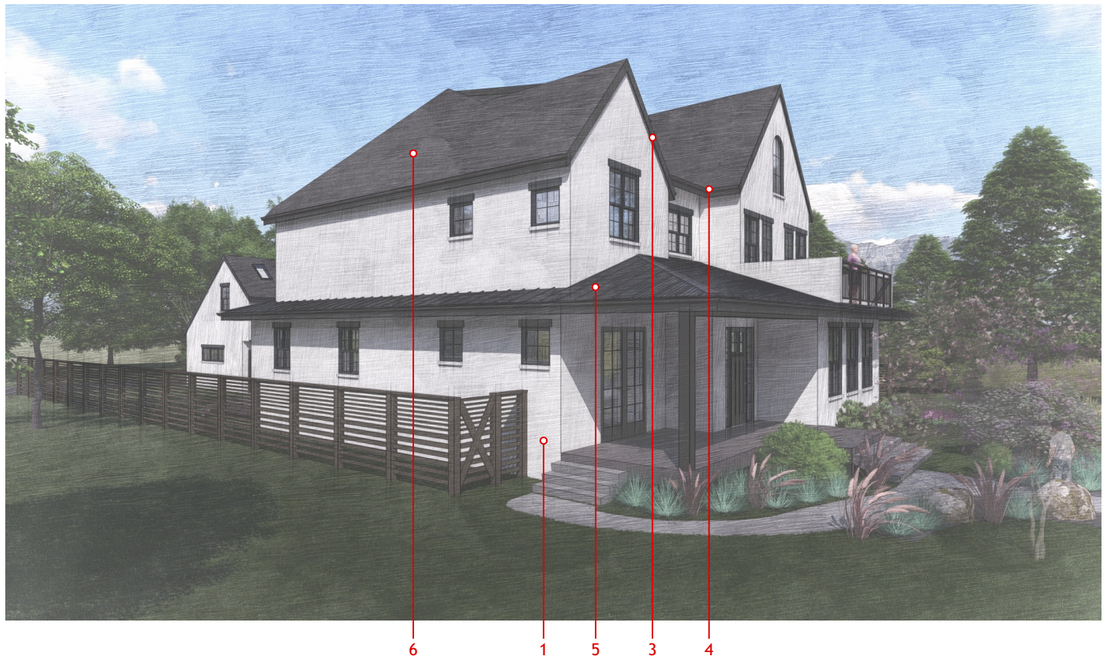
SITE SECTION

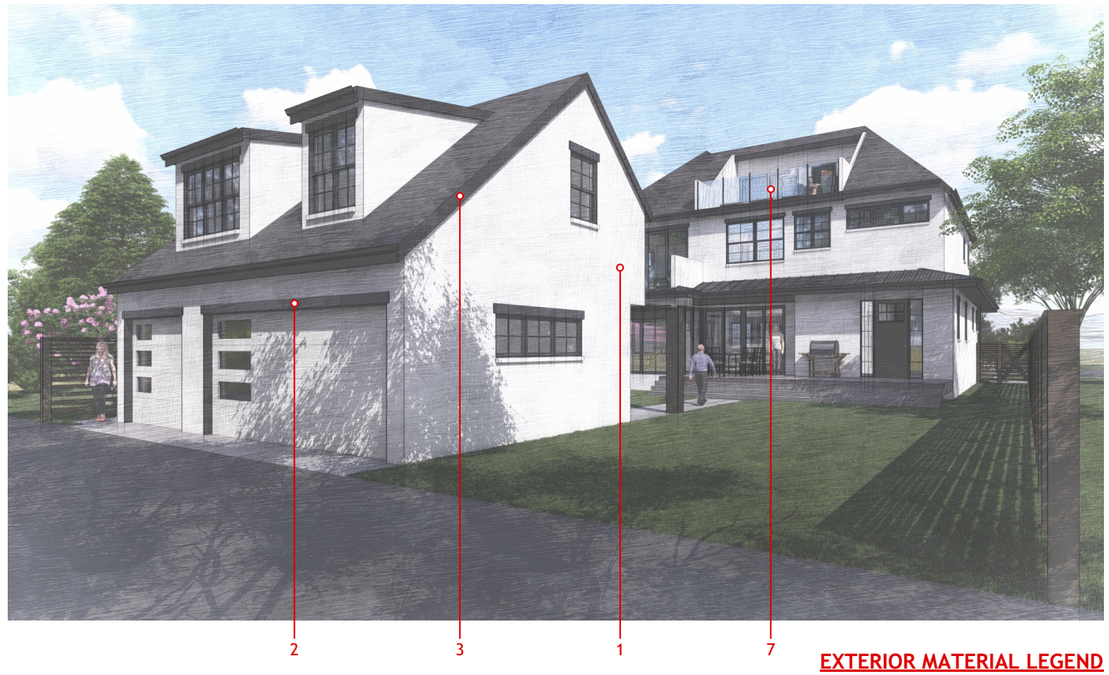
DATE: 27-Sep-19

SCALE: 1:100

ISSUED FOR: DEVELOPMENT PERMIT

SHEET: A10

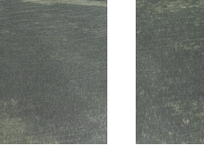




SHINGLES
IKO CAMBRIDGE
DUAL BLACK

TRIM/FIR TRELLIS
EXTERIOR STAIN
CHARCOAL

STANDING SEAM METAL ROOF
INTERLOCK
BLACK

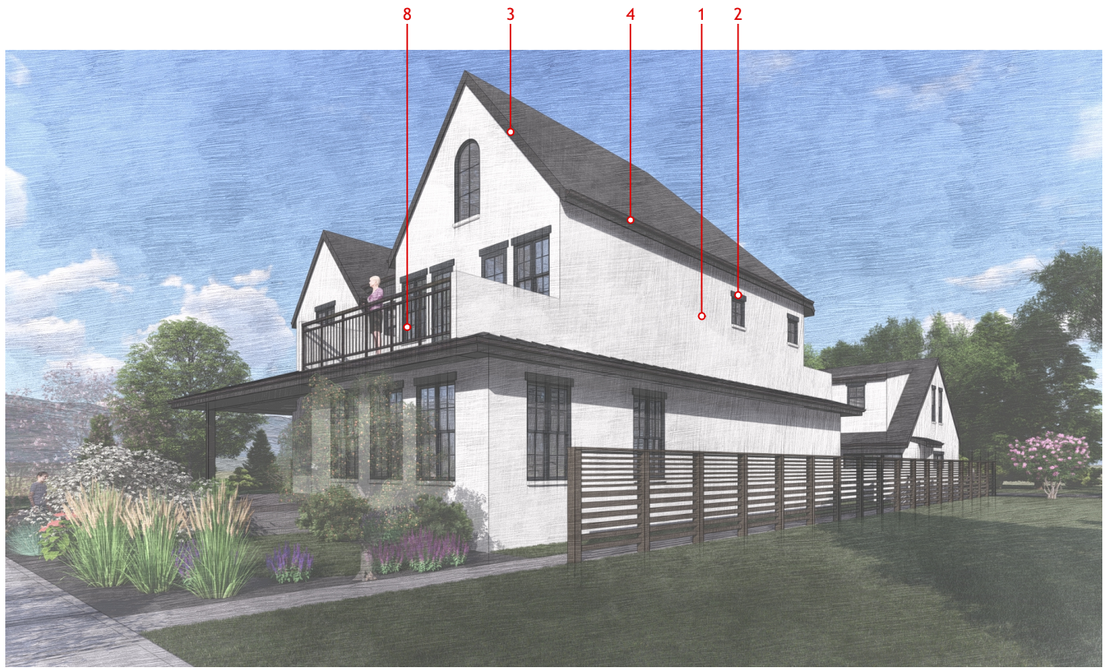


ACRYLIC STUCCO
BENJAMIN MOORE
SIMPLY WHITE OC-117

ALUMINUM GUTTERS
GENTEK
BLACK

EXTERIOR MATERIAL LEGEND

1. ACRYLIC STUCCO
2. 6" LINTEL FIR TRIM BOARD (STAINED)
3. 8" SMART BOARD FASCIA
4. ALUMINUM GUTTERS & DOWNSPOUTS
5. STANDING SEAM METAL ROOF
6. FIBERGLASS REINFORCED LAMINATE SHINGLES
7. ALUMINUM FRAME GLASS RAIL - BLACK
8. ALUMINUM PICKET RAIL - BLACK
9. FIR TRELLIS (STAINED)



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info@ihsdesign.ca

RESIDENTIAL DEVELOPMENT
338 CADDER AVENUE
KELOWNA, BC V1Y 5N1

EXTERIOR MATERIALS

DATE: 12-Dec-19

SCALE: AS NOTED
ISSUED FOR: DEVELOPMENT PERMIT
SHEET: A11

LIVING AREA

EL. BLUE + FOUNTHN GRASSES

8'

YEW

YEW

CARYOPTRIS

YEW

ROCK BUBBLER

FRONT PORCH

GRASS

TIGER EYE SUMAC

ELIJAH BLUE GRASS

STAMPED CONCRETE

GLOHAVEN PEACH TREE

24'

EXISTING LILAC

PINK MAGNOLIA

ROCK

DOGWOOD

SUNBURST

ANNUALS

PURPLE HIBISCUS

RUSSIANO SAGEO

KARL FORESTER

ROCK

SEWER

BASALT ROCK

DWARF BLUE LEAF ARCTIC WILLOW

BASALT ROCK

PATHWAY TO CARRIAGE HOUSE

SIDEWALK

56' 8"

338 CADDER AVE. KELOWNA

338 Cadder Ave. —Current conditions and curb appeal

ATTACHMENT C
This forms part of application
HAP19-0015
Planner Initials JB
City of Kelowna
DEVELOPMENT PLANNING

Neighbourhood context

Looking down west lot line

View to north across existing garden

Across the lane to north

View down the lane to east

URBAN OPTIONS
Planning & Permits

338 Cadder—existing rear yard

Existing rear garden which will be recreated once construction is competed.

REPORT TO COMMITTEE

Date: January 23, 2020

RIM No. 1240-04

To: Heritage Advisory Committee

From: Policy and Planning Department

Application: HD20-0001 **Owner:** Sue Haley (House Owner)

Address: 3652 Spiers Road **Applicant:** Mark Haley (Land Owner)

Subject: Heritage Designation – 3652 Spiers Road

Existing OCP Designation:	Park;REP
Existing Zone:	A1
Heritage Conservation Area:	None
Heritage Register:	Included

1.0 Purpose

To consider the heritage designation of 3652 Spiers Road.

2.0 Proposal

2.1 Background

The property owner of 3652 Spiers Road is requesting that the subject property be designated as a municipal heritage building for long-term protection.

Heritage Designation is the legal protection through passage of a bylaw and is a tool often used to achieve long term protection of a heritage building. Heritage Designation travels with the title and must be registered with the provincial Land Titles Office.

The Cross House, which was originally located within the Abbott Street Heritage Conservation Area, was first added to the Kelowna Heritage Resource Inventory[1] in 1983 and was classified as Class C (over 25 points) under its former address of 2238 Long Street. In 1995, the Cross House was relocated to its current address, 3652 Spiers Road, in order to make room for the Cancer Clinic. The Cross House was then added to the Heritage Register in 1997.

[1] The Heritage Register replaces the 1983 Kelowna Heritage Resources Inventory.

2.2 Heritage Value and Heritage Character

The heritage value of the Cross house, which has been moved from the South Central Neighbourhood to East Kelowna, is derived from its diverse occupants since its construction in the early 1900s and its architectural characteristics. The house, originally located at 202 Strathcona Avenue[2] is reported to have been built about 1909 by Abel Gagnon. Subsequent early owners include Richard W. Butler and George Hewson.

From 1925 to 1944 the house was owned by Elwood Lindsay Cross (1888-1948) and his wife Islay. Elwood Cross has value for his connections with land development and fruit-growing. Trained as a land surveyor, Cross came to Kelowna (from Winnipeg) in 1910 to survey land in the Belgo area for the Belgo-Canadian Fruit Lands Company. Taken with the Okanagan, he purchased land in Rutland and became an orchardist. In 1914 he became the general manager of the Dominion Canners plant in Kelowna, where he oversaw canning and dehydration of vegetables and fruit. In 1923 he left Dominion Canners and started Rutland Canners Ltd., on land adjacent to his orchard, near where Scandia is now located on Highway 97. The cannery processed vegetables, especially tomatoes and juice, but it was destroyed by fire during the winter of 1938-39. After that Cross became supervisor of the Bulman dehydrating plant at Vernon. He then built Vernon Frozen Food Lockers, although he did not live long enough to see the completion of that project.

In the 1950s (when the address had been changed to 2238 Long Street) the house was owned by Patrick J. and Mary D. O'Neil, respectively secretary-treasurer and president of Leslie's Ltd., a children's wear store at 320 Bernard Avenue. In 1995 the house was removed from its original site to make way for the new Cancer Clinic of Kelowna General Hospital. The building was purchased at auction by Mark Haley and relocated to his sister's sheep farm in East Kelowna.

Its architectural features are unusual including its roof, which combines gable and gambrel forms.

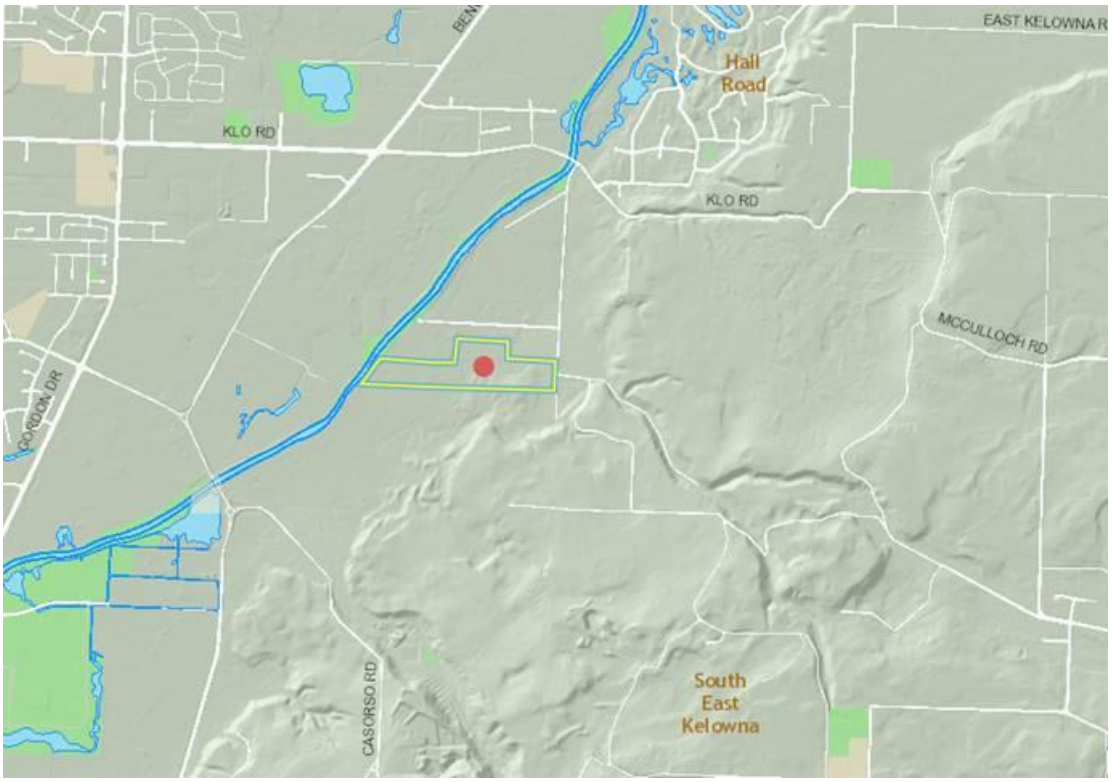
Character Defining Elements
- Residential form, scale and massing, expressed by the 2.5-storey height and rectangular plan with large porch extension
- Unusual roof, gable-like on one side and gambrel-shaped (i.e. double-sloped) with bell cast eave on the other
- Entrance porch with wood posts
- Corbelled brick chimney
- Wood shingle wall cladding
- 6-over-1 and 4-over-1 double-hung wood sash window

2.3 Site Context

The subject property is located in South East Kelowna near Mission Creek Greenway. The property is designated Park as well as REP – Resource Protection Area, though it is currently zoned A1 – Agriculture 1 and is used for producing sheep, vegetables and fruit. A small scale class A provincially licensed abattoir operates on the property as part of the sheep/lamb business. The Cross House is used as a primary residence and a summer rental unit.

[2] The house was originally located at 248 Strathcona Avenue. The address changed to 202 and then to 388 Strathcona Ave). In the 1950's the address was changed to 2238 Long Street.

Subject Property Map: 3652 Spiers Road



3.0 Discussion of Relevant Policies

3.1 Kelowna Official Community Plan (OCP)

Chapter 5:

Objective 5.7 Identify and conserve heritage resources.

> *Policy 5.7.2 Heritage Designation.* Encourage owners of properties listed in the Kelowna Heritage Register and identified as significant to voluntarily provide long-term heritage protection to their properties through the use of a Heritage Designation Bylaw.

Chapter 9:

Objective 9.2 Identify and conserve heritage resources.

> *Policy 9.2.1 Heritage Register.* Ensure that the Heritage Register is updated on an on-going basis to reflect the value of built, natural and human landscapes.

3.2 Heritage Strategy

> **Strategy 1 – Preserve and Protect Heritage Resources.** Continue to preserve and protect significant heritage resources through the use of protection tools and heritage planning initiatives.
>
> **Strategy 5 – Update Heritage Register.** Continue to identify the City's significant cultural/natural landscapes, archaeological and built heritage resources.

4.0 Application Chronology

Date of Application Received: January 6, 2020

5.0 Legal/Statutory Procedural Requirements

Compensation for heritage designation (per s. 613(1)(a) of the LGA):

> *1) If a designation by a heritage designation bylaw causes, or will cause at the time of designation, a reduction in the market value of the designated property, the local government must compensate an owner of the designated property who makes an application under subsection (2),*
>
> *(a) in an amount or in a form the local government and the owner agree on, or*
>
> *(b) failing an agreement, in an amount or in a form determined by binding arbitration under subsection (4).*
>
> *(2) The owner of a designated property may apply to the local government for compensation for the reduction in the market value of the designated property.*

Given the applicant is pursuing voluntary heritage designation, the owner will not be able to apply to the local government for compensation for the reduction in the market value of the designated property.

6.0 Report prepared by:

_____

Lauren Sanbrooks, Planner II, Policy & Planning

Approved for Inclusion: ☐ James Moore, Long Range Policy Planning Manager

Attachments:

Statement of Significance
Letter of Rationale
Description of current uses of property
Site Plan
Topographical Map
Photographs
Cross House Heritage Designation Report

Place Description

The historic place is the two,-storey wood-frame Cross House, built in 1909 and located at 3652 Spiers Road in the rural East Kelowna neighbourhood.

Heritage Value

The heritage value of the Cross house, which has been moved from the South Central Neighbourhood to East Kelowna, is derived from its diverse occupants since its construction in the early 1900s and its architectural characteristics.

The house, originally located at 202 Strathcona Avenue, is reported to have been built about 1909 by Abel Gagnon. Subsequent early owners include Richard W. Butler and George Hewson.

From 1925 to 1944 the house was owned by Elwood Lindsay Cross (1888-1948) and his wife Islay. Elwood Cross has value for his connections with land development and fruit-growing. Trained as a land surveyor, Cross came to Kelowna (from Winnipeg) in 1910 to survey land in the Belgo area for the Belgo-Canadian Fruit Lands Company. Taken with the Okanagan, he purchased land in Rutland and became an orchardist. In 1914 he became the general manager of the Dominion Canners plant in Kelowna, where he oversaw canning and dehydration of vegetables and fruit. In 1923 he left Dominion Canners and started Rutland Canners Ltd., on land adjacent to his orchard, near where Scandia is now located on Highway 97. The cannery processed vegetables, especially tomatoes and juice, but it was destroyed by fire during the winter of 1938-39. After that Cross became supervisor of the Bulman dehydrating plant at Vernon. He then built Vernon Frozen Food Lockers, although he did not live long enough to see the completion of that project.

In the 1950s (when the address had been changed to 2238 Long Street) the house was owned by Patrick J. and Mary D. O'Neil, respectively secretary-treasurer and president of Leslie's Ltd., a children's wear store at 320 Bernard Avenue.

In 1995 the house was removed from its original site to make way for the new Cancer Clinic of Kelowna General Hospital. The building was purchased at auction by Mark Haley and relocated to his sister's sheep farm in East Kelowna.

Its architectural features are unusual including its roof combines gable and gambrel forms.

Character Defining Elements

- Residential form, scale and massing, expressed by the 2.5-storey height and rectangular plan with large porch extension
- Unusual roof, gable-like on one side and gambrel-shaped (i.e. double-sloped) with bell cast eave on the other
- Entrance porch with wood posts
- Corbelled brick chimney
- Wood shingle wall cladding
- 6-over-1 and 4-over-1 double-hung wood sash windows

The rationale to Heritage Designate the currently Heritage Registered Residence and site is as follows:

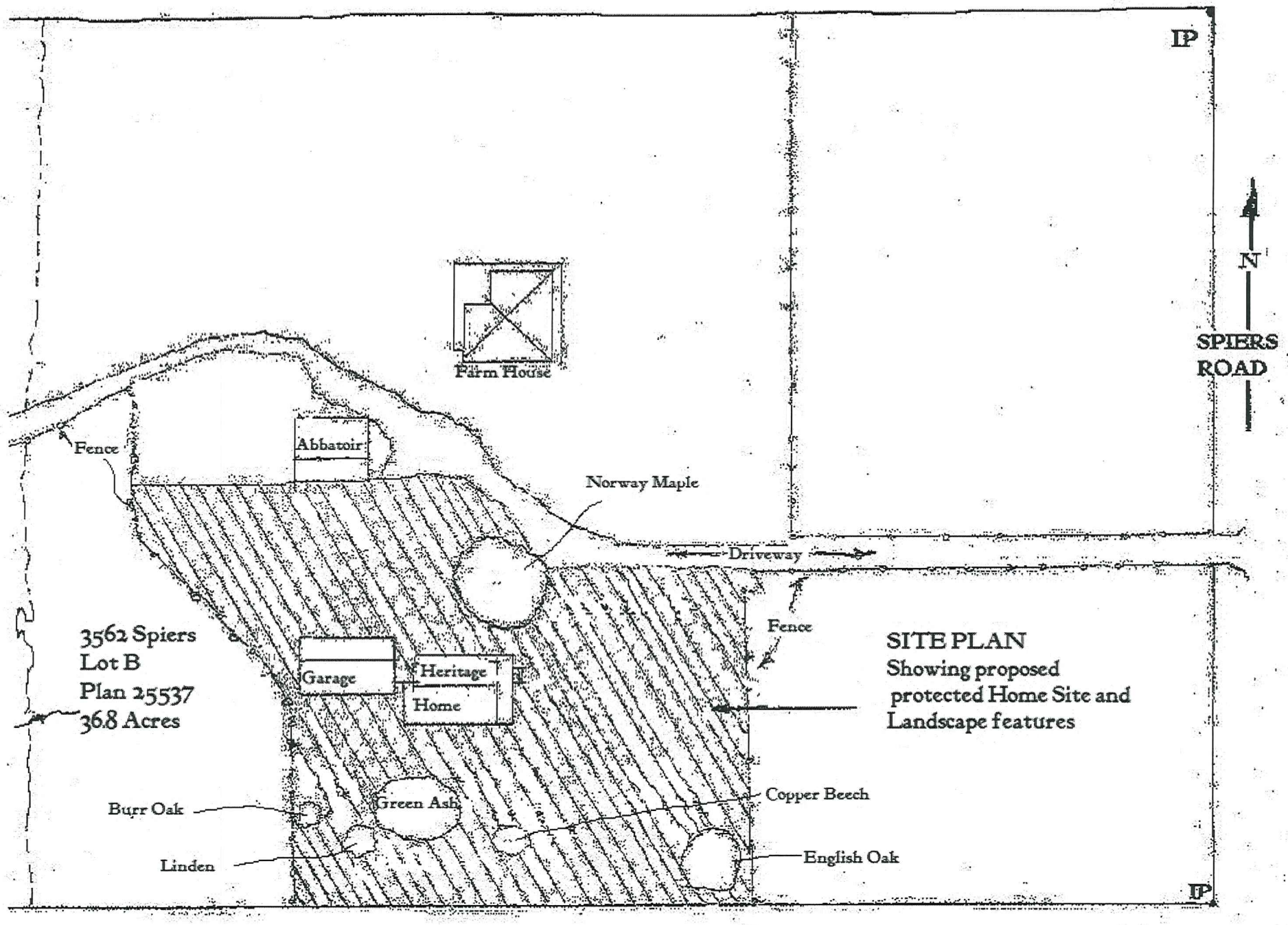
- As the ALR property upon which the building now stands will, in the near future, be transferred to a non-profit land trust (Foodlands Cooperative of BC); heritage designation will strengthen the protection of the building and surrounding home site.
- Additional funding in the form of City of Kelowna heritage grants will be available for maintenance of the structure.
- This historic home is one of the few Heritage Registered buildings on a working farm. Recognition of its heritage value will help future farming operations to remain financially viable.
- Extraordinary care and effort has been expended to save the house from demolition and relocate the house to its current farm land location. All significant repairs and restorations have been undertaken with the goal of retaining heritage value, and preserving it as a community asset.
- The Heritage Designation Report by Lorri Dauncey details the significant social, architectural and cultural attributes of the building and provides strong rationale for heritage designation.
- With heritage designation, this historic building, with its new location on an ecologically valuable food-producing parcel will provide neighborhood and community benefits for years to come.
- Finally, heritage designation will enhance further research and identification of the origins of land settlement and farming history in south-East Kelowna.

Description of Current Uses of Property at 2652 Spiers Road

The property is currently used for producing sheep, vegetables and fruit.

A small scale class A provincially licensed abattoir operates on the property as part of the sheep/lamb business.

The Heritage registered house is used as a home for the owners and a summer rental unit.


IP
N
SPIERS
ROAD
Farm House
Fence
Abbatoir
Norway Maple
Driveway
Fence
3562 Spiers
Lot B
Plan 25537
36.8 Acres
Garage
Heritage
Home
SITE PLAN
Showing proposed
protected Home Site and
Landscape features
Copper Beech
Green Ash
Burr Oak
Linden
English Oak
IP

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Cross House
Heritage Designation Report

3652 Spiers Road, Kelowna. BC

Prepared for: **Mark Haley**
October 2019
Prepared by: **Lorri Dauncey, MA, BA, Dip**
Heritage Consulting

Table of Contents

Purpose

The purpose of the Cross House Heritage Designation Report is to show that the building and its immediate surroundings should receive municipal Heritage Designation and be protected in the future, as requested by the owner. Mark Haley bought the Cross House and moved it from its original location behind the Kelowna Hospital in 1995, thus saving it from demolition when the new B.C. Cancer Agency Cancer Clinic was built. The house was moved to his sister's sheep farm in South East Kelowna on Spiers Road. The house was rehabilitated into a Bed and Breakfast accommodation called the Mission Creek Country Inn, as well as a community venue for various workshops, Elderhostel programs, and community events ("Mission Creek Folk School"). With recent changes being undertaken regarding the ownership of the almost 37 acre farm, Heritage Designation of this significant building is being sought in order to protect the building in the future.

This report will focus on the assessment and evaluation of the heritage value of the Cross House. This will include research on the building's architectural history, its cultural history, its context (in its original and current locations), and its integrity and condition. On-site work included: a current photographic record of the exterior of the building, with the possible inclusion of some interior features; overview of the current condition, along with the alteration history of the building (and how the changes affect the heritage significance and integrity of the building); and the context of the building on Spiers Road. The current City of Kelowna Heritage Register's *Statement of Significance for the Cross House* was reviewed, with recommended updates/changes. The *City of Kelowna's Heritage Register Evaluation Criteria* for heritage buildings will be used in the evaluation of the building. This will show that the Cross House is worthy of municipal heritage designation.

Process

In order to assess and evaluate the building, the following was undertaken as part of the Heritage Designation Report:

Site Visits: A site visit to assess the exterior (and look at the interior) of the house and its site was undertaken in April 2019. The homeowner, Mark Haley, was present and was able to talk about the work that has been done on the building since it was moved in 1995 to its new location. The site visit included: determining the significant architectural and design elements of the exterior of the building; its current condition; and some of its alteration history. The homeowner also provided photos of the house being moved to its new site and the work undertaken, as well as the research material that he has gathered over the years. A second visit to the site included a tour of the neighbourhood by Sarama who had grown up across Berard Road in the 1950s to the 1970s. This provided context for the building and property in the area, including a photo of the original Spiers Road farmhouse before it was torn down.

Historical Research: The historical research includes: four visits to the Kelowna Public Archives; on-line research of the Okanagan Historical Society Reports (OHS) and the BC Historical Newspapers; various local history books; talking to local historians.

Review of Assessments and Evaluations: The building has undergone two previous assessments and evaluations. The first was undertaken in 1983 as part of the Kelowna Heritage Inventory. The second was undertaken in 1997-1999 as part of the Kelowna Heritage Register. These were reviewed as part of the current assessment and evaluation process. The photographs included were very helpful. These are included in the Appendixes.

Review of the Statement of Significance (SOS): The SOS was reviewed and checked for errors and omissions. Recommended changes/updates are included in this report.

Kelowna Heritage Register Evaluation Criteria Form: The building was evaluated using the Kelowna Heritage Register Evaluation Criteria form, including the rationale for the given score in each category. The final score is included.

Understanding the Historic Place

It is important to understand the context of the building within its surroundings (both original and current), as well as the building's evolution in order to effectively assess the heritage value of the heritage resource.

Description

Street Address: 3652 Spiers Road, Kelowna BC (1995- present)

Legal Description: Plan KAP25537, Lot B, Section 8, Township 26, O.DY.D.
Roll Number: 4118200; Jurisdiction: 217; PID: 005441-692

Lot Size: 36.81 Acres

Current Zoning: A1 (Agricultural in the ALR)

House on Current Site: September 1995 - 2019 (24 years at time of report)

Original Street Addresses: 248/202/388 Strathcona Ave and 2238 Long St, Kelowna BC

Original Legal Description: Lots 13 & 14, District Lot 14, Plan 535

Original Zoning: Residential (RU- Urban Residential is the 2019 term used)

House on Original Site: c.1913- September 1995 (about 81 years)

F*ormal recognition status:* The Cross House is listed on Kelowna's Heritage Register. The Kelowna Heritage Register (Community Heritage Register) was established under Section 954 of the Local Government Act (BC). These buildings are also listed on the Provincial and National Heritage Registers.

Legal protection status: The Cross House is not protected by a heritage designation bylaw at this time. The building owner is seeking to protect the house in the future through a Municipal Heritage Designation Bylaw.

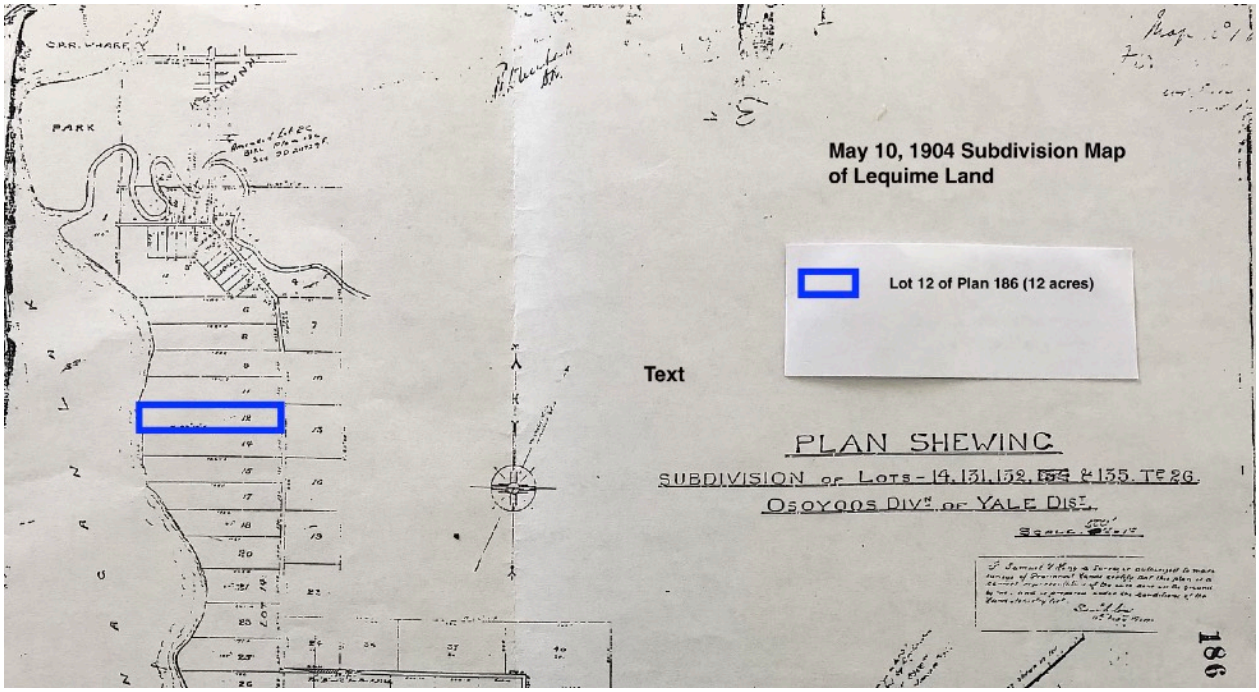
Historical Context

To help better understand the historic values of the Cross House, a summary of the development of the area where the house was built is necessary. The house was located in the Abbott Street residential area (next to the present day Abbott Street Heritage Conservation Area on two lots that

are now part of the Kelowna Hospital campus). The Abbott Street Conservation Area extends south of Mill Creek to Royal Avenue and west of Pandosy Street to Okanagan Lake.

The original 1884 Crown Land grant, that included this area, was given to (Joseph) Gaston Lequime. Gaston Lequime's brother, Bernard Lequime, created and registered the new Kelowna townsite in 1892. Gaston Lequime transferred a section, Part of Lot 14, Group 1 (which included the land that the Cross House would be built on), to his father, Eli Lequime in 1888. By 1904, the Lequime land was owned by Bernard Lequime.

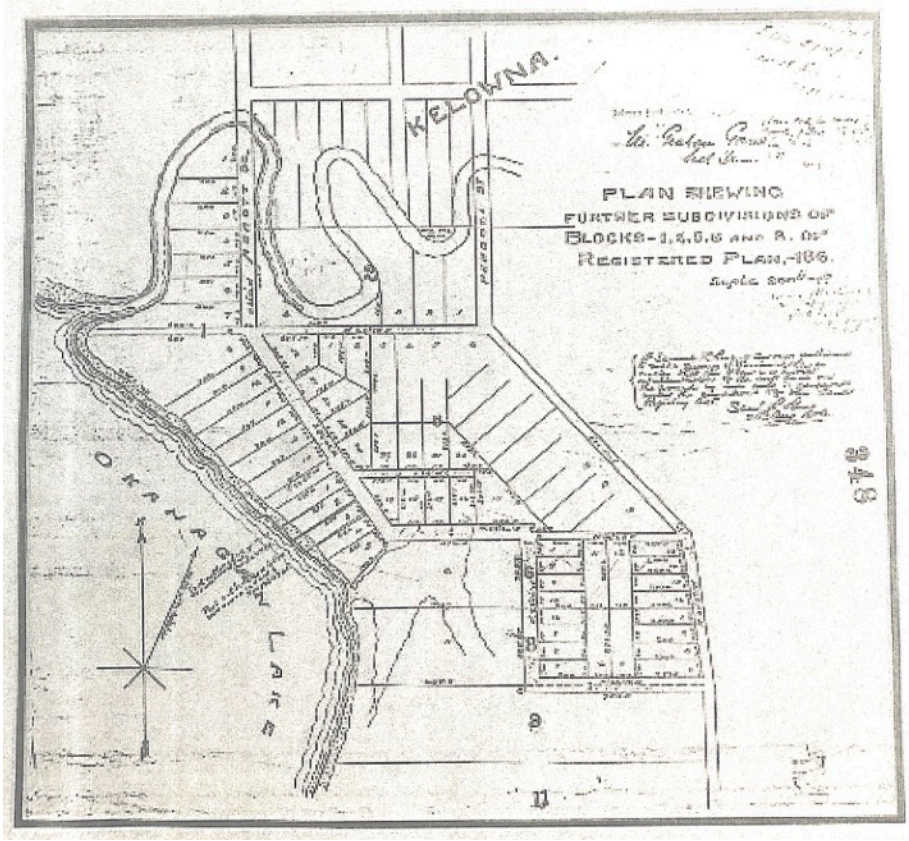
On March 14 1904, Thomas Stirling and Walter Pooley bought the 6,748 acres of Lequime land for $65,000, including the half-section (320 acres) south of Mill Creek. The land (Lot 14), west of Richter Street to the lake, was surveyed into various sized lots, mostly 10-20 acre lots for agriculture (fruit acreages on the lake) and some large residential lots located along present day Harvey Avenue and Pandosy Street. Many of Kelowna's early large homes were built on the lots located on the west side of Pandosy Street. Access to these newly subdivided lots was provided when Pendozi (Pandosy) Street was extended south, once a new permanent bridge was built over Mill Creek. At this time, Lot 12 of Plan 186 (12 acres) was created. This was the area that the Cross House would soon be built. Lot 14, to the south would become the site of the new Kelowna Hospital.



Original 1904 Subdivision Map (detail) of the Abbott Street area, south of Mill Creek. Lot 12, Plan 186 was created as a 12 acre agricultural lot
Source: Kamloops Land Titles Office

In January 1905, Stirling and Pooley transferred the land to their newly formed Kelowna Land & Orchard Company (KLO Company), of which Stirling was the president. After Kelowna's incorporation in 1905, there was more demand for residential lots in the new townsite. In 1906, the KLO Company surveyed the first residential subdivision in the Abbott Street area. The area was subdivided into long lots that extended from Okanagan Lake or Mill Creek to Abbott Street. On the east side of Abbott Street south to Park Avenue, the lots were subdivided into residential lots. South of Park Avenue to Cadder Avenue, along the west side of Pandosy Street to Long Street, additional

residential lots were surveyed. The Abbott Street area was well on its way to being developed as one of Kelowna's early residential neighbourhoods.



Map shows the 1904 and 1906 subdivisions of lots on Pendozi St, Lake Ave, Willow (Beach) Ave, & Park Ave
Source: Kamloops Land Titles Office

Lot 12 of Plan 186 (12 acres) was bought by Charles, Justin and Jean Marty, in April 1908, as a fruit growing lot. Lot 12 is located between Strathcona Avenue to the south, Royal Avenue to the north, Pendozi (Pandosy) Street to the east and bordered by the lake to the west. A group of investors/ land developers (Abel Gagnon, F.W. Groves, Henry Hewiston, and William Mantle) bought Lot 12 from the Marty family six months later. As there was a real estate boom in Kelowna, the group decided to subdivide the land into 44 residential lots.

These new residential lots were located next to the land donated by the KLO Company (Lot 14, Plan 186, 12 acres between Strathcona and Rose Avenues) for the new hospital. An additional 40 feet to the north and south of the original parcel (Strathcona and Rose Avenues) was also set aside to ensure that any future housing development wouldn't crowd the hospital. The first hospital building opened on August 2, 1908 with 19 beds, with the new maternity wing added in 1912.

As Abel Gagnon was a fairly well-known early builder/contractor in Kelowna, it was thought that he might have built the Cross House around 1909 as a spec house. It is more likely that this group of investors began to sell these residential lots once the land was subdivided, without the added cost of building a house. During this time, Abbott Street was extended south through this property and the new Hospital lot. The original 44 smaller residential lots (Lot 12 of Plan 186) was reduced to 42 to accommodate the Abbott Street extension. There were 20 of the 42 lots sold, by the time the investors decided to sell the remaining 24 unsold lots to a larger group of people in real estate/

insurance/law in June 1913. It should be noted that by 1912, the real estate boom in Kelowna had collapsed, which may have been why the remaining lots were sold to a larger investment group.

Richard W. Butler bought lots 13 & 14 of Plan 535 for $1,000 in July 1913. It is very likely that R. W. Butler, a building contractor/carpenter, designed and built his house in 1913 and moved in by 1914. He is listed in the Okanagan Telephone Directory for the first time in 1914 (addresses were not included) and in September 1916, R.W. Butler and Gertrude Butler are listed as living on Strathcona Avenue (no street address listed).

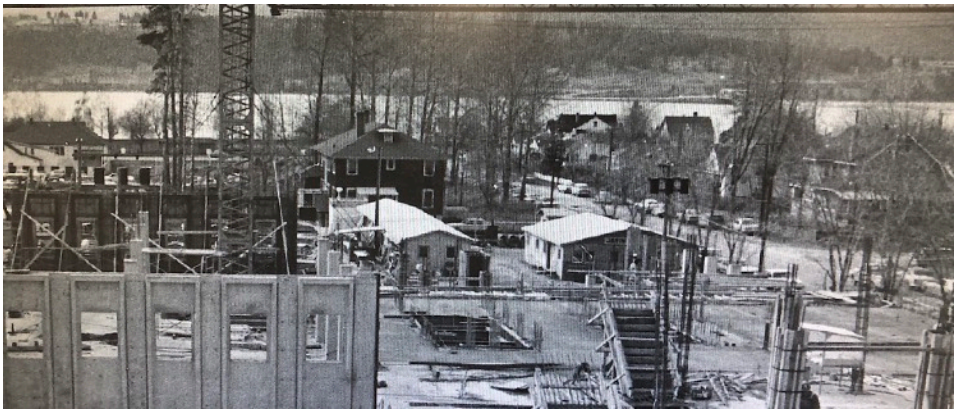
Cross House, late1920s-1930s,
Courtesy: Cross Family Fonds

Very little building happened in the Abbott Street area between 1914 and 1920, due to the first World War. When building began again, traditional styles continued to dominate this area. The larger houses continued to be built in styles such as Colonial, Tudor, and Dutch Revival. The smaller homes, usually one to one-and-half storey Vernacular Cottages, remained a popular choice. The Fire Insurance Map (c.1925-1930) shows the 42 lots with only ten houses built. This area was slowly developed over time. The lot to the north, between Glenwood and Royal Avenues, was not subdivided until after World War II in 1946.

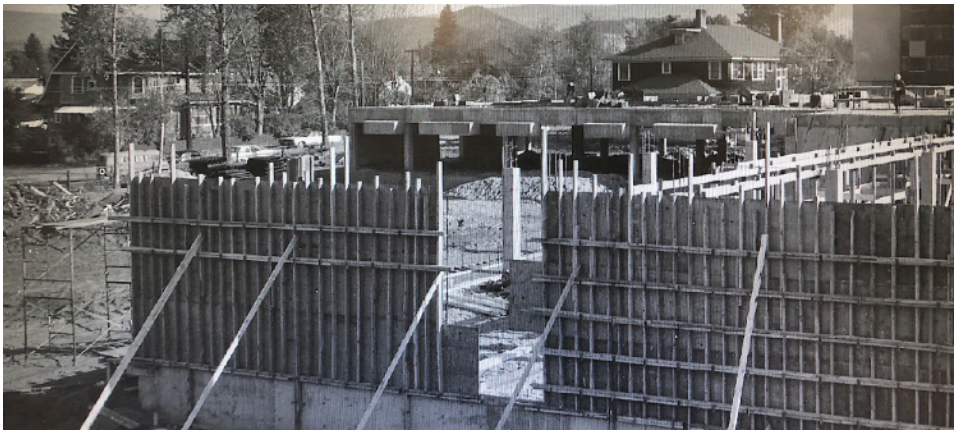
Cross House built on Lots 13 &14, Plan 535, highlighted in yellow on Fire Insurance Map, c.1925-1930
Source: KPA #2011.012.001

The Abbott Street area became Kelowna's most prestigious residential area during the 1920s and 1930s. This was partly due to its proximity to the lake and to the downtown. Many of these homes were associated with the fruit industry, belonged to many packinghouse owners and manager, as well as early developers, bankers, doctors, and shopkeepers.

As Kelowna grew and expanded, it was necessary for the hospital to also continue to meet the needs of the community. The original 1908 hospital building, with its numerous additions was replaced in 1940. In 1969, the five storey Strathcona building was constructed. The historic photographs below show the neighbourhood to the north of the hospital area (Strathcona Avenue is visible). The Cross House can be seen in its original neighbourhood.



View of construction of the new hospital building in 1940. The Cross House is visible to the right of the historic Nurses Home.
Source: KPA #2767



View of construction of the Strathcona building in 1969. The Cross House is visible to the left of the historic Nurses Home.
Source: KPA #2790

With the need for future expansion, the Kelowna & District Hospital Society Board began to buy up neighbouring properties and in 1982, had been granted permission to close Strathcona Avenue between Pandosy and Abbott Streets. "*Road closures and the change from residential to institutional land use wasn't without controversy; it took the surrounding neighbourhood some time to accept both the closure and the increasing impact the hospital was having on their area*." (Source: *Kelowna General Hospital*, S. Simpson, p. 85).

By 1994 the Kelowna & District Hospital Society had purchased the rest of the lots between Strathcona and Royal Avenues west of Long Street, for the new Interior Cancer Clinic building. The Cross House property was sold to the Kelowna & District Hospital Society in October 1994. On July 29, 1995, the Cross House, as well as six other houses and six garages were auctioned off, with the proceeds going towards the new Cancer Clinic. The buildings were to be moved by September 17th in order to clear the area for the new clinic. Mark Haley purchased the Cross House for $2,800 and moved it to his sister's sheep farm on Spiers Road, part of the old Berard farm in South East Kelowna. **Refer to Appendix #1: Map showing Original and New Location of Cross House**

The house, moved 24 years ago by Bob Howell of Interior Building Movers of Kelowna, has been well-maintained after its initial rehabilitation in the mid-late 1990s. The Cross House has become a well-known and loved building on Spiers Road.

Summary of the Heritage Value

The City of Kelowna has set out four main principles used in determining and assessing the heritage value of a building. These are:
A. Architectural History
B. Cultural History
C. Context
D. Integrity

A. Architectural History:

The Cross House was built on two lots in the 'Abbott Street Residential Area' (as identified in the *1983 Kelowna Heritage Inventory* as- the area south of Mill Creek and west of Pandosy Street to the lake, south to Wardlaw Avenue). This area "*contains several of the oldest remaining buildings from the Village Phase of the City, and a substantial number of buildings from the First and Second Civic Phases. It is a mature residential area, considered Kelowna's most prestigious residential area during the 1920's and 30's. It is characterised by continuity of wood frame structures and its mature landscaping as well as its association with Okanagan Lake.*" (Source: Kelowna Heritage Resource Inventory, 1983)

Early Kelowna went through four main phases of residential development after incorporation, which is reflected in the architectural styles of homes built during these time periods. The first phase of residential development (1905-1918) included architecture from the revival movements (i.e. Dutch, Victorian, and Edwardian), early Arts & Crafts, and early vernacular cottage styles. These styles are seen in both the upper Bernard & Lawrence Avenues neighbourhood, as well as in the newly subdivided area south of Mill Creek (Abbott Street Residential Area). The Cross House was built during this period.

The Cross House is a unique vernacular building that has a combination of various architectural elements from two main traditional styles (as identified on the Vancouver Heritage Foundation website www.vancouverheritagefoundation.org/learn-with-us/discover-vancouvers-heritage/vancouver-house-styles/house-styles/) The house's building elements largely fall under the Dutch Colonial Revival style and the Gable Vernacular style (shares some similarities with the Victorian Revival style in the "*Abbott Street & Marshall Street Heritage Conservation Areas development Guidelines*"). **Refer to Appendix #2: Dutch Colonial Revival Style & Gabled Vernacular Architectural Style**

This unusual styling combination includes the 2.5 storey gable-front with a gambrel bell-cast roof on one side and a gable bell-cast roof with returned eaves and projecting verges on the other (front and back of the house). There were few gambrel roof houses built in Kelowna and only a few still exist. Two of these include the Kincaid Residence on Laurier Ave and the Meikle House on Lawrence Ave. There are also few gable-front houses with returned eaves in Kelowna.

Elements from the Dutch Revival style on the Cross House include: bell-cast, medium gambrel roof; shed dormers on the sides of the house; side wall (exterior) chimney; and wide plain window and door trims. Elements from the Gable Vernacular (Victorian Revival) style include: bell-cast, medium height gable roof; Returned eaves & projecting verges; bay windows; full-width wrap-around porch; and 2.5 storey massing. The house shares elements of both styles in its vertical double hung windows, multiple pane windows, and wood shingle siding.

The Cross House is asymmetrical in design. On the front facade the door is located towards the north side of the house, the windows are different shapes and sizes, and the various roof types, overhangs, and returned eaves, add to the asymmetrical look and feel of the house. There are different roof styles (including hip, gable and gambrel) and levels on the house. Window types include one main floor bay window and two second storey bay windows (variant). Instead of the usual three windows (one on each side of the bay), the second storey bays have a window on each of the sides, with the central section not containing a window.

The vernacular design of the Cross House is evident in the use of local materials, the mix of style elements, and the functional nature of the layout of these building elements. The house appears to be designed from the inside out. The layout of the interior of the house dictate to some degree the exterior shape and elements, such as the windows' shapes and locations. There are a number of porches/verandahs including one enclosed sunporch, another functional part of design in hot Okanagan summers.

It is likely that the house was built by the first owner of the property, R. W. Butler, in 1913. Butler, a carpenter, ran his building contracting business out of his home (Cross House) from 1914 until the early 1920s. Little is known about Butler, except that his house is a unique design in Kelowna and the craftsmanship is of a high standard. The quality of the interior woodwork in the house shows Butler's carpentry skills.

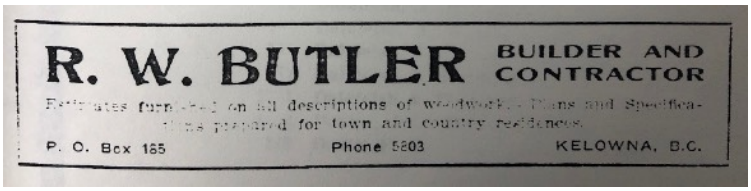
Cross House, 2019
Top L-R: front (east) facade; side (north) facade
Bottom L-R: back (west) facade; side (south) facade

B. Cultural History:
Refer to Appendix #3: Summary of Cross House and Land Ownership

The Cross House is associated with a number of people and institutions in Kelowna, as well as associated with the changes in the land use in its neighbourhood.

Richard W. Butler is valued as the most likely house 'designer' and builder. Little else is known about R.W. Butler except for the relatively short time that he lived and worked in Kelowna as a builder during a period of slow economic growth. Richard W. Butler bought lots 13 & 14 of Plan 535 for $1,000 on July 14, 1913. **Refer to Appendix #4: R. W. Butler purchase of Lots 13 and 14, Plan 535, July 14, 1913**

It is very likely that Butler designed and built his house in 1913 and moved in by 1914. In the Kelowna Telephone Directory, R. Butler is not listed until 1914 with a residential phone number. This may indicate that Butler did not have a number until after he and his wife moved into their newly built house. The Cross House, a large house (was located on both lots), with a unique vernacular style/design that took elements of different styles, is really a 'custom' designed house for its owners. In 1916, R. W. Butler and his wife Gertrude Butler are listed as living on Strathcona Avenue (no street address listed in the directory).


R. W. BUTLER BUILDER AND CONTRACTOR
Estimates furnished on all descriptions of woodwork. Plans and Specifications prepared for town and country residences.
P. O. Box 185 Phone 5803 KELOWNA, B.C.

R. W. Butler Builder and Contractor
Estimates furnished on all descriptions of woodwork. Plans and Specifications prepared for town and country residences. P.O. Box 185. Phone 5803. Kelowna, B.C.

Okanagan Telephone Directory, July 1914 Source: KPA

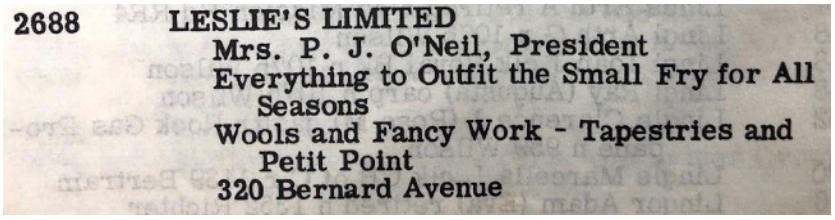
R. W. Butler and his wife Gertrude lived in the house until it was sold in 1924 (for about 11 years). They moved to Vancouver, where Butler died in 1927.

Elwood Lindsay Cross and Islay Mae Cross bought the house in March 1925. The Cross family, for whom the house is named after, owned the house for about 26 years. E.L. Cross, the house's most well-known owner, is valued for his connections with land development and fruit growing.

Elwood Lindsay (E. L.) Cross (Nov 20, 1887 - Jan 28, 1948) grew up in Winnipeg. He spent several years surveying land for the C.P. R. in Saskatchewan and Alberta. He came to Kelowna in 1910 as a land surveyor for the Belgium Company (Belgo Land Company). Attracted to the Okanagan, Cross decided to purchase an orchard of his own. In 1913, Cross brought his new wife, Islay Mae (MacDonald), to their log farmhouse on Vernon Road in Rutland. During World War I, Cross went to work at the Dominion Canners as the General Manager until 1923. He oversaw the processing of vegetables and dehydration of both fruit and vegetables. In the early 1920s with the arrival of the railroad to Kelowna, E.L. Cross founded the Rutland Canners Ltd. The Cannery was built on land adjacent to his orchard in Rutland, near the present day Scandia on Highway 97. The Rutland Canners processed vegetables, mainly tomatoes and juice. E.L. Cross also consulted for other companies, both nationally and in Washington State. After fire destroyed his company's warehouse and cannery buildings in the winter of 1938/39, E.L. Cross became the supervisor of the Bulman Dehydrating operation in Vernon. Bulman's Dehydrator, developed by Thomas Bulman in 1916, was the first commercial dehydrator to operate in Canada. In 1928, Bulmans Ltd built a new cannery and dehydrator in Vernon. As E.L. Cross was convinced that frozen foods was the next step in food processing, he purchased the Frozen Food Lockers from Bulman's. He was in the process of building the Vernon Frozen Food Lockers, when he died in 1948. E.L. Cross and his wife

Islay had six children who grew up in the house on Strathcona Avenue, known as the Cross House. The family owned the house for almost 20 years, selling it in 1944 when they moved to Vernon.

After the house was sold, it was owned for a short time by two different families, before being bought by Patrick & Mary O'Neil who owned the house for about 26 years. The O'Neils owned Leslie's Limited, a children's clothing store on Bernard Avenue. Mary O'Neil was listed as the president of the store in a 1958 advertisement. After Patrick died around 1967, Mary continued to own the house until 1975, as a rental property.


2688 LESLIE'S LIMITED
Mrs. P. J. O'Neil, President
Everything to Outfit the Small Fry for All Seasons
Wools and Fancy Work - Tapestries and Petit Point
320 Bernard Avenue

Kelowna City Directory, April 1958
Source: KPA

The Cross House was bought in 1979 by Fay Dotten (Karp), listed as a first aid attendant and then later as a Registered Nurse on the land titles deed. Fay and her husband Joseph Karp (listed as a businessman) owned the house until it was bought by the Kelowna & District Hospital in October 1994. The Cross House located next to the hospital was a convenient location for health care workers to live. With the Kelowna & District Hospital Society Board buying up properties nearby for new Interior Cancer Clinic (since 1992), it also made this property a good investment.

The Cross House address changes indicate the development of the neighbourhood. As more houses were built in the neighbourhood (i.e. after WWII when there was a building boom), the house number changed and again in the 1950s when all the lots were finally built on.

1913-1920s- Strathcona Avenue (No # listed, only the road)
1925-1945- 202 Strathcona Avenue
1946-1951- 388 Strathcona Avenue
1952-1995- 2238 Long Street

The relocation of the Cross House is also representative of the redevelopment of its neighbourhood with the new Interior Cancer Clinic built at the Kelowna Hospital. The purchase and conservation of the Cross House shows the value that was placed on this building.

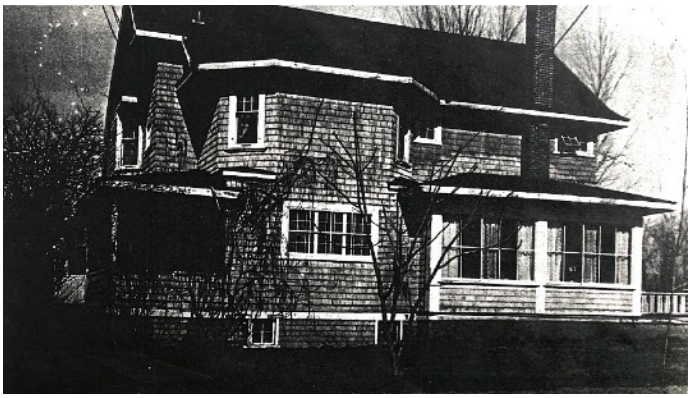
The Cross House was relocated very close to where the original Berard farmhouse once sat. Berard Road in front of the property, off of Spiers Road is named after this early family. The Komant family owned the farm from the mid-1960s until it was sold to Sue Haley, the current owner. The Komants lived in the Berard farmhouse for a short time while they built their new house on the other side of the driveway. After the new house was built, the old farmhouse and barn were demolishe

View of the original farmhouse on Spiers Road before it was torn down in the mid-late 1960s
Courtesy: Eleonore Stacha family photos

View of the Cross House, 2019

C. Context:

The Cross House, built on two lots at the northwest corner of Strathcona Avenue and Long Street was valued as part of its early residential neighbourhood in Kelowna. The house was part of the continuity of the streetscape. The house faced Long Street, with its back porch facing towards Okanagan Lake. The site was flat with mature landscaping (as it had sat on its two lots for about 81/82 years). Being on the corner of Long and Strathcona, this large house would have been very visible from the street.



South side of the Cross House from Strathcona Ave, c. 1930s
Courtesy: Cross Family Fonds

Front of the Cross House from Long St, 1995
Courtesy: Mark Haley Fonds

When the house was relocated and saved from demolition, it gained a new context which has become part of the building's story. The Cross House is now on an almost 37 acre sheep farm with mixed agriculture. It was moved onto the site, very close to the original location of the old Berard farmhouse that was torn down in the mid-late 1960s. The house, located on a slight rise, is surrounded by lawns, raised gardens, a few trees, and a workshop in the back. The rest of the farm buildings, a 1960s house, and fenced fields surround the Cross House. The neighbourhood is a rural community of mixed farming in the Agriculture Land Reserve (ALR). The Cross House has become a local landmark, largely due to its style, design, size, location, and its uses that include: Mission Creek Folk School (late 1990s-2000s), B&B, and various community events over the years.

The Cross House received two Kelowna Heritage Grants (Kelowna Heritage Foundation in 1998 and City of Kelowna Heritage Grants Program in 2013) towards the conservation of the building, as well as a Central Okanagan Heritage Society award for "*Restoration of the Exterior of a Building Currently in Residential Use*" in 1999. These grants and award show the value that the community places on this important heritage building.

3652 Spiers Road

D. Integrity & Condition:
Refer to Appendix #5: Alteration History of the Cross House

The Cross House has undergone changes over time but these have had minimal affect on the style, design, and character of the building. The change that has had the most affect on the house is the relocation of the house to the rural property in South East Kelowna on Spiers Road. With the move, the house was put on a new, higher foundation, on a bit of a rise. This has actually made the house stand out and added to the original vernacular farmhouse (with the partial gambrel roof) character. The move and new use has benefited the house with the significant amount of conservation work undertaken when it was first moved and the regular maintenance of the building. The house, in general, is in very good condition.

Review of Previous Assessments & Evaluations

There were two previous assessments and evaluations of the Cross House. The first was undertaken in 1983 for Kelowna's Heritage Inventory. **Refer to Appendix #6: Kelowna Heritage Inventory Forms, 1983.** This report is valuable for the information on the building and especially for the black and white photographs included. The building was evaluated and was determined it was a 'C' class building (2238 Long St) with some heritage value. It is likely that the building received this classification and low score because there was little known about the social history of house at the time. The unique architectural style is significant, even without the social history. Even though the criteria has changed (1980 values), the Cross House was still considered worthy of reevaluation and inclusion for the Kelowna Heritage Register in the late 1990s. ***(Note: the A and B buildings and only a couple of the C buildings were added to the Kelowna Heritage Register)***

The Kelowna Heritage Register, begun in the late 1990s, was also helpful to this process. **Refer to Appendix #7: Kelowna Heritage Register Forms, 1997-99.** The Cross House was re-assessed in 1997 at the request of the owner and found to have significant heritage value and was included on the Kelowna Heritage Register. It should be noted that the house had already been moved to its new location by this time. As well, research was undertaken for inclusion on the Heritage Register (by the homeowner, Mark Haley) and for the Statement of Significance for the house.

The house was deemed to have enough heritage value to be included as one of the approximately 200+ A and B class buildings in Kelowna.

Kelowna Heritage Register Evaluation Criteria

The Kelowna Heritage Register Evaluation Criteria is based on the following to determine if the building has heritage value and what those values are. This City of Kelowna evaluation system will be used to determine the heritage values of the building.

The final scoring of the building is summarized and a score given to determine if the building falls within Group A, B, or C and if it should remain on the register, if it might remain on the register, or if it should be removed from the register. Buildings that are in Group A, are likely worthy of heritage designation. **Refer to Appendix #8: Kelowna Heritage Register Evaluation Criteria Definitions**

A. Architectural History: Style or type of building, structure or landscape; design attributes; construction methods/materials; notable designer or buildings.

Criterion	Grade	Points	Rationale
A.1 Style &/or Type	E	35	The Cross House is an excellent example of a unique vernacular house style in Kelowna. The building takes architectural elements from both the Dutch Revival style, the Gable Vernacular style (similar elements to the Victorian Revival style), as well as uses design elements from other traditional styles. The Cross House is one of only a couple of gambrel roof homes in Kelowna. With its mix of a bell-cast gambrel roof on one side and a bell-cast gable roof with returned eaves & projecting verges on the other, this makes this building very unique in Kelowna- one of a kind. The Cross House, built likely built in 1913, is part of Kelowna's first civic phase of architecture (1905-1918) in the new Abbott Street neighbourhood created when the Lequime crown grant land was subdivided. This phase is important for its traditional revival architectural styles and elements, of which the Cross House is an excellent example.
A.2 Design	VG	15	The Cross House's vernacular design is both unique and notable in Kelowna. The house is a mix of several functional and some aesthetic design elements. This large house was built by a local builder, likely for his family, living in the hot Okanagan Valley in the early 1900s. The house design had to be functional but also attractive as it may have been an example of the builder's work for potential clients. The house's practical design elements include: the front porch, the side porch (later enclosed with windows), and the back screen-in porch, the gambrel roof and dormers to add extra living space (second storey and attic space), side brick chimney with fireplace, and a mix of window sizes, shapes and locations (windows were installed wherever they were needed instead of in a symmetrical fashion that is more typical of specific architectural styles). The main floor front bay window is both functional and aesthetic, as is the two second-storey bay windows. Leaving the middle section of the bay plain (no window installed) was a functional decision for the rooms use as a bedroom. The use of shingle siding added to the aesthetic appeal of the house. The various roofs, overhangs, returned eaves, and bell-cast details are both functional and add to the over-all design and charm of the house.
A.3. Construction	G	5	The Cross House's wood construction and materials are typical of the early 1900s and can still be found in Kelowna. Even though shingle siding was less common than horizontal wood siding on Kelowna's early houses, there are still a number of early wood shingle buildings that still exist. The use of wood shingles was more common on Craftsman style buildings in the 1920s (Second Civic Phase- 1918-1932).
A.4.Designer/ Builder	F/P	0	It is likely that the Cross House was built by R. W. Butler, a building contractor in Kelowna (c.1910-c.1924) who is relatively unknown. His building contracting business was advertised in the Okanagan Telephone Directory during this time.
SUBTOTAL (max. of 40)		55/40	

B. Cultural History:
Historical association with important people or events; historical patterns within the city's history.

Criterion	Grade	Points	Rationale
B.1 Historical Association	VG	18	The Cross House has close associations with the following people that are of moderate importance in Kelowna: • Elwood L. Cross (E.L. Cross and Islay E. Cross owned the house from 1925-1944. The house was named after the Cross Family): Valued for E.L. Cross's connection with land development (Belgo-Canadian Fruit Lands Company); fruit growing (owned orchard in Rutland) and the fruit industry (general manager of the Dominion Canners plant in Kelowna; started Rutland Canners Ltd.; supervisor of the Bulman dehydrating plant in Vernon; started Vernon Frozen Food Lockers) • Patrick and Mary O'Neil (owned the house from 1949-1975): Valued being a small business owner on Bernard Ave in the 1950s. Mary O'Neil was the president of Leslie's Ltd, a children's clothing store. Patrick was the secretary-treasurer of the family business. • Other early owners include: R.W. Butler (building contractor/ carpenter) & Gertrude Butler; George Hewson; Thomas Robinson (Merchant) & Monica Robinson; Edwin Franklyn (Merchant) & Arvilla Franklyn; Fay (Dotten) Karp (Registered Nurse) & Joseph Karp (Businessman) The Cross House is also associated with the Kelowna General Hospital. The house was bought by the Kelowna & District Hospital in Oct 1994 in anticipation of the new Cancer Clinic. The house was auctioned off and moved, in order for the land to be cleared for the new building.
B.2 Historical Pattern	G	10	The Cross House, in its original location on the corner of Strathcona Ave and Long St, is associated with the subdivision and development of one of Kelowna's early neighbourhoods in the Abbott Street area. The original subdivision of land into fruit lots, then into residential lots that were slowly built on (Cross House one of first houses built), is part of the development of the area. The Cross House is also associated with the development and expansion of the Kelowna General Hospital. The house was built near the original 1908 hospital during Kelowna's early civic development. Due to the house's close proximity to the hospital, it was a desirable place to live for hospital workers (i.e. Fay Dotten Karp, R.N. 1979-1994). As Kelowna grew, the hospital continued to expand in order to meet the needs of the community. The house on its two lots was bought by the Kelowna & District Hospital in Oct 1994, in anticipation of the new Cancer Clinic. The house was auctioned off and moved to its new location, with funds going towards the new building. With the decision that Kelowna would be home to the new Cancer Clinic, the hospital became the new medical centre for the interior of the province.
SUBTOTAL (max. of 35)		28/35	

C. Context:
Context of each resource within the historical landscape or neighbourhood; compatibility with other buildings and groupings of buildings' symbolic importance as a local landmark.

Criterion	Grade	Points	Rationale
C.1 Landscape/ Site	G	5	The Cross House was originally built on a large flat residential corner lot (two lots combined) with a yard that included mature trees, cedar hedges, and gardens for about 81 years. As the house had to be moved or it would have been demolished, it may have lost its original site context but has gained a new site context. The house was moved about 6.5 kms to its new site at 3652 Spiers Road 24 years ago. The house now sits on a small rise of land on a 36.81 acre rural farm in the Agricultural Land Reserve (ALR). The front of the Cross House faces east, with the back of the house looking towards Okanagan Lake, the same orientation as on its original site. The area around the house has gardens, trees, a workshop and fenced fields, as well as a second house and other farm buildings. The house was relocated very close to where the original Berard farmhouse (the road in front of the property is named Berard Road after the family who once owned the land) once sat. Even though the Cross House was moved, it retains its orientation to the lake and road, its vernacular style and size fits well on the rural property.
C.2 Neighbour-hood	G	6	The Cross House was one of the early houses built in its original residential neighbourhood developed from about 1910 to the 1930s/ 1940s. While its vernacular styling would have have been somewhat unique in the neighbourhood, it would have fit into the residential neighbourhood with its age and traditional design. When the house was moved to Spiers Road, it was no longer part of the this residential neighbourhood. However, it was moved to an agricultural area and replaced the original farmhouse that once stood on the property (area of compatible use).
C.3 Visual/ Symbolic Importance	G	8	When the Cross House was built, it would have stood out in its original neighbourhood- largely due to its size and location. On its new site, the Cross House is very visible from the road (on a rise and has been raised higher with the addition of the basement suite). For the past 24 years it has become a local landmark for the area.
SUBTOTAL (max. of 25)		19/25	

D. Integrity & Condition:
Degree to which the resource has been altered since originally constructed and designed. The reversibility of alterations was also taken into account.

Criterion	Grade	Points	Rationale
D. Integrity & Condition	VG	-5	The house is in very good condition and has had few alterations. Any changes made have been compatible with the original house and do not detract from its style, design, construction or character. As the house was moved, it was placed on a new, higher concrete foundation for the basement suite. This has raised the house up, making it more visible and prominent on its site. The modern concrete foundation has some impact on the building. By facing the foundation with shingles (similar to the original foundation level), this would add to the building's traditional character not detract from it. The Cross House is well maintained (there are some areas that need new paint) and in very good condition.
SUBTOTAL (subtract from total score)		-5	

Eligibility for Kelowna Heritage Register:

Category	Score	Total Allowed	Score out of Total Allowed
A. Architectural History	55	40	40
B. Cultural History	28	35	28
C. Context	19	25	19
D. Integrity	-5	0 to -15	-5
Final Score			**82**
Eligibility	**Group A (60-100)** **Group B (40-59)** **Group B (20-39)**	**Yes** **Maybe** **No**	**Group A - Should remain on Heritage Register and is an excellent candidate for Municipal Heritage Designation**

Summary of the Evaluation and Review of Statement of Significance (SOS)

The assessment and evaluation of the Cross House determined that it is a strong 'A' building with a score of 82/100, using the Kelowna Heritage Register Evaluation Criteria. A score between 60-100 is required to be in the 'A' Group. The Cross House scores a lower score, largely due to its move from its original site and neighbourhood. However, because the house had to be moved, it gains back some points because of its new location on Spiers Road.

The Statement of Significance (SOS) for the Cross House was reviewed and revised. The recommended updated SOS is below. To view the original SOS with the changes marked, **Refer to Appendix #9: Cross House- Statement of Significance-Original with Recommended Revisions**

Cross House- Statement of Significance (SOS) -Revised 2019

Statement of Significance:
Associated with Elwood Cross and Patrick and Mary O'Neil, local business leaders in the agricultural-processing and retail trades. Sold by Kelowna General Hospital to make room for the Cancer Clinic.

Place Description: The historic place is the two and a half storey wood-frame Cross House, built in 1913 and located at 3652 Spiers Road in the rural South East Kelowna neighbourhood.

Heritage Value: The heritage value of the Cross house, which has been moved from the South Pandosy Neighbourhood to South East Kelowna, is derived from its diverse occupants since its construction in the early 1900s and its architectural characteristics.

The house, originally located at 248 Strathcona Avenue (address changed to 202 and then to 388 Strathcona Ave), was likely built in 1913 by Richard W. Butler, a local building contractor. Butler and his wife Gertrude lived in the house until 1924.

From 1925 to 1944 the house was owned by Elwood Lindsay Cross (1888-1948) and his wife Islay. Elwood Cross has value for his connections with land development and fruit-growing. Trained as a land surveyor, Cross came to Kelowna (from Winnipeg) in 1910 to survey land in the Belgo area for the Belgo- Canadian Fruit Lands Company. Taken with the Okanagan, he purchased land in Rutland and became an orchardist. In 1914 he became the general manager of the Dominion Canners plant in Kelowna, where he oversaw canning and dehydration of vegetables and fruit. In 1923 he left Dominion Canners and started Rutland Canners Ltd., on land adjacent to his orchard, near where Scandia is now located on Highway 97. The cannery processed vegetables, especially tomatoes and juice, but it was destroyed by fire during the winter of 1938-39. After that Cross became supervisor of the Bulman dehydrating plant at Vernon. He then built Vernon Frozen Food Lockers, although he did not live long enough to see the completion of that project.

In the 1950s (when the address had been changed to 2238 Long Street) the house was owned by Patrick J. and Mary D. O'Neil, respectively secretary-treasurer and president of Leslie's Ltd., a children's wear store at 320 Bernard Avenue. The O'Neils owned the house for 26 years.

In 1995 the house was removed from its original site to make way for the new Cancer Clinic (Sindi Ahluwalia Hawkins Centre) behind the Kelowna General Hospital. The building was purchased at auction by Mark Haley and relocated to his sister's sheep farm in South East Kelowna. The house now sits on a rise on its new site in the same location as the property's original farmhouse.

The Cross House is a vernacular gable-front building with a number of unusual architectural elements including its bell-cast roof that combines the gable and gambrel forms. The asymmetrical design, along with the unusual mix of architectural features, makes this a very unique house in Kelowna.

Character Defining Elements
Key elements that define the heritage character of the Cross House include its:

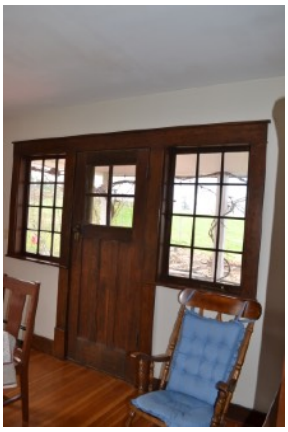
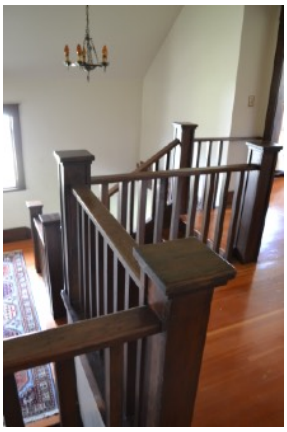
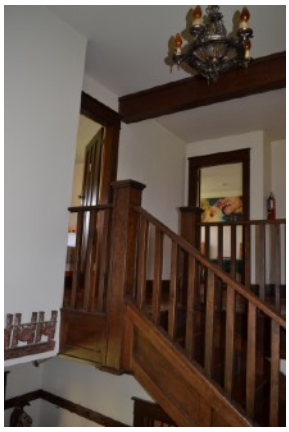
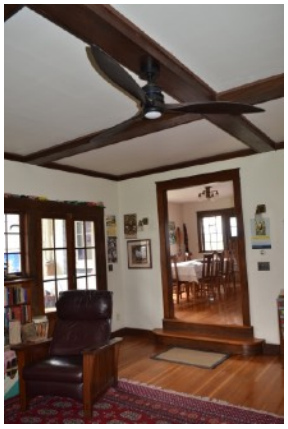
- Rural setting on a farm in South East Kelowna, with the house set on a rise surrounded by broad lawns, raised gardens, and a couple of mature trees
- Residential form, scale and massing, expressed by the 2.5-storey height and rectangular plan with large porch overhang
- Asymmetrical design and features
- Unusual bell-cast roof, gable-like with returned eaves on one side and gambrel-shaped (i.e. double-sloped) on the other
- Shed roof side dormers
- Bay windows (front first-storey & two second-storey with no middle window)
- Front full-width partially enclosed wrap-around verandah
- Back porch with overhang
- Entrance porch with wood posts
- Brick side-wall chimney (from Corbelled brick chimney)
- Wood shingle wall cladding
- 6-over-1 double-hung wood sash windows and multi-paned wood casement windows

Recommendations for Heritage Designation

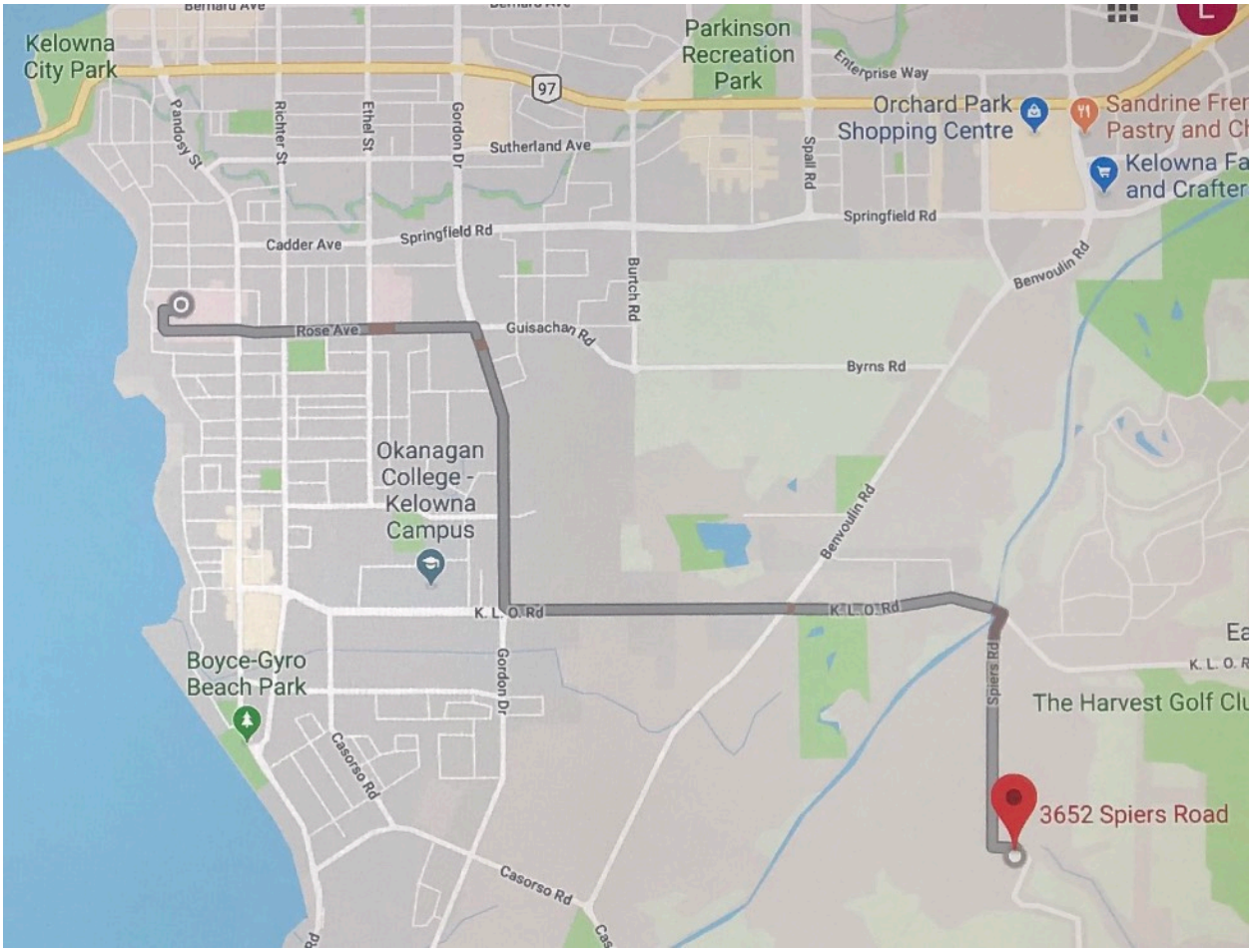
It is strongly recommended that the Cross House be protected with a Kelowna Municipal Heritage Designation Bylaw, as requested by the homeowner(s). The Cross House is a very significant building in Kelowna and is worthy of protection. The (ALR) property at 3652 Spiers Road is in the process of being donated to a not-for-profit society/charity, who will see that the property continues as working farmland. In order to ensure that the Cross House, along with the area around the house is conserved for future generations, designation is necessary.

Designation should include:
-Exterior of the house (see the Cross House SOS for specific Character Defining Elements)
-Yard surrounding the house (**Refer to Appendix #10: Map of Area to be Included in the Heritage Designation Bylaw**)

Designation may include:
-Interior Elements: window, door and floor trims/mouldings; main staircase to second storey; fir floors; ceiling beams on second storey foyer and main floor living room

Appendix #1 : Map showing Original and New Location of Cross House



Source: Google Maps

Appendix #2: Dutch Colonial Revival Style & Gabled Vernacular Architectural Styles

Dutch Colonial Revival Style (1910 - 1940) Architectural Style

Source: https://www.vancouverheritagefoundation.org/house-styles

FORM

Dutch Colonial Revival buildings are symmetrical 2-storey houses, set near ground level, with double-pitched gambrel ("barn") roofs almost always with side gables. Usually, a full-width shed-roof dormer occupies the front elevation. The front door is usually centred, often with a fanlight above. Windows are usually double-hung with shutters and often set in pairs or triples. Chimneys were set on the side wall. The cladding is usually horizontal lap siding, occasionally roughcast stucco.

BACKGROUND

Early 18th century Dutch and Huguenot settlements in the Hudson River Valley area inspired Dutch Colonial Revival architecture. The style shares similarities with the Georgian Revival popular in the same period, with symmetrical bays of windows and a centered front door. Like other colonial revival styles, Dutch Colonial Revival first reappeared after the American Centennial in 1876. It became more common in the interwar period (between WWI and WWII) as kit patterns in mail order catalogues made the style more accessible. It was one of the most popular designs of this era. The gambrel roof with its full second storey of space made the Dutch Colonial Revival house a practical choice for families. It is still a common style found in interwar suburbs.

DETAILS

- Gambrel roof (Barn roof)
- One storey with steeply pitched gambrel making a full second storey
- Either separate dormers or continuous shed dormer
- Central entrance
- Windows usually double-hung with shutters, set in pairs or triples
- Small pane windows
- Horizontal lap siding
- Side wall chimney

MATERIALS

Earlier Dutch Colonial Revivals usually had lap siding, a trait that still characterizes many homes of this style. In the thirties, roughcast stucco was more popular. Many have shutters, either ornamental or functional, emphasizing their windows. Green for trim, shutters, windows and doors was the most popular colour choice along with white siding. Some more upscale examples had foundations of concrete with a brick veneer.

BELLCAST EAVE: An eave that curves, or flares, outward like the flanges of a bell.
GAMBREL ROOF: A ridged roof having two slopes on each side where the lower slope is steeper than the upper (also called a "barn" roof).
SHED DORMER: A dormer with a single plane sloping roof.

Dutch Revival Characteristics:

(Source: Kelowna Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines)

Bell-cast, medium gambrel roof
Shed or gable dormers
Siding & ornamental- shingle & stucco
Up to 2 storey massing
Vertical double-hung window openings
Multiple pane windows (munton bars)
Wood shingle roofing (original)

Gabled Vernacular (1886-1915) Architectural Style

Source: https://www.vancouverheritagefoundation.org/house-styles

FORM

The most common surviving houses of old Vancouver, Gabled Vernaculars are 1-1/2 to 2-1/2 stories tall with front-gabled roofs; the roof may have a skirt across the bottom of the gable. In this style, the house is usually set a half to a full storey above the ground (due to the basement space required for central heating). Its full-width front porch commonly has a hipped roof held up by posts (typically round Tuscan-style). The front door is almost always set on one side of the facade in line with the front stairs and there may be a bay window on one side of the porch, sometimes repeated on the upper storey. Dormers may be hipped or gabled. Examples of the style usually have very few decorative elements such as brackets and fretwork.

BACKGROUND

The Gabled Vernacular style drew on several popular styles, adapted them for simpler homes for everyday living in the late 19th – early 20th century. Following the rise of the Greek revival movement in the 19th century, gable-fronted houses became more common, with designs that echoed the pediments of ancient Greek temples. This style gained popularity for American homes between 1830 and 1850. Pre-fabricated houses like many of the BC Mills houses and mail-order plans made the style easy to access. Gabled Vernacular homes were common in Vancouver since their narrow two-storey form made front-gabled houses well suited for urban lots. Today, the style is one of the most common historical house styles left in the city.

DETAILS

- Steeply pitched, front-gabled roof
- Often roof skirt across bottom of gable
- Usually 2 to 2-1/2 storey
- Full-width porch
- Set a half- to full-storey above ground
- Few decorative elements
- Drop siding or narrow lap siding, sometimes shingles

MATERIALS

Gabled Vernacular roofs were usually made of cedar shingles. Siding was usually drop siding with a pronounced channel or concave cove shape at the top of the board.

Victorian Revival Characteristics: (shares some similarities with the Gabled Vernacular style)
(Source: Kelowna Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines)
Bell-cast, medium height gable roof
Returned eaves & projecting verges
Up to 2.5 storey massing
Vertical double-hung window openings
multiple pane windows (lead glass)
Front room bay-window
Wrap-around, open porch
Siding & ornamental- shingle & clapboard (vertical)
Corbolled brick chimney cap
Wood shingle roofing (original)
Decorative Detailing

Appendix #3: Summary of Cross House and Land Ownership

Note: compiled from Land Titles search (M. Haley) & Kelowna Public Archives -archival research (maps, telephone directories, voters lists, etc)

DATE	Land/Legal Address & Notes	Owner(s)
1884	Original Crown Grant	Joseph Gaston Lequime
1888	Original Crown Grant	Eli Lequime
1904	Original Crown Grant	Bernard Lequime
Mar 1904	Bought large piece of Lequime land	Thomas Stirling; William Pooley
Jan 1905	Bought approx 6,748 acres of the original Lequime land from Stirling & Pooley, to be subdivided into some smaller and larger agricultural/fruit lots	The Kelowna Land & Orchard Co Ltd
Apr 1908	Bought Lot 12 of Plan 186 (12 acres), valued at $2,240 which had likely been subdivided into a fruit growing lot. This area is located between Strathcona Ave to the south, Royal Ave to the north, the lake to the west and Pendozi to the east.	Charles Marty; Justin Marty; Jean Marty
Oct 1908	Lot 12 of Plan 186 (12 acres) was bought by four investors/developers with a 1/4 share each for $550 (total of $$2,200). These investors subdivided Lot 12, Plan 186 into 44 residential lots (Plan 535). After being subdivided, these new residential lots, near the new hospital were for sale.	Abel Gagnon (Building contractor); F.W. Groves; Henry Hewiston; William Mantle
June 1913	The 24 of 44 unsold lots (Plan 535) were acquired by a new investment group (for about $8,000). The lots included: 9,13-19, 21, 23, 25-26, 28-39.	Adelaide Burne; Anthony Temple, William Knox; Philip Du Moulin; Edward Carruthers; Henry Heweston
July 14, 1913	Bought Lots 13 & 14 of Plan 535 for $1,000. It is likely that it was R. Butler, building contractor, who built the Cross House in 1913 on both lots. 1914 Richard Butler listed in Ok Telephone Directory, no address 1916 Richard Butler listed in Ok Telephone Directory, Strathcona Ave (no street #)	Richard W. Butler (Building contractor/ Carpenter)
1924	Strathcona Ave Not listed in Ok Telephone Directory	George Hewson
Mar 1925	Bought Lots 13 & 14 of Plan 535, with a $6,000 mortgage. 1926, ’28, ’29, ’36 E.L. Cross listed in Ok Telephone Directory, 248 Strathcona Ave 1938 Ok Telephone Directory new address: 202 Strathcona Ave	Elwood L. Cross (Manager) & Islay E. Cross

DATE	Land/Legal Address & Notes	Owner(s)
1944	202 Strathcona Ave	Thomas Robinson (Merchant) & Monica Robinson
1946	388 Strathcona Ave Sept 1946 Ok Telephone Directory new address	Edwin Franklyn (Merchant) & (Janet) Arvilla Franklyn
Aug 1948	Lots 13 & 14, District Lot 14, Group 1 of Plan 535 388 Strathcona Ave	Alfred Fournier; Stanley J. Bare (listed as lawyers with address on Water St)
Jan 1949	Lots 13 & 14, District Lot 14, Plan 535 388 Strathcona Ave 1952 Ok Telephone Directory new address: 2238 Long Street	Patrick O'Neil & Mary O'Neil (Children's Retail- Leslie's Ltd on Bernard)
July 1967	Lots 13 & 14, District Lot 14, Plan 535 2238 Long Street	Mary O'Neil 'widow' living at 1291 Bernard Ave
Feb 1975	Lots 13 & 14, District Lot 14, Plan 535 2238 Long Street	Martha Virag (estate of John Virag)
1977	Lots 13 & 14, District Lot 14, Plan 535 2238 Long Street	Joseph De'Andrea & Jessica Luhmann
1979	Lots 13 & 14, District Lot 14, Plan 535 2238 Long Street	Pebcar Enterprises on Ellis St.
Oct 1979	Lots 13 & 14, District Lot 14, Plan 535 2238 Long Street	Fay Dotten (First Aid Attendant)
Sept 1980	Lots 13 & 14, District Lot 14, Plan 535 2238 Long Street	Fay Dotten (2238 Long St); Joseph Karp (Winnipeg); James Hughes (North Vancouver)
Feb 1983	Lots 13 & 14, District Lot 14, Plan 535 2238 Long Street	Fay (Dotten) Karp (Registered Nurse) & Joseph Karp (Businessman) living at 2238 Long St); James Hughes (Businessman from North Vancouver)
Nov 1991	Lots 13 & 14, District Lot 14, Plan 535 2238 Long Street	Fay (Dotten) Karp (Registered Nurse) & Joseph Karp (Businessman) living at 2238 Long St)
Oct 1994	2238 Long Street	Kelowna & District Hospital
July 1995	Moved to 3652 Spiers Road on Sept 25, 1995	Mark Haley & Julie Haley (Julie, Mark's sister, owns the land)
2019	3652 Spiers Road	Mark Haley will retain a Life Lease on the Cross House, once it is donated to a not-for-profit

Appendix #4: R. W. Butler purchase of Lots 13 and 14, Plan 535, July 14, 1913

Absolute fee required.

No. 2569

RECEIVED AT
Land Registry Office
OCT 15 1913
KAMLOOPS, B. C.

LAND REGISTRY ACT.

FORM A.

Date Oct. 7, 1913

I, ANTHONY TEMPLE of Kelowna, B.C., declare that I am [or Solicitor for R.W.Butler of Kelowna, B.C., and that he is] entitled to be registered as the owner in fee of the real estate hereunder described, and he claims to be registered accordingly.

The fee is registered in Vol. , Fol. , of Fees Book.

DESCRIPTION OF REAL ESTATE.

Town or District.	Lot or Section.	Admeasurement or Acreage.
City of Kelowna	Lots 13 and 14, Plan 535	1286 F 1301 E 15/135

LIST OF INSTRUMENTS.

Date.	Parties.	Character of Deed.
July 14, 1913	A.E.Burne et al to R.W.Butler	Conveyance in fee

And I solemnly declare that I have investigated and ascertained the value of the said land, and that the market value thereof at the date of this application, including all buildings and improvements thereon erected, is One thousand dollars, and that the title deeds mentioned hereon are all those in my custody, possession, or power, and to the best of my belief in the custody, possession, or power of my principal, relating to the same; and (in the case of an agent) I am duly authorized by the above-named R.W.Butler to make this application, and am of the full age of twenty-one years.

And I make this solemn declaration for the purpose of the same being acted upon under the provisions of the "Land Registry Act," conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the "Canada Evidence Act."

Declared before me this 6th day of October, 1913, at Kelowna, British Columbia.

(Signature) Anthony Temple

(Full Post-office address) ....

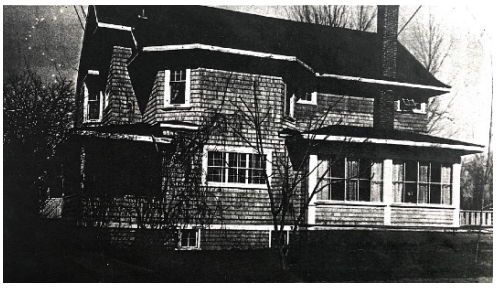
John F. Burne
Notary Public

40,000/5/1913

Source: Kamloops Land Titles Office

Appendix #5: Alteration History of the Cross House:

The Cross House has undergone a number of alterations, including a move, since it was built. A summary of the changes includes:

Year	Event	Impacts and Changes
1909-1913	The house was likely built by Ricard W. Butler in 1913, after purchasing the property (lots 13 & 14, plan 535) from Adelaide E. Burne (& partners) on July 14, 1913 for $1,000. 	Large vernacular 2.5 storey house with elements of different traditional styles built on both lot 13 and 14. The house faced Pendozi St. (east), with its back towards the lake (west). The house was built on the northwest corner of Strathcona Ave and Long St.
Late 1920s -1930s	The porch with the roof overhang on the south side of the house was glassed-in to create an unheated sitting area. 	This early alteration is in keeping with the style and character of the building and its function as a home in the Okanagan Valley. The glassed-in area was retained when the house was moved to its new site.
Late 1920s -1930s	The front entry area was screened-in under the overhang of the roof. 	This early alteration would have been practical in the summer to keep out insects. The screened-in area on the north end of the front porch was removed at some point. This was likely when the roof overhang was extended over the whole front porch.
1940s - 1950s	The house originally had an open front porch, with a slight overhang that was almost even with the front bay window. The roof was later extended over the porch, likely after the Cross family owned it and before the 1960s when permits were recorded in the City Files.	The extension of the roof over the porch, although practical, does have an impact on the appearance of the house. Over time, this change has become part of the vernacular styling of the building.

Year	Event	Impacts and Changes
1966	North side addition was built. (14' x 21' recorded in the City Files) 	This addition was added as a separate (rental) suite to the main house on the north side. The window (identical window is near the northeast corner on the front facade) on the north side, near the northeast corner was filled in when the addition was built. A door leading out of the house into the addition was put in.
1970s	The last asphalt shingle roof, before the house was moved, was likely installed sometime in the 1970s.	The original roof would have been wood (cedar) shingles. The wood shingle roof was replaced at some point with (red) asphalt shingles.
1994 - 1995	The Kelowna & District Hospital bought the remaining lots and houses on Long Street (between Strathcona Ave and Royal Ave) in order to clear the land to build the new Kelowna Cancer Clinic.	The Cross House, along with a number of other houses were put up for auction. They were to be demolished if not sold. The Cross House was sold to Mark Haley in September 1995.
September 1995	The house was moved to its new location on Spiers Road. In order to move the house, the roof with the attic area was cut off the top of the house and moved separately due to the size and height of the house. *Note: The Cross House was relocated very close to where the original Berard farmhouse once sat. The farmhouse and barn were torn down in the late 1960s.* 	The house was moved onto a new concrete foundation with a full basement suite with access from the back of the house under the kitchen window. The house is higher than it originally was. There are now 6-7 front steps compared to the original 4-5. The original foundation was a partial basement with small (2 over 2) windows. Additional and larger windows have been added (3 over 2). The newer concrete foundation is visible, unlike the original foundation which was faced with wood shingles. The added height and the modern concrete foundation has some affect on the character of the Cross House. The house is more prominent on its new site (with both the added height of the basement and location on the top of the hill) which is a positive change. The foundation stands out, which could be better disguised with a shingle cladding (like on the original foundation) and landscaping.

Year	Event	Impacts and Changes
1995-present	The Cross House has undergone conservation work on both the exterior and the interior, since it was moved. The house was in need of major work in order to rehabilitate it for its new use as a community venue and as a B & B. The house was in fair condition and in need of repairs and maintenance work prior to its move.    	The following work on the exterior was undertaken once the house was moved: -The roof overhang and front porch was rebuilt in a similar style. The porch balustrade was rebuilt in a similar style to the original, but is built higher to meet the 1995 building code. Railings on the stairs were added as well. -The north facade underwent a number of changes: the northeast corner window was not restored, but was filled in with new shingles. The door that was created into the 1960s addition was filled in and re-shingled. The second original/early door on the north facade that would have led outside from the house was removed and filled in. -The brick chimney was removed before the house was moved and rebuilt on the south facade. -The back kitchen window was raised up slightly, in order to renovate the kitchen. -The original/early screened-in porch located at the southwest corner of the back of the house underwent two changes when the building was moved: the screens were removed and access off of the porch was removed (the stairs removed). This has changed the function and access to the porch. However, the new basement entry was required as this leads into the owner's basement suite (and interior access into the main house). An overhang has been added which connects to the workshop built behind the house. -The south facade had a new shed roof dormer installed (attic) using similar materials as the house. **Roof:** The house has had portions of the roof replaced since it was moved. The front roof over the porch is finished in wood shingles, similar to the house and original shingles. The shingles have not been stained or painted and have been left to weather naturally. A couple of areas still have the wood shingles, while the main roof is red asphalt shingles, similar colour to the roof when the house was moved to its new location. **Colour Schemes:** The b&w photos from the Cross family indicate that the house was painted a medium tone colour with light trims and sashes (cream or warm white). When the house was moved, the siding colour was bright white with dark green trims. The 1983 Heritage Inventory photos and record indicate a similar white and green colour scheme. When the north side addition was removed, an earlier colour, a grey-blue was revealed. The current owner has painted the shingle siding a similar grey-blue colour with white trims.

Appendix #6: Kelowna Heritage Inventory Forms, 1983

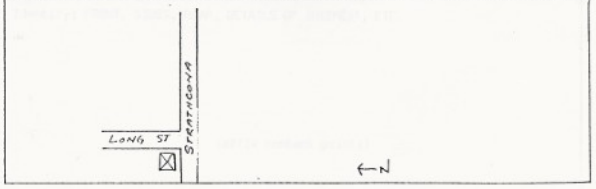
B.C. HERITAGE BUILDING INVENTORY

FIELD RECORDING FORM

SITE IDENTIFICATION ZONING R-1a

Site No.: Land Dist:
Reg Dist: Dist Lot: Sec: 13
City: Kelowna Tp: 25 R: 6430
Street: Long Street Blk: Lot: 13
Number: 2238 Plan No.: 535
Present Name:
Present Function: residence
Present Occupation/Daily Use:
Present Owner: Fay Dotten 763-1590
Original Function of Bldg:
Original Location of Bldg if Different:
Date Built: pre. W.W.I Source (if estimate, state):
Architect: Builder:
Associated Outbuildings: garage
Surrounding Environment: hospital area, fenced yard
Historical Information:
Additional Information or sources:

LOCATION MAP (use sketch or photocopy of street plan) 1908-1913 BUILT



Name of Recorder: Helen Peters Date of Record: Jan. 11, 1983

DESCRIPTION

Dimensions (front): (side): (height):
Number of Storeys: 2 1/2 Height Basement/Crawlspace:
Exterior Wall Material: shingle Cond: good
Exterior Wall Colour: white with green trim
Roof Material: shakes Cond: some moss
Construction Method Building: frame
Construction Method Foundation: concrete block NO
Interior Details:
Exterior Details: roof-gambrel with bell-cast over dormers, gable eave, 2 storey bay windows side and back, front verandah and 1 storey bay, back screen porch
Alteration History:
Overall Condition: good
Work Needed: fence repair

PHOTOGRAPHIC RECORD done - see photo file

Storage Location of Originals:
Film Type: Film No.: Frame No.:
Identify: FRONT, SIDES, REAR, DETAILS OF INTEREST, ETC.

(affix contact prints)

HERITAGE EVALUATION SHEET

NAME:
LOCATION: 2238 LONG ST.
REFERENCE NUMBER:

A. HISTORIC VALUES (maximum 40 points)					
People (maximum 20 points)	R	VG	G	F/P	
1) settlers	5	3.75	2.50	0 n/c	
2) officials	5	3.75	2.50	0 n/c	
3) professions	5	3.75	2.50	0	
4) culture	5	3.75	2.50	0 n/c	
Events (maximum 20 points)					
5) settlement pattern	5	3.75	2.50	0	
6) legal or official functions	5	3.75	2.50	0	
7) professions, trades or vocations	5	3.75	2.50	0	
8) cultural or institutional	5	3.75	2.50	0	3.75
B. ARCHITECTURAL VALUES (buildings only) (maximum 40 points)					
9) style	5	3.75	2.50	0	
10) architect	5	—	2.50	0	
11) construction	5	3.75	2.50	0	
12) design	5	3.75	2.50	0	
13) age	5	3.75	2.50	0	
14) continuity	5	3.75	2.50	0	
15) setting	5	3.75	2.50	0	
16) landmark	5	3.75	2.50	0	25
C. LANDSCAPE AND ECOLOGICAL VALUES (for features other than buildings) (maximum 40 points)					
17) continuity	10	7.5	5	0	
18) landmark	10	7.5	5	0	
19) ecology	10	7.5	5	0	
20) aesthetics	10	7.5	5	0	
D. EDUCATIONAL AND SCIENTIFIC VALUES (maximum 40 points)					
21) site integrity	2.5	1.6	.83	0	
22) alterations	2.5	1.6	.83	0	
23) information	2.5	1.6	.83	0	
24) accessibility	2.5	1.6	.83	0	8.33
E. ECONOMIC VALUES (maximum 40 points)					
25) compatibility	2.5	1.6	.83	0	
26) adaptibility	2.5	1.6	.83	0	
27) cost	2.5	1.6	.83	0	
28) public	2.5	1.6	.83	0	8.2
TOTAL SCORE					45.28-C

EVALUATED BY

INTERPRETATION OF HERITAGE EVALUATION SHEET

POINTS	GROUP	DESCRIPTION	POLICY
75 - 100	A	of major significance	preservation
50 - 74	B	of importance	conservation
25 - 49	C	of value in adding texture	maintenance
0 - 24	D	of little or no value	replacement

Source: Kelowna Public Archives

Appendix #7: Kelowna Heritage Register Forms, 1997-99

City of Kelowna

Kelowna Heritage Register

Street Number: 3652 Street Name: SPIERS RD
KID: 282234
ID Number: 357

Building Construction: wood frame

Foundation Construction: concrete

Roof Type: gable with bellcast side, shed roof additions, several irregularities, shed roof dormers

Window Types: DH 6/1, casement multi-pane (6 & 12)

Exterior Wall Material: wood shingles

Landscape Features: 30-35 acres of farmland, pastoral setting

Original Wall Material: presumed same

Associated Outbuildings: none

Exterior Wall Colour(s): white w. green trim

Alterations Documented: 1966 14'x21' addition; 1970 garage; 1995 demolition (moved from downtown); Auctioned off by Kelowna General Hospital to make room for Cancer Clinic.

Alterations Observed:

Site Context: Set amongst farms of similar size

Sources: STREET FILES; KHRI; WRIGLEY'S 1922-24; SUN 1936-39; History of Rutland, 1858-1971, pp. 55-56; Mark Haley (current owner).

Additional Notes and Comments: Moved from original location, 2238 Long St., in 1995, as part of clearance for hospital expansion. In 1941 address was 202 Strathcona. Letter of nomination from Mark Haley 6 May, 1997 [current resident of 3652 Spiers Rd.].

Additional Observations:

Updates:

History Researcher: David Dendy | Research Date: 11/3/1997 | - 2 - | Field Recorder: Leigh-Ann Carter | Field Record Date: 7/15/1997

City of Kelowna

Kelowna Heritage Register

Street Number: 3652 Street Name: SPIERS RD
ID Number: 357

Post-it™ Fax Note 7671E | Date | # of pages
To: Sue Haley | From: Greg Routley
Co./Dept. | Co. City of Kelowna
Phone # | Phone # 862-3337 (468)
Fax # 860-6108 | Fax # 862-3320

Name(s) of Building: Cross House

Neighbourhood: East Kelowna

Block:

Date Built: 1909 ☐ Date Documented? ☐ Designated? 1983 Inventory Class: Number of Storeys: 2

Historical Significance: Associated with Elwood Cross and Patrick O'Neil, local business leaders in the agricultural-processing and retail trades. Sold by Kelowna General Hospital to make room for the Cancer Clinic.

Architectural Significance: Unusual variant of gable front house (roof bay windows etc.); it is interesting for its details and character. Retains its character despite having been moved from an urban to a rural context.

Style/Character: rural vernacular farm house

Design Description/Features: A gable-end house with a number of eclectic alterations/features. Full width-front verandah, bellcast/semi-gambrel roof to right, unusual window arrangement in 2nd storey, brick side-wall chimney, partially enclosed verandah.

History: Believed built about 1909 by Abel Gagnon, house was owned 1913-24 by Richard W. Butler. From 1925-1944 owned by Elwood L. Cross and then his wife Islay. Cross, who came from Winnipeg in 1910, was manager of Dominion Canners B.C. Ltd. in

1920s and then c. 1926 built cannery in Rutland which canned fruits and vegetables until it burned in the early 1930s. In 1950s house owned by Patrick J. and Mary D. O'Neil, secretary & president of Leslie's Ltd., a children's wear store at 320 Bernard.

Architect: unknown

Builder: Abel Gagnon | Photo Reference: CD4.62-64 | Photographer: Leigh-Ann Carter | Photo Date: 7/15/1997

Original Use: Residential | - 1 - | Current Use: Residential | 1/26/1999

City of Kelowna

Kelowna Heritage Register: Work Sheet

ID Number: 357 Date of Evaluation: 8/12/97

Street Number and Name: 3652 Spiers Road

	Grade	Reason
HISTORICAL VALUES		
A.1 Association / Pattern	E VG (G) F P	later owners Cross + O'Neil known in Community; [illegible] hospital expansion
A.2 Age	(E) VG G F P	1909
ARCHITECTURAL VALUES		
B.1 Style / Type / Design	E (VG) G F P	Unusual variant of gable-front house (orig. baywindows, etc). ~~[illegible]~~ Interesting details + character
B.2 Construction	E VG G (F) P	—
B.3 Architect / Designer / Builder	E VG G (F) P	Gagnon
B.4 Integrity	E VG (G) ~~(F)~~ P	Moved - urban to farmland - Bldg character very well preserved (+ details)
CONTEXTUAL VALUES		
C.1 Continuity	E VG G (F) P	Moved, diff. character
C.2 Landmark / Recognition	E VG G (F) P	Not known

Score ☐ Rank ☐ Date ☐ Revision ☐

Source: City of Kelowna City Files

Appendix #8: Kelowna Heritage Register Evaluation Criteria Definitions

A. Architectural History

1. Style and/or Type: A building's style representative of the City's significant development periods; or a building type associated with a significant industrial, commercial or transport activity.

Excellent (E 35	• An excellent example of a style or type in Kelowna • A rare surviving or very good example of a style or type in Kelowna • One of the earliest, very good examples of a style or type in Kelowna
Very Good (VG 18	• A very good example of a style or type in Kelowna • A good example of a style or type that is notably early in Kelowna
Good (G) 12	• A good example of a style or type that is common in Kelowna
Fair/Poor (F/P) 0	• An average example of style or type that remains common in Kelowna

2. Design: A building's notable or special attributes of an aesthetic or functional nature. This may include massing, proportion, scale, layout, materials, detailing, colour, texture, fenestration, ornamentation or artwork.

Excellent (E) 30	• A design which is outstanding in comparison with other examples
Very Good (VG) 15	• A design which is equal to several other examples of recognizable superior or special quality
Good (G) 10	• A design which incorporates several special aesthetic or functional attributes
Fair/Poor (F/P) 0	• A design of no special significance or quality

3. Construction: A building's unique or uncommon building materials, or its historically early or innovative method of construction.

Excellent (E) 15	One of the earliest known uses of an important or special material or method A now rare and out-of-use material or method
Very Good (VG) 8	One of the earliest known surviving uses of an important or special material or method A notable or out-of-use material or method of which several examples survive
Good (G) 5	An out-of-use material or method which is typical of a period and still commonly found
Fair/Poor (F/P) 0	An example of no particular significance

4. Designer / Builder: A building's architect, designer, engineer and/or builder who has made a significant architectural contribution to the city, province or nation.

Excellent (E) 15	An architect, designer, engineer and/or builder who was responsible for establishing or advancing a style, design or construction method that was significant and influential in the city, province or nation
Very Good (VG) 8	An architect, designer, engineer and/or builder whose works are of considerable importance to building and development in the city, province or nation.
Good (G) 5	An architect, designer, engineer and/or builder of some importance to building and development in the city, province or nation.
Fair/Poor (F/P) 0	An architect, designer, engineer and/or builder, unknown or of no known significance.

B. Cultural History

1. Historical Association: A building's direct association with a person, group, institution, event, or activity that is of historical significance to the city, province or nation.

Excellent (E) 35	• Closely connected with a person, group, institution, event or activity that is of considerable importance
Very Good (VG) 18	• Closely connected with a person, group, institution, event or activity that is of moderate importance
Good (G) 12	• Connected with a person, group, institution, event or activity that is of moderate importance
Fair/Poor (F/P) 0	• Little or no known historical association

2. Historical Pattern: A building's association with broad patterns of local area or civic history including ecological, social, political, economic or geographic change. In urban settings, a building's recognition of street pattern and infrastructure.

Excellent (E) 30	• A building that can be directly linked to the establishment of an historical pattern of civic importance
Very Good (VG) 15	• A building that can be directly linked to the establishment of an historical pattern of local area importance • One of earliest surviving examples in a local area
Good (G) 10	• A building that provides strong evidence of an historical pattern of local area or civic importance
Fair/Poor (F/P) 0	• A building of little known association with a recognizable historical pattern

C. Context

1. Landscape / Site: An intact historical landscape or landscape features associated with an existing building, or a particularly notable historical relationship between a building's site and its immediate environment including original native trees and topographical features.

Excellent (E) 15	• Landscape comprised of numerous, significant landscape features which are directly related to the building's style, design and history • A notable and intact historical relationship between a building's site and the street, railway, waterfront, view or other geographic features which were part of the building's original function or traditional urban environment
Very Good (VG) 8	• A landscape which includes several dominant features which are directly related to the building's style, design and history • An altered but still strongly apparent historical relationship between a building's site and its immediate urban environment or related geographic features
Good (G) 5	• A landscape which includes one or two important features which are directly related to the building's style, design and history • An altered but recognizable historical relationship between a building's site and its immediate urban environment or related geographic features
Fair/Poor (F/P) 0	• No significant and recognizable landscape features or building /site relationship

2. Neighbourhood: A building's continuity and compatibility with adjacent buildings and visual contribution to a group of similar buildings.

Excellent (E) 20	• A building that is an important part of a visually prominent and notable group of buildings of similar style, type or age, in an area of compatible use
Very Good (VG) 10	• A building which forms part of a contiguous group of similar style, type or age in an area of compatible use
Good (G) 6	• A building which is part of a contiguous group of similar style, type or age in an area of incompatible use • A building which is not part of a contiguous group of similar style, type or age, but is in an area of compatible use
Fair/Poor (F/P) 0	• A building which is not part of a group of buildings of similar style, type or age and is in an area of incompatible use

3. Visual / Symbolic Importance: A building's importance as a civic or local area landmark; a building's symbolic value to a neighbourhood or the city.

Excellent (E) 25	• A landmark building of importance • A building of significant symbolic value to the city
Very Good (VG) 13	• A major landmark within a local area • A building of symbolic importance to a local area
Good (G) 8	• A neighbourhood landmark • A building of symbolic importance to a neighbourhood
Fair/Poor (F/P) 0	• A building of no landmark or symbolic significance

D. Integrity & Condition

Integrity: A measure of the impact of changes to the building on the appreciation of its style, design, construction or character. Alterations considered to be reversible (e.g. later sidings that can be removed) should tend to be scored as minor. Alterations which are not reversible, and which have resulted in loss of original building fabric, should tend to be scored as major.

Condition: A measure of the current state of the building

Excellent (E) 25	• A building with no alterations that detract from its style, design, construction, or character
Very Good (VG) 13	• A building with one or more alterations, the effect of which is recognizable but does not significantly detract from the style, design, construction or character
Good (G) 8	• A building with a major alteration and/or a combination of several minor alterations, the effect of which detracts from the style, design, construction or character.
Fair/Poor (F/P) 0	• A building of no landmark or symbolic significance

Appendix #9: Cross House- Statement of Significance (SOS) -Original with Recommended Revisions

Associated with Elwood Cross and Patrick and Mary O'Neil, local business leaders in the agricultural-processing and retail trades. Sold by Kelowna General Hospital to make room for the Cancer Clinic.

Place Description: The historic place is the two and a half storey wood-frame Cross House, built in (1909-**replace**)1913 and located at 3652 Spiers Road in the rural South East Kelowna neighbourhood.

Heritage Value: The heritage value of the Cross house, which has been moved from the South (Central- **replace**) Pandosy Neighbourhood to South East Kelowna, is derived from its diverse occupants since its construction in the early 1900s and its architectural characteristics.

Replace sentences: The house, originally located at 202 Strathcona Avenue, is reported to have been built about 1909 by Abel Gagnon. Subsequent early owners include Richard W. Butler and George Hewson.
New sentences: The house, originally located at 248 Strathcona Avenue (address changed to 202 and then to 388 Strathcona Ave), was likely built in 1913 by Richard W. Butler, a local building contractor. Butler and his wife Gertrude lived in the house until 1924.

From 1925 to 1944 the house was owned by Elwood Lindsay Cross (1888-1948) and his wife Islay. Elwood Cross has value for his connections with land development and fruit-growing. Trained as a land surveyor, Cross came to Kelowna (from Winnipeg) in 1910 to survey land in the Belgo area for the Belgo- Canadian Fruit Lands Company. Taken with the Okanagan, he purchased land in Rutland and became an orchardist. In 1914 he became the general manager of the Dominion Canners plant in Kelowna, where he oversaw canning and dehydration of vegetables and fruit. In 1923 he left Dominion Canners and started Rutland Canners Ltd., on land adjacent to his orchard, near where Scandia is now located on Highway 97. The cannery processed vegetables, especially tomatoes and juice, but it was destroyed by fire during the winter of 1938-39. After that Cross became supervisor of the Bulman dehydrating plant at Vernon. He then built Vernon Frozen Food Lockers, although he did not live long enough to see the completion of that project.

In the 1950s (when the address had been changed to 2238 Long Street) the house was owned by Patrick J. and Mary D. O'Neil, respectively secretary-treasurer and president of Leslie's Ltd., a children's wear store at 320 Bernard Avenue. The O'Neils owned the house for 26 years.

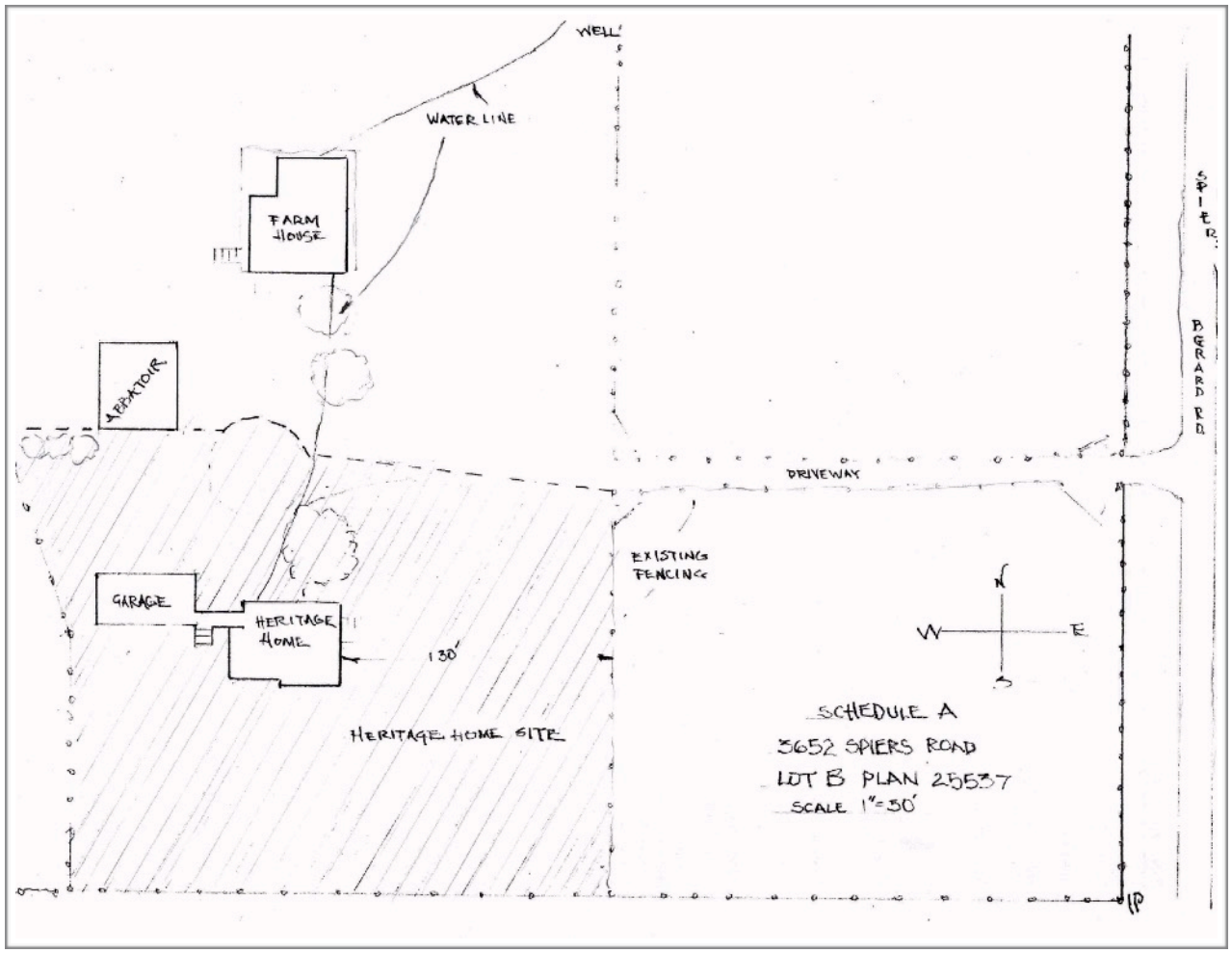
In 1995 the house was removed from its original site to make way for the new Cancer Clinic (Sindi Ahluwalia Hawkins Centre) behind the Kelowna General Hospital. The building was purchased at auction by Mark Haley and relocated to his sister's sheep farm in South East Kelowna. The house now sits on a rise on its new site in the same location as the property's original farmhouse.

Replace sentence: Its architectural features are unusual including its roof combines gable and gambrel forms.
New sentence: The Cross House is a vernacular gable-front building with a number of unusual architectural elements including its bell-cast roof that combines the gable and gambrel forms. The asymmetrical design, along with the unusual mix of architectural features, makes this a very unique house in Kelowna.

Character Defining Elements
ADD- Key elements that define the heritage character of the Cross House include its:

- **Add-** Rural setting on a farm in South East Kelowna, with the house set on a rise surrounded by broad lawns, raised gardens, and a couple of mature trees
- Residential form, scale and massing, expressed by the 2.5-storey height and rectangular plan with large porch **Replace** extension with overhang
- **Add-** Asymmetrical design and features
- Unusual bell-cast roof, gable-like with returned eaves on one side and gambrel-shaped (i.e. double-sloped) (**Remove-** with bell cast eave) on the other
- **Add-** Shed roof side dormers
- **Add-** Bay windows (front first-storey & two second-storey with no middle window)
- **Add-** Front full-width partially enclosed wrap-around verandah
- **Add**-Back porch with overhang
- **Remove**- Entrance porch with wood posts
- **Change to**: Brick side-wall chimney (from Corbelled brick chimney)
- Wood shingle wall cladding
- 6-over-1 (**Remove- and 4-over-1)** double-hung wood sash windows **Add-** and multi-paned wood casement windows

Appendix #10: Map of Area to be Included in the Heritage Designation Bylaw



Source: Mark Haley

Research Resources:

B.C. Historical Newspapers

Buckland, F.M. Ogopogo's Vigil: A History of Kelowna and the Okanagan. Kelowna, BC, 1948.

City of Kelowna Heritage Register, Statement of Significance for 3652 Spiers Road

City of Kelowna Heritage Register Assessment and Evaluation Forms and Photos for 3652 Spiers Road, 1997-1999

City of Kelowna: Official Community Plan (OCP), Zoning Maps, Heritage Register Evaluation Criteria (2012), Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines (1997), etc

Cross Family Fonds

Gray, Art. Tales of Bygone Days. ND

Haley, (Mark) Family Fonds

Hobson, Robert. Kelowna Heritage Resource Inventory: A Report to the Kelowna Heritage Advisory Committee, Dec. 1983

Kamloops Land Titles Office

Kelowna Heritage Inventory and Evaluation Forms and Photos for 2238 Long St, 1983

Kelowna Public Archives (KPA): Archival Maps, Photographs, Telephone Directories, Voting Lists, etc

Okanagan Historical Society (OHS) Reports, various years

Site and Neighbourhood Visit for assessment and current photos

Simpson, Sharron. Kelowna General Hospital: The First 100 Years 1908-2008. Manhattan Beach Publishing, Kelowna, 2008.

Stacha, (Eleonore) (and Sarama) Family Fonds

Vancouver Heritage Foundation website: Style Guide

REPORT TO COMMITTEE

Date: January 23, 2020

RIM No. 1240-20

To: Heritage Advisory Committee

From: Policy and Planning Department (LS)

Application:	N/A	**Owner:**	Brenda Rusnak
Address:	409 Park Avenue	**Applicant:**	Fox Architecture
Subject:	Heritage Register Request - Removal		

Existing OCP Designation:	S2RES
Existing Zone:	RU1
Heritage Conservation Area:	Abbott Street Heritage Conservation Area
Heritage Register:	Included

1.0 Purpose

To consider the removal of 409 Park Avenue from the Kelowna Heritage Register.

2.0 Proposal

2.1 Background

The Kelowna Heritage Register is an official listing of properties within the community that are identified as having heritage value. Over 200 buildings are currently listed on the Heritage Register and each listing includes a Statement of Significance describing the building's historical, architectural and contextual characteristics.

Properties listed on the Heritage Register may be eligible for the following incentives:

- A Heritage Revitalization Agreement to vary provisions of the City's Zoning and Subdivision, Development and Servicing Bylaws.
- Special treatment under the BC Building Code, which permits equivalencies to current Building Code provisions. Equivalencies allow property owners to upgrade older buildings without requiring strict code compliance, while not compromising strict safety standards.
- Grants for exterior restoration and conservation work under Kelowna's Heritage Grants Program. Grants may cover up to 50% of the cost of the work, to a maximum of $7,500 every three years.

Inclusion of a property on the Heritage Register does not constitute Heritage Designation or any other form of long-term heritage protection. The existing development potential of a property is not restricted and the owner is entitled to develop the property in accordance with the permitted uses, density and other regulations of the property's existing zoning. Buildings can be altered and may even be demolished, though there are withholding provisions that enable Council and staff to explore other development options with the property owner.

Requests from property owners to add buildings to or remove them from the Heritage Register are reviewed by City staff and forwarded to the Heritage Advisory Committee (HAC) for consideration. The HAC reviews the request and evaluates the building's architectural, cultural and contextual qualities to determine a recommendation. Following the HAC's evaluation, the Policy & Planning Department forwards a recommendation to Council for a final decision.

2.2 Subject Property

The F.W. Groves House is a one and one-half storey stucco-clad vernacular wood-frame cottage with a hipped roof and gabled and hipped dormers. It is situated on the south side of Park Avenue at the corner of Park and Long Streets in Kelowna's historic Abbott Street neighbourhood. The property is landscaped with mature cedar and chestnut trees and a garage sits at the rear of the property.

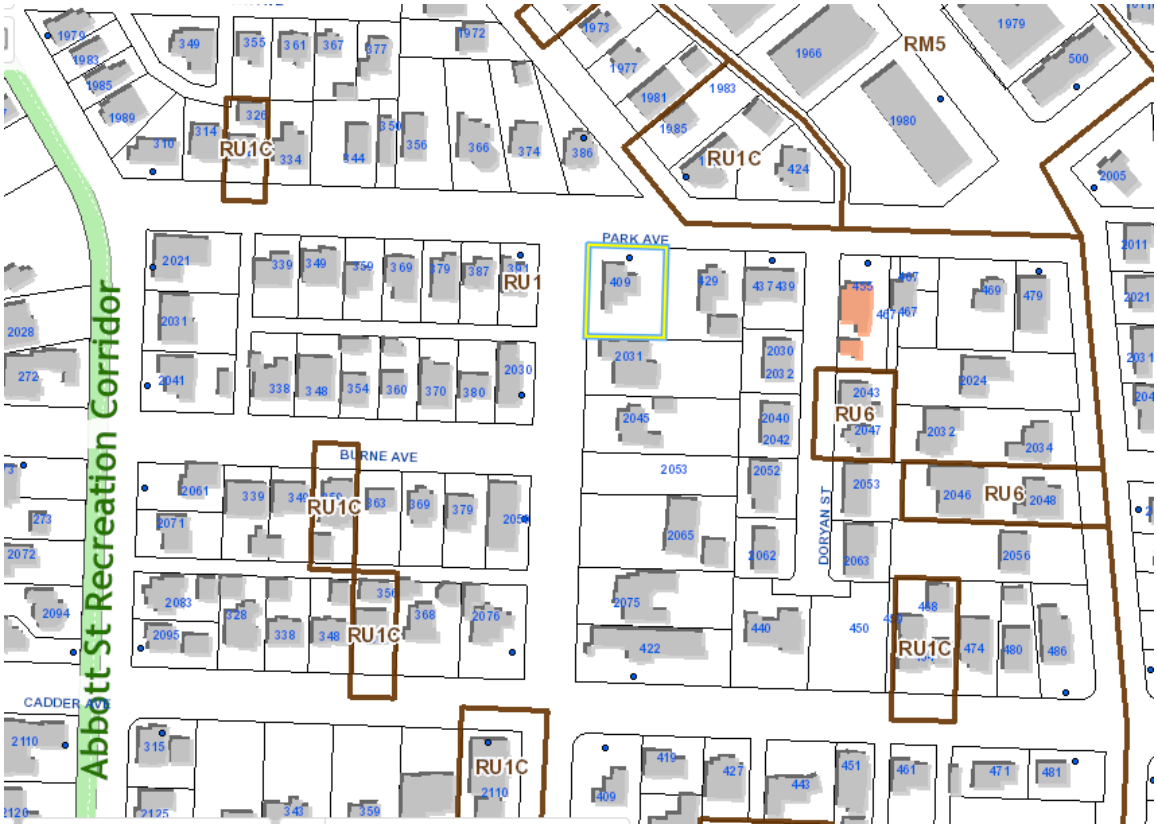
This house is significant for its association with prominent civil engineer and surveyor Francis William Groves, who lived here from 1909 until his death in 1948. Born in Ireland in 1867, Groves studied civil engineering at the Royal College of Science in Dublin and immigrated to Canada in 1893. He worked at various jobs throughout the Interior of B.C. including railway surveys and the design of drainage and irrigation systems. Groves was invited to Kelowna in 1909 to design and install an irrigation system for the South Kelowna Land Co. on an 800 hectare site. Throughout the 1920s and 1930s he worked on irrigation engineering and domestic water projects, and remained active as a land surveyor, including work on the Kelowna Golf Course in 1925 and the Casorso subdivision in 1947. A plaque in his honour was installed in Kelowna's city park in 1959 jointly by the Association of Professional Engineers of B.C. and the Engineering Institute of Canada.

Additionally, the F.W. Groves House is of heritage value for its early twentieth century vernacular architecture and contribution to the streetscape. Although larger than many of its neighbours, its massing is compatible with others on this section of Park Avenue where the houses are of a similar style, scale and era, and all built to approximately the same setback from the street.

The F.W. Groves House, which is located within the Abbott Street Heritage Conservation Area, was first added to the Kelowna Heritage Resource Inventory[1] in 1983 and was classified as Class C (over 25 points), and then to the Heritage Register in 1997. The Heritage Register includes many buildings along Park Ave.

[1] The Heritage Register replaces the 1983 Kelowna Heritage Resources Inventory.

The subject property and surrounding neighbourhood are show below:



2.3 Current Applications

There are no current applications. HAP approval was granted in March 2019, however, it became apparent there were far more structural deficiencies than were originally envisioned with the proposed approved HAP plans. Moreover, it became clear that reconstruction and renovation of the existing house would not be viable (see attached Structural Engineering Report). With that said, the applicant is requesting that 409 Park Avenue be removed from the Heritage Register in order to demolish the F.W. Groves House and design a new house in keeping with the integrity of the neighbourhood.

Report prepared by:

Lauren Sanbrooks, Planner II

Approved for Inclusion: ☐ J. Moore, Long Range Policy Planning Manager

Attachments:

Statement of Significance
Heritage Register Removal Application Letter
Apex Hazardous Survey Report
Greyhawk Industries – Remediation Completion
Structural Engineering Report
Datum Consulting-Heritage Assessment Letter

Statement of Significance

Groves laid out many of the local irrigation systems. He was Acting District Water Rights Branch Engineer from 1915-20. In 1925 he surveyed the Kelowna Golf Course.

Place Description

The F.W. Groves House is a one and one-half storey stucco-clad vernacular wood-frame cottage with a hipped roof and gabled and hipped dormers. It is situated on the south side of Park Avenue at the corner of Park and Long Streets in Kelowna's historic Abbott Street neighbourhood. The property is landscaped with mature cedar and chestnut trees and an early garage sits at the rear of the property.

Heritage Value

This house is significant for its association with prominent civil engineer and surveyor Francis William Groves, who lived here from 1909 until his death in 1948. Born in Ireland in 1867, Groves studied civil engineering at the Royal College of Science in Dublin and immigrated to Canada in 1893. He worked at various jobs throughout the Interior of B.C. including railway surveys and the design of drainage and irrigation systems. Groves was invited to Kelowna in 1909 to design and install an irrigation system for the South Kelowna Land Co. on an 800 hectare site. Throughout the 1920s and 1930s he worked on irrigation engineering and domestic water projects, and remained active as a land surveyor, including work on the Kelowna Golf Course in 1925 and the Casorso subdivision in 1947. A plaque in his honour was installed in Kelowna's city park in 1959 jointly by the Association of Professional Engineers of B.C. and the Engineering Institute of Canada.

Additionally, the F.W. Groves House is of heritage value for its early twentieth century vernacular architecture and contribution to the streetscape. Although larger than many of its neighbours, its massing is compatible with others on this section of Park Avenue where the houses are of a similar style, scale and era, and all built to approximately the same setback from the street.

Character Defining Elements

Key elements that define the heritage character of the F.W. Groves House include its:

- corner location, set close to the property lines;

- residential form, scale and massing as expressed by its one and one-half storey height and rectangular plan, with substantial early rectangular side extension creating an overall 'T' shaped plan;

- hipped roof with cross-gabled dormers on the side elevations, hipped-roof dormers on the front and rear elevations, and closed eaves;

- concrete foundation, wood-frame construction, stucco cladding and cedar shingle roof;
- exterior elements such as its enclosed front entrance porch with hipped roof; enclosed rear porch with gabled roof and plain window surround trim with cornice and sill;
- regular fenestration including 6-pane single sash porch windows, single, double and triple assembly double-hung wooden-sash windows, bay window on the Long Street elevation, piano window, fixed square and side elevation windows with diamond pattern leaded lights;
- interior elements such as brick fireplace with Roman arch opening;
- early associated garage with clapboard siding, saltbox roof and hinged outward opening double doors with adjacent exterior door;
- landscaped elements such as the grassed yard and mature trees.

409 Park Avenue

Application for Removal from the City of Kelowna - Heritage Register

As per Bylaw 11185 Heritage Procedures Bylaw; Section 9.0 Kelowna Heritage Register; Item 9.1, I Brenda Rusnak and my partner Dave Cullen are submitting a written request to remove a building (409 Park Avenue) from the Kelowna Heritage Register pursuant to Section 589 of the local Government Act.

In support of the request to remove 409 Park Avenue from the Heritage Register, I provide the following information;

- I am the registered owner of 409 Park Avenue;
- I purchased the house in December of 2018;
- A pre-renovation survey was completed in December by Apex EHS Services (report attached);
- Fox Architecture was retained to prepare detailed remodeling plan for a major redevelopment and addition of the existing building in January of 2019.
- An HAP application was submitted on my behalf by Fox Architecture in February of 2019;
- Grey Hawk Industries completed the remediation / abatement on the interior of the house in March of 2018 (confirmation attached). The abatement required the removal of the lath and plaster from 80% of the interior of the home (as shown in the photo below), with only the east wing addition (completed in 1980) remining largely intact.

Interior after removal of Lath and Plaster

- HAP approval was granted in March 2019 (HAP 19-004). The plans submitted with the approved HAP were based on the following:
    - removal of the front porch addition in 1939 (as shown in the photo below);
    - removal of the fireplace and chimney (due to very poor structural condition). The chimney has separated from the house and would not survive the lifting of the existing house to facilitate construction of the concrete foundation.
    - removal of the east wing addition completed in 1995 (including roof) as shown in the photo below);

East Wing, Fireplace and Front porch to be removed as per approved HAP

    - removal of the south wing addition (completed in 1948);
    - removal of the southern portion of the roof (completed in 1939);
    - removal of the west dormer and to construct a new dormer to be centered over the bay windows;
    - removal of the kitchen chimney due to poor structural condition and inadequate support (would not survive the lifting of the house, as shown in the photo below);

Kitchen Chimney

- raise the central portion of the house in order to construct a concrete foundation, to replace the current wooden foundation (as shown in the photo below);

Existing wood foundation

- add a two-car garage to the south of the existing building;
- add a new room to the east of the existing building;
- extend the front the existing house by 15 feet;
- replace all electrical (existing knob and tube throughout), replace all plumbing, replace all heating and mechanical;
- reconstruct all remaining exterior walls with 2 x 6 construction. Only 20% of the existing exterior walls to remain;
- replace all windows (single pain) in the remaining exterior walls with new energy efficient windows;

- Brian Anderson, P.Eng. of Datum Consulting was retained to provide structural engineering in support of the house design in March of 2019;
- Beacon Geotechnical completed a geotechnical report in May of 2019;
- As part of the structural design for the proposed redevelopment of the house, it was becoming apparent there were far more structural deficiencies than were originally envisioned with the proposed approved HAP plans, such as:
  - replace all load bearing walls within the building;
  - replace the existing second floor (due to structural inadequacy);
  - replace the majority of the existing first floor (due to structural inadequacy, as per the photo below showing condition of existing floor stringer);

Existing Floor Stringer with cut out of 75% of the wood

- replace the entire roof due to structural inadequacy (as shown on the photo below);

Existing roof assembly

- Datum Consulting completed a Structural review in September of 2019 (attached), with the final summary as follows:

> The existing foundation system is structurally inadequate and in contravention of the Building Code. The foundation system could not be upgraded to satisfy the code and will therefore need to be completely replaced.
>
> The load-bearing walls within the building do not have the capacity to satisfy the Building Code. Similarly the 2nd floor structure is not compliant with the Code.
>
> The roof structure has been heavily compromised during previous modifications to the building to the extent that it would be impractical to consider anything other than complete replacement.
>
> Although it is technically possible to structurally upgrade the load-bearing walls and 2nd floor structure, it is advised that this is considered impractical in the context that both the foundation system and roof structure need to be replaced in their entireties.

- Datum Consulting provided a letter of recommendation for the removal of 409 Park Avenue from the heritage Registry in November of 2019.

Attached please find the following documents:

1) Apex EHS Service - Pre-renovation Hazardous Materials Survey Report (December, 2018)
2) Grey Hawk Industries - Remediation / Abatement Completion (March, 2019)
3) Datum Consulting Structural Review (September, 2019)
4) Datum Consulting - Heritage Assessment Letter (November, 2019)

In summary, when we purchased the property, we understood the complexities of dealing with a heritage property and did our best to follow the guidelines outlined by the City of Kelowna. This included hiring professionals and consultants to assist us. One year later from when we purchased the property, it has become clear that reconstruction and renovation of the existing house is not viable.

Due to the amount of time, energy and finances invested, we trust the City of Kelowna will support our request to remove the property from the Heritage Registry. We are looking forward to designing our new home in keeping with the integrity of the neighborhood.

Regards,

B Rusnak

Brenda Rusnak

cc: Dave Cullen, Brian Anderson

Apex EHS Services Inc.
1519 Keehn Road, Kelowna, BC V1X 5T3
Phone: 250-868-0667 Email: apex@apexehs.ca

Pre-Renovation Hazardous Material Survey Report

John Bachelder Construction

409 Park Avenue, Kelowna, BC

December 14, 2018

Apex File Number: JBC18-009

EXECUTIVE SUMMARY

Apex EHS Services (Apex) were retained by John Bachelder Construction to undertake a Pre-Renovation Hazardous Materials survey at the residential building located at 409 Park Ave, Kelowna, BC. This survey was conducted for due diligence and regulatory compliance purposes as required by Section 20.112 of the BC Occupational Health and Safety (WorkSafeBC) Regulation.

As per BC Assessment, we understand the building was constructed in 1920 a period where hazardous materials were incorporated into building finishes and structures.

WorkSafeBC defines Hazardous Materials as:

- asbestos-containing material,
- lead or any other heavy metal, or
- toxic, flammable or explosive material

Other hazardous materials included in this assessment comprised ozone depleting substances (ODS), crystalline silica, mould growth and radioactive materials.

The survey was limited to the renovation area as indicated by John Bachelder Construction. The renovation area included the following:

- Interior finishes throughout the residence; and
- Exterior wall finishes.

FINDINGS

Hazardous Material	Type / Location
Asbestos-containing Building Materials (ACMs)	Duct wrap applied to floor registers throughout the top floor. Duct tape applied to duct seams throughout the residence. Vermiculite insulation present within the wall cavity of the east wall of the living room (Loc. 8). Drywall joint compound applied to drywall walls and ceiling within the landing, bedroom #3, storage, bathroom, bedroom #4 (loc. 9-13). Plaster applied to walls and ceilings throughout the residence. Drywall joint compound applied to drywall walls and ceilings within the laundry room (loc. 4) and bedroom #1 (loc. 5).

Hazardous Material	Type / Location
Lead in Paints	The following paints had a lead content of greater than 0.009%: • White paint applied to drywall within the foyer, kitchen, storage, landing, storage, bathroom, and bedroom #4 (loc. 1, loc. 3, loc. 6, loc. 9, loc. 11-13); • White paint applied to plaster foyer, landing, and bedroom #4 (loc. 1, loc. 9, and loc. 13); • Brown paint applied to plaster within the dining room (loc. 2); • Blue paint applied to plaster within the living room (loc. 8); • White paint applied to wood trim throughout the residence.
Lead Products	Lead products were not identified within the renovation area.
Mercury	Mercury was not identified within the renovation area.
Polychlorinated Biphenyls (PCBs)	PCBs were not identified within the renovation area.
Crystalline Silica	Plaster, ceramics, bricks, mortar, and stucco throughout the building are assumed to contain crystalline silica.
Ozone Depleting Substances	Ozone depleting substances were not observed within the renovation area.
Radioactive Materials	Smoke detectors throughout the residence are assumed to contain low levels of radioactive materials.
Mould	No significant areas of suspect visible mould were identified within the renovation area.
Flammable and Explosive Materials	Flammable and explosive materials were not identified within the renovation area.

RECOMMENDATIONS

- All asbestos-containing material must be removed using safe work procedures and practices prior to renovation activities.
- An asbestos risk assessment must be performed by a qualified professional prior to renovation work occurring to determine the exposure risk to workers and other persons.
- Proper procedures and documentation such as safe work practices, an exposure control plan, risk assessments and/or other controls must be developed if paints containing greater than 0.009% lead are to be removed or disturbed.
- Non-recyclable materials coated with paints containing greater than 0.01% lead should be submitted for lead leachate analysis to determine method of disposal subject to the requirements of the landfill selected for disposal.
- Smoke detectors should be removed and recycled prior if impacted by renovation activities.
- Safe work procedures should be followed when disturbing materials that contain silica.
- If a suspect hazardous material not identified in this report is discovered during the course of renovation work this material must not be disturbed until a qualified person has collected a sample (if required) and determined whether the material is hazardous.
- A copy of this report must be posted on site
- A written report must be prepared confirming the removal or safe containment of all hazardous materials identified in this report prior to commencement of renovation work.

Table of Contents

1.0 INTRODUCTION

Apex EHS Services (Apex) were retained by John Bachelder Construction to undertake a Pre-Renovation Hazardous Materials survey at the residential building located at 409 Park Ave, Kelowna, BC. This survey was conducted for due diligence and regulatory compliance purposes as required by Section 20.112 of the BC Occupational Health and Safety (WorkSafeBC) Regulation.

As per BC Assessment, we understand the building was constructed in 1920 a period where hazardous materials were incorporated into building finishes and structures.

WorkSafeBC defines Hazardous Materials as:

- asbestos-containing material,
- lead or any other heavy metal, or
- toxic, flammable or explosive material

Other hazardous materials included in this assessment comprised ozone depleting substances (ODS), crystalline silica, mould growth and radioactive materials.

The survey was limited to the renovation area as indicated by John Bachelder Construction. The renovation area included the following:

- Interior finishes throughout the residence; and
- Exterior wall finishes.

The HMS was conducted by Shea Bennett of Apex on December 7, 2018. The objective of the HMS was to identify specified hazardous building materials in preparation for renovation activities, which were determined by systematic visual assessment, selective sampling and laboratory analysis. Specific methodology employed during the HMS is included in Appendix 1. The regulatory framework pertaining to hazardous materials is included in Appendix 2. The terms of reference for this report are included in Appendix 6.

2.0 LIMITATIONS

This HMS was limited to construction materials and components. The analytical results of visually homogenous materials were extrapolated throughout the structure dependant on visual indications or other available information on estimated phases of construction. Some materials such as painted drywall surfaces and plaster finishes cannot be extrapolated with certainty. No below-grade water drainage or plumbing systems or sub-surface investigation of materials was included in the scope of this HMS.

Limited destructive testing was completed to the extent practicable. It's not possible to comprehensively evaluate all hidden spaces such as behind wall surfaces, within pipe chases and chimneys during a survey with removing all finishes that cover such areas. As such, if during the course of renovation work hidden

suspect asbestos materials are identified these should not be disturbed until further evaluation can be made.
Materials assumed not to contain asbestos during this HMS included wood and wood composite materials, carpet, synthetic plastics, metals and concrete.

3.0 FINDINGS

Sample location drawings are included in Appendix 3. Photographs of hazardous materials are included in Appendix 4.

Hazardous material sample results and visually identified hazardous materials are shown in tables 1 to 3. Laboratory analytical results are included in Appendix 5.

Table 1 - Asbestos					
Sample #	Material	Description	Location	Asbestos Content / Type	Approximate Quantity (Square Feet)*
S01	**Duct Wrap**	**Applied to Floor Registers**	**Throughout the Main Floor**	**60-70 % / Chrysotile**	**Applied to 10 Registers**
S02	**Duct Tape**	**Applied to Duct Seams**	**Throughout the Residence**	**60-70 % / Chrysotile**	**Applied to 30 Seams**
S03	Vinyl Sheet Flooring	Blue	Bedroom #3 (Loc. 10)	Not Detected	-
S04(a-c)	**Vermiculite Insulation**	**Wall Cavity (See Site Plan)**	**Living Room (Loc. 8)**	**Actinolite Detected**	**10**
S05(a-c)	**Drywall Joint Compound**	**Applied to Drywall Walls and Ceilings**	**Landing, Bedroom #3, Storage, Bathroom, Bedroom #4 (Loc. 9-13).**	**0.5-5% / Chrysotile**	**1,250**
S06(a-c)	Drywall Joint Compound	Applied to Drywall Walls and Ceilings	Bedroom #5 (Loc. 14)	Not Detected	-
S07(a-c)	Texture Coat	Applied to Drywall Ceiling	Landing (Loc. 9)	Not Detected	-
S08(a-c)	Texture Coat	Applied to Plaster Ceiling	Landing (Loc. 9)	Not Detected	-
S09(a-c)	Texture Coat	Applied to Drywall Ceiling	Bedroom #3 (Loc. 10)	Not Detected	-
S10(a-c)	Texture Coat	Applied to Plaster Ceiling	Bedroom #3 (Loc. 3)	Not Detected	-

Table 1 - Asbestos					
Sample #	Material	Description	Location	Asbestos Content / Type	Approximate Quantity (Square Feet)*
S11(a-c)	Texture Coat	Applied to Drywall Ceiling	Bedroom #5 (Loc. 14)	Not Detected	-
S12(a-c)	**Plaster**	**Applied to Walls and Ceiling**	**Throughout Top Floor**	**0.5-5% / Chrysotile**	**900**
S13(a-c)	**Plaster**	**Applied to Walls and Ceiling**	**Throughout Main Floor**	**0.5-5% / Chrysotile**	**900**
S14(a-c)	Drywall Joint Compound	Applied to Drywall Walls and Ceilings	Foyer, Storage #1, and Bedroom #2 (Loc. 1, 6, and 7)	Not Detected	-
S15(a-c)	**Drywall Joint Compound**	**Applied to Drywall Walls and Ceilings**	**Laundry Room and Bedroom #1 (Loc. 4 & 5)**	**0.5-5% / Chrysotile**	**400**
S16(a-c)	Texture Coat	Applied to Plaster Ceiling	Foyer, Dining Room, Kitchen, Living Room (Loc. 1-3, & 8)	Not Detected	-
S17(a-c)	Texture Coat	Applied to Drywall Ceiling	Storage 1 (Loc. 6)	Not Detected	-
S18(a-c)	Texture Coat	Applied to Drywall Walls	Storage 1 (Loc. 6)	Not Detected	-
S19(a-c)	Texture Coat	Applied to Drywall Ceiling	Bedroom #2 (Loc. 7)	Not Detected	-
S20(a-c)	Mortar	Applied to Bricks	Exterior	Not Detected	-
S21(a-c)	Stucco	Applied as Building Cladding	Exterior	Not Detected	-

Asbestos-containing materials are bolded.

*Quantities are an estimate and should not be used as an exact measurement.

According to WorkSafeBC, the definition of an asbestos-containing material is 0.5% by weight, with the exception of vermiculite, which is considered asbestos-containing if any amount of asbestos is present.

Attic insulation was observed to be cellulose therefore may be treated as a non-asbestos-containing material.

Table 2 - Lead Paint[1]				
Sample #	Substrate / Colour	Location	Lead Content (%)	Approximate Quantity (Square Feet)*
L01	**Drywall / White**	**Foyer (Loc. 1), Kitchen (Loc. 3), Storage 1 (Loc. 6), Landing (Loc. 9), Storage 2 (Loc. 11), Bathroom (Loc. 12), Bedroom 4 (Loc. 13)**	**0.05**	**1,300**
L02	**Plaster / White**	**Foyer (Loc. 1), Landing (Loc. 9), Bedroom 4 (Loc. 13)**	**0.08**	**800**
L03	Drywall / Pale Blue	Bedroom 5 (Loc. 14)	<0.009	-
L04	**Plaster / Brown**	**Dining Room (Loc. 2)**	**0.01**	**450**
L05	**Plaster / Blue**	**Living Room (Loc. 8)**	**0.08**	**400**
L06	Drywall / Green	Bedroom 2 (Loc. 7)	<0.009	-
L07	Drywall / Grey	Bedroom 1 (Loc. 5), Storage 1 (Loc. 6)	<0.009	-
L08	**Wood / White**	**Throughout the Building**	**0.12**	**700**

Paints with a lead content greater than 0.009% lead are identified as lead containing and are bolded

*Quantities are an estimate and should not be used as an exact measurement.

[1] Paints with a lead content greater than 0.009% w/w are identified as lead containing

Table 3 – Other Hazardous Materials	
Material	**Locations**
Lead Products	Lead products were not identified within the renovation area.
Mercury	Mercury was not identified within the renovation area.
Polychlorinated Biphenyls (PCBs)	PCBs were not identified within the renovation area.
Crystalline Silica	Plaster, ceramics, bricks, mortar, and stucco throughout the building are assumed to contain crystalline silica.
Ozone Depleting Substances	Ozone depleting substances were not observed within the renovation area.
Radioactive Materials	Smoke detectors throughout the residence are assumed to contain low levels of radioactive materials.
Mould	No significant areas of suspect visible mould were identified within the renovation area.
Flammable and Explosive Materials	Flammable and explosive materials were not identified within the renovation area.

4.0 RECOMMENDATIONS

- All asbestos-containing material must be removed using safe work procedures and practices prior to renovation activities.
- An asbestos risk assessment must be performed by a qualified professional prior to renovation work occurring to determine the exposure risk to workers and other persons.
- Proper procedures and documentation such as safe work practices, an exposure control plan, risk assessments and/or other controls must be developed if paints containing greater than 0.009% lead are to be removed or disturbed.
- Non-recyclable materials coated with paints containing greater than 0.01% lead should be submitted for lead leachate analysis to determine method of disposal subject to the requirements of the landfill selected for disposal.
- Smoke detectors should be removed and recycled prior if impacted by renovation activities.
- Safe work procedures should be followed when disturbing materials that contain silica.
- If a suspect hazardous material not identified in this report is discovered during the course of renovation work this material must not be disturbed until a qualified person has collected a sample (if required) and determined whether the material is hazardous.
- A copy of this report must be posted on site.
- A written report must be prepared confirming the removal or safe containment of all hazardous materials identified in this report prior to commencement of renovation work.

5.0 CLOSURE

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Appendix 1 – Methodology

ASBESTOS-CONTAINING MATERIALS (ACMs)

An initial walk-through inspection was conducted throughout the structure and observations were made of the wall, ceiling, floor, and other materials including any machinery or equipment to make a preliminary determination if asbestos could be present.

To confirm or discount the presence of asbestos, representative bulk samples were collected. The sample location in the building was identified with a unique sample number. The number of representative bulk samples collected was consistent with recognized industry standards and principles of good occupational hygiene practice. The approximate quantity, location and sample locations of suspect ACMs were recorded.

Surveys are conducted and samples are collected in accordance with the WorkSafeBC Guideline to Section 20.112 of the BC Occupational Health and Safety Regulation and outlined in Safe Work Practices for Asbestos. Flooring mastic/adhesive and leveling compounds are only sampled and analyzed if present on the underside of flooring samples (vinyl floor tile and vinyl sheet flooring).

Bulk samples were submitted for analysis in accordance with PLM: Bulk Asbestos Building Materials EPA 600 R 93 / 116. 1993. The asbestos analysis was completed using a stop positive approach. Stop positive means samples in a homogenous material sample set were analyzed consecutively and when a sample was identified as asbestos-containing, further sample analysis within that sample set was not completed.

A homogenous material is defined by the US EPA as material that is uniform in texture and appearance, was installed at one time, and is unlikely to consist of more than one type or formulation of material. The homogenous materials are determined by visual examination and available information on the phases of construction and prior renovations.

Samples containing >0.5% asbestos were identified as being asbestos containing. Vermiculite insulation was identified as being asbestos containing if any trace of asbestos was found.

LEAD PAINTED MATERIALS

During the walk-through inspection a visual review of the painted surfaces was conducted for paints and coatings. Apex personnel collected representative bulk samples from the building structure. The number of representative bulk samples collected was consistent with recognized industry standards and principles of good occupational hygiene practice.

Bulk samples were submitted for lead analyses in accordance with ASTM D3335-85A "Standard Method to Test for Low Concentrations of Lead in Paint by Atomic Absorption Spectrophotometry". Chain-of-custody protocol was observed during handling and transportation of the bulk samples.

Samples containing >0.009% (90 mg/kg) lead were identified as lead paints.

OTHER HAZARDOUS MATERIALS

Lead products, mercury-containing thermostats, mercury-containing fluorescent tube/lamps, potentially flammable materials and potentially explosive materials were confirmed or discounted by visual inspection only, no samples were collected.

If the building was constructed prior to 1980 all fluorescent light ballasts were assumed to potentially contain PCBs unless additional information was provided. All smoke detectors were assumed to contain small quantities of radioactive materials unless additional information was provided. If present, concrete, cement, tile, brick, masonry and mortar were assumed to contain crystalline silica.

The potential presence of ODS in refrigeration equipment and fire suppression systems was determined by visual inspection of manufactures labels and maintenance records only.

This survey included a visual inspection of surface materials for larger areas of suspect visible mould (>10 square feet) only. Samples were not collected to confirm the presence of mould growth nor was an intrusive inspection performed for mould growth.

Appendix 2 – Regulatory Framework

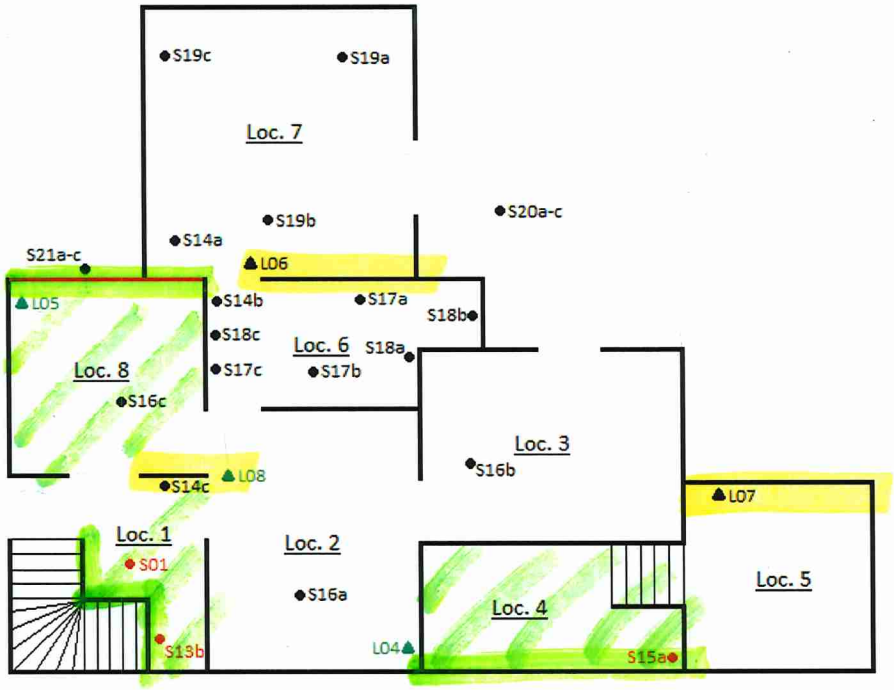
1. BC Occupational Health and Safety Regulation
2. Safe Work Practices for Handling Asbestos, WorkSafeBC, 2017
3. Hazardous Waste Regulation, BC Ministry of Environment
4. Ozone Depleting Substances and other Halocarbons Regulation, B.C. Reg. 220 / 2006, Environmental Management Act.
5. PCB Regulations, SOR / 2008-273, Canadian Environmental Protection Act.
6. Safe Work Practices for Handling Lead, WorkSafeBC, 2017
7. Transportation of Dangerous Goods Regulations SOR / 2008-34, Transportation of Dangerous Goods Act.

Appendix 3 – Drawing

APEX EHS SERVICES

N

Main Floor



Locations:
1. Foyer
2. Dining Room
3. Kitchen
4. Laundry Room
5. Bedroom 1
6. Storage 1
7. Bedroom 2
8. Living Room

LEGEND	PROJECT NAME: Pre-Renovation Hazardous Materials Survey	DATE: December 13, 2018
● Asbestos Sample Location -Positive Result	PROJECT ADDRESS: 409 Park Avenue, Kelowna, BC	PROJECT NO.: JBC18-009
		SCALE: NTS
▲ Lead Sample Location -Result Above 0.009	CLIENT: John Bacheldor Construction	DRAWN BY: N. Boule-Paquette

APEX EHS SERVICES

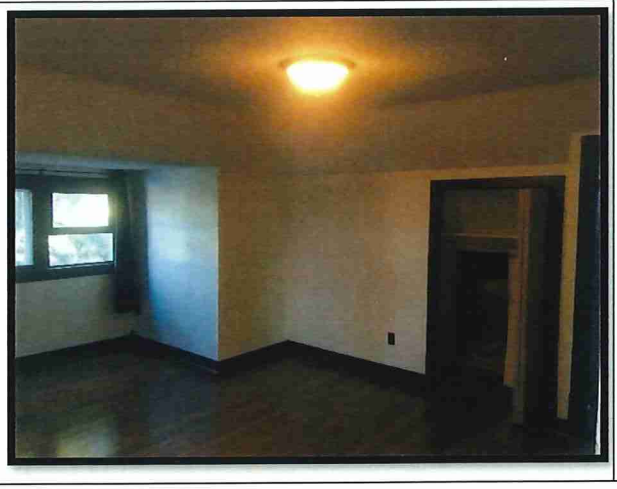
N

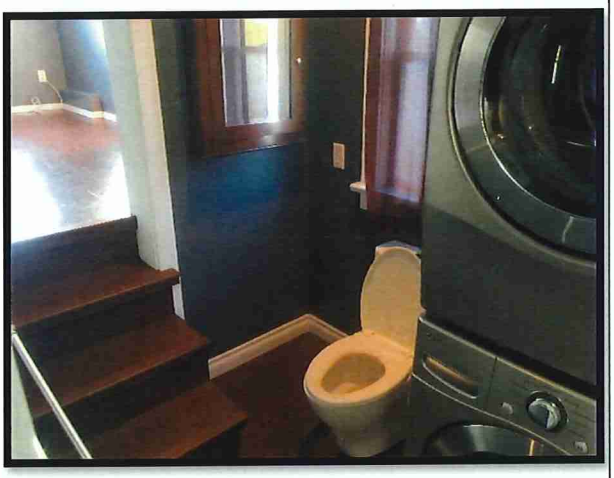
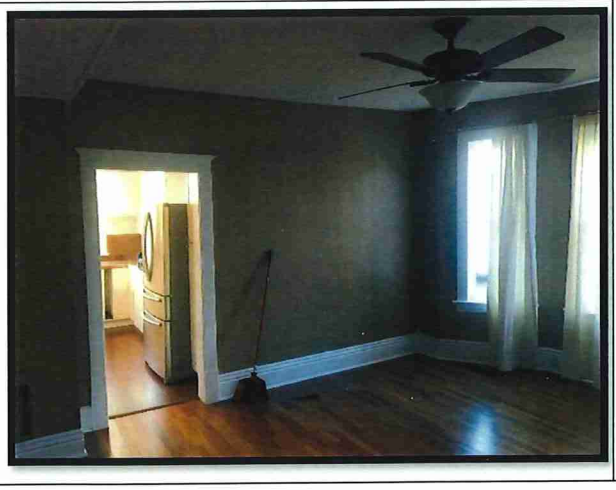
Top Floor

Locations:
10. Bedroom 3
11. Storage
12. Bathroom
13. Bedroom 4
14. Bedroom 5

LEGEND	PROJECT NAME: Pre-Renovation Hazardous Materials Survey	DATE: December 13, 2018
● Asbestos Sample Location -Positive Result	PROJECT ADDRESS: 409 Park Avenue, Kelowna, BC	PROJECT NO.: JBC18-009
		SCALE: NTS
▲ Lead Sample Location -Result Above 0.009	CLIENT: John Bacheldor Construction	DRAWN BY: N. Boule-Paquette

Appendix 4 – Photographs

	Duct wrap applied to floor registers throughout the top floor was found to contain asbestos.
	Vermiculite insulation present within the wall cavity of the east wall of the living room (Loc. 8) contains asbestos.
	Drywall joint compound applied to drywall walls and ceiling within the landing, bedroom #3, storage, bathroom, bedroom #4 (loc. 9-13) contains asbestos. White paint applied to drywall within the foyer, kitchen, storage, landing, storage, bathroom, and bedroom #4 (loc. 1, loc. 3, loc. 6, loc. 9, loc. 11-13) has a lead content >0.009%. White paint applied to plaster foyer, landing, and bedroom #4 (loc. 1, loc. 9, and loc. 13) has a lead content >0.009%.

	Plaster applied to walls and ceilings throughout the residence contains asbestos. Blue paint applied to plaster within the living room (loc. 8) has a lead content >0.009%. Plaster, ceramics, bricks, mortar, and stucco throughout the building are assumed to contain crystalline silica.
	Drywall joint compound applied to drywall walls and ceilings within the laundry room (loc. 4) and bedroom #1 (loc. 5) contains asbestos.
	Brown paint applied to plaster within the dining room (loc. 2) has a lead content >0.009%. White paint applied to wood trim throughout the residence has a lead content >0.009%.

Appendix 5 – Analytical Results

Apex EHS Services Inc.
1519 Keehn Road, Kelowna, BC, V1X 5T5
Phone:250-868-0667 Email:apex@apexehs.ca

ASBESTOS ANALYSIS REPORT

Client:	John Bachelder Construction	**Report Number:**	JBC18-009
Project Location:	409 Park Ave, Kelowna, BC	**Project Number:**	-
Number of Samples:	48	**Project:**	-
Reported:	12/12/2018		

Sample No.	Lab No.	Phase	Sample Description	Results
S01	34125	Single - Beige Fibrous	Duct Wrap / Location 1	60-70% Chrysotile Asbestos 30-40% Non-Fibrous
S02	34126	Single - Beige & Brown Fibrous	Duct Tape / Location 10	60-70% Chrysotile Asbestos 30-40% Non-Fibrous
S03	34127	1st Layer - Blue Vinyl	Vinyl Sheet Flooring (Blue) / Location 10	Asbestos Fibres Not Detected 90-100% Non-Fibrous
S03	34127	2nd Layer - Black Fibrous	Vinyl Sheet Flooring (Blue) / Location 10	Asbestos Fibres Not Detected 60-70% Cellulose 30-40% Non-Fibrous
S03	34127	3rd Layer - Brown Compound	Vinyl Sheet Flooring (Blue) / Location 10	Asbestos Fibres Not Detected 90-100% Non-Fibrous
S04a	34128	Single - Brown Granular, White Fibrous	Vermiculite / Attic	Actinolite Asbestos Detected
S04b	34129	-	Vermiculite / Attic	Sample Not Analyzed
S04c	34130	-	Vermiculite / Attic	Sample Not Analyzed
S05a	34131	1st Layer - White Compound	Drywall Joint Compound / Location 9	Asbestos Fibres Not Detected 90-100% Non-Fibrous
S05a	34131	2nd Layer - Beige Compound, Fibrous	Drywall Joint Compound / Location 9	0.5-5% Chrysotile Asbestos 95-99.5% Non-Fibrous
S05b	34132	-	Drywall Joint Compound / Location 11	Sample Not Analyzed
S05c	34133	-	Drywall Joint Compound / Location 10	Sample Not Analyzed

Method: US EPA 600/R-93/116 by Polarized Light Microscopy

Analyst: H.Fiebelkorn

Apex EHS Services Inc.
1519 Keehn Road, Kelowna, BC, V1X 5T5
Phone:250-868-0667 Email:apex@apexehs.ca

Sample No.	Lab No.	Phase	Sample Description	Results
S06a	34134	Single - White Compound	Drywall Joint Compound / Location 14	Asbestos Fibres Not Detected 90-100% Non-Fibrous
S06b	34135	Single - White Compound	Drywall Joint Compound / Location 14	Asbestos Fibres Not Detected 90-100% Non-Fibrous
S06c	34136	Single - White Compound	Drywall Joint Compound / Location 14	Asbestos Fibres Not Detected 90-100% Non-Fibrous
S07a	34137	Single - White Compound	Texture Coat (Long Drywall In Stairwell) / Location 9	Asbestos Fibres Not Detected 90-100% Non-Fibrous
S07b	34138	Single - White Compound	Texture Coat (Long Drywall In Stairwell) / Location 9	Asbestos Fibres Not Detected 90-100% Non-Fibrous
S07c	34139	Single - White Compound	Texture Coat (Long Drywall In Stairwell) / Location 9	Asbestos Fibres Not Detected 90-100% Non-Fibrous
S08a	34140	Single - White Compound	Texture Coat (On Plaster) / Location 9	Asbestos Fibres Not Detected 90-100% Non-Fibrous
S08b	34141	Single - White Compound	Texture Coat (On Plaster) / Location 9	Asbestos Fibres Not Detected 90-100% Non-Fibrous
S08c	34142	Single - White Compound	Texture Coat (On Plaster) / Location 9	Asbestos Fibres Not Detected 90-100% Non-Fibrous
S09a	34143	Single - White Compound	Texture Coat / Location 10	Asbestos Fibres Not Detected 90-100% Non-Fibrous
S09b	34144	Single - White Compound	Texture Coat / Location 10	Asbestos Fibres Not Detected 90-100% Non-Fibrous
S09c	34145	Single - White Compound	Texture Coat / Location 10	Asbestos Fibres Not Detected 90-100% Non-Fibrous
S10a	34146	Single - White Compound	Texture Coat / Location 13	Asbestos Fibres Not Detected 90-100% Non-Fibrous
S10b	34147	Single - White Compound	Texture Coat / Location 13	Asbestos Fibres Not Detected 90-100% Non-Fibrous
S10c	34148	Single - White Compound	Texture Coat / Location 13	Asbestos Fibres Not Detected 90-100% Non-Fibrous
S11a	34149	Single - White Compound,Fibrous	Texture Coat / Location 14	Asbestos Fibres Not Detected 0.5-5% Cellulose 95-99.5% Non-Fibrous

Method: US EPA 600/R-93/116 by Polarized Light Microscopy

Analyst: H.Fiebelkorn

Apex EHS Services Inc.
1519 Keehn Road, Kelowna, BC, V1X 5T5
Phone:250-868-0667 Email:apex@apexehs.ca

Sample No.	Lab No.	Phase	Sample Description	Results
S11b	34150	Single - White Compound,Fibrous	Texture Coat / Location 14	Asbestos Fibres Not Detected 0.5-5% Cellulose 95-99.5% Non-Fibrous
S11c	34151	Single - White Compound,Fibrous	Texture Coat / Location 14	Asbestos Fibres Not Detected 0.5-5% Cellulose 95-99.5% Non-Fibrous
S12a	34152	1st Layer - Beige Compound	Plaster / Location 13	Asbestos Fibres Not Detected 90-100% Non-Fibrous
S12a	34152	2nd Layer - Grey Compound, Fibrous	Plaster / Location 13	0.5-5% Chrysotile Asbestos 95-99.5% Non-Fibrous
S12a	34152	3rd Layer - Grey Compound, Granular, Fibrous	Plaster / Location 13	0.5-5% Chrysotile Asbestos 95-99.5% Non-Fibrous
S12b	34153	-	Plaster / Location 10	Sample Not Analyzed
S12c	34154	-	Plaster / Location 13	Sample Not Analyzed
S13a	34155	1st Layer - White Compound	Plaster / Location 8	Asbestos Fibres Not Detected 90-100% Non-Fibrous
S13a		2nd Layer - Grey Compound, Granular	Plaster / Location 8	Asbestos Fibres Not Detected 90-100% Non-Fibrous
S13a		3rd Layer - Beige Fibrous	Plaster / Location 8	Asbestos Fibres Not Detected 60-70% Cellulose 30-40% Non-Fibrous
S13b	34156	1st Layer - White Compound	Plaster / Location 1	Asbestos Fibres Not Detected 90-100% Non-Fibrous
S13b		2nd Layer - Grey Compound, Granular	Plaster / Location 1	0.5-5% Chrysotile Asbestos 95-99.5% Non-Fibrous
S13b		3rd Layer - Beige Fibrous	Plaster / Location 1	Asbestos Fibres Not Detected 60-70% Cellulose 30-40% Non-Fibrous
S13c	34157	-	Plaster / Location 2	Sample Not Analyzed
S14a	34158	Single - White Compound	Drywall Joint Compound / Location 7	Asbestos Fibres Not Detected 90-100% Non-Fibrous

Method: US EPA 600/R-93/116 by Polarized Light Microscopy

Analyst: H.Fiebelkorn

Apex EHS Services Inc.
1519 Keehn Road, Kelowna, BC, V1X 5T5
Phone:250-868-0667 Email:apex@apexehs.ca

Sample No.	Lab No.	Phase	Sample Description	Results
S14b	34159	Single - White Compound	Drywall Joint Compound / Location 6	Asbestos Fibres Not Detected 90-100% Non-Fibrous
S14c	34160	1st Layer - White Compound	Drywall Joint Compound / Location 1	Asbestos Fibres Not Detected 90-100% Non-Fibrous
S14c	34160	2nd Layer - White Compound	Drywall Joint Compound / Location 1	Asbestos Fibres Not Detected 90-100% Non-Fibrous
S15a	34161	Single - Grey Compound	Drywall Joint Compound / Location 4	0.5-5% Chrysotile Asbestos 95-99.5% Non-Fibrous
S15b	34162	-	Drywall Joint Compound / Location 5	Sample Not Analyzed
S15c	34163	-	Drywall Joint Compound / Location 5	Sample Not Analyzed
S16a	34164	Single - Tan Compound	Texture Coat / Location 2	Asbestos Fibres Not Detected 90-100% Non-Fibrous
S16b	34165	Single - Tan Compound	Texture Coat / Location 3	Asbestos Fibres Not Detected 90-100% Non-Fibrous
S16c	34166	Single - Tan Compound	Texture Coat / Location 8	Asbestos Fibres Not Detected 90-100% Non-Fibrous
S17a	34167	Single - White Compound, Fibrous	Texture Coat (Ceiling) / Location 6	Asbestos Fibres Not Detected 0.5-5% Cellulose 95-99.5% Non-Fibrous
S17b	34168	Single - White Compound, Fibrous	Texture Coat (Ceiling) / Location 6	Asbestos Fibres Not Detected 0.5-5% Cellulose 95-99.5% Non-Fibrous
S17c	34169	Single - White Compound, Fibrous	Texture Coat (Ceiling) / Location 6	Asbestos Fibres Not Detected 0.5-5% Cellulose 95-99.5% Non-Fibrous
S18a	34170	Single - White Compound, Fibrous	Texture Coat (On Wall) / Location 6	Asbestos Fibres Not Detected 0.5-5% Cellulose 95-99.5% Non-Fibrous
S18b	34171	Single - White Compound, Fibrous	Texture Coat (On Wall) / Location 6	Asbestos Fibres Not Detected 0.5-5% Cellulose 95-99.5% Non-Fibrous

Method: US EPA 600/R-93/116 by Polarized Light Microscopy

Analyst: H.Fiebelkorn

Apex EHS Services Inc.
1519 Keehn Road, Kelowna, BC, V1X 5T5
Phone:250-868-0667 Email:apex@apexehs.ca

Sample No.	Lab No.	Phase	Sample Description	Results
S18c	34172	Single - White Compound, Fibrous	Texture Coat (On Wall) / Location 6	Asbestos Fibres Not Detected 0.5-5% Cellulose 95-99.5% Non-Fibrous
S19a	34173	Single - White Compound, Fibrous	Texture Coat / Location 7	Asbestos Fibres Not Detected 0.5-5% Cellulose 95-99.5% Non-Fibrous
S19b	34174	Single - White Compound, Fibrous	Texture Coat / Location 7	Asbestos Fibres Not Detected 0.5-5% Cellulose 95-99.5% Non-Fibrous
S19c	34175	Single - White Compound, Fibrous	Texture Coat / Location 7	Asbestos Fibres Not Detected 0.5-5% Cellulose 95-99.5% Non-Fibrous
S20a	34176	Single - Grey Granular, Fibrous	Mortar / Exterior	Asbestos Fibres Not Detected 0.5-5% Cellulose 95-99.5% Non-Fibrous
S20b	34177	Single - Grey Granular, Fibrous	Mortar / Exterior	Asbestos Fibres Not Detected 0.5-5% Cellulose 95-99.5% Non-Fibrous
S20c	34178	Single - Grey Granular, Fibrous	Mortar / Exterior	Asbestos Fibres Not Detected 0.5-5% Cellulose 95-99.5% Non-Fibrous
S21a	34179	Single - Grey Granular	Stucco / Exterior	Asbestos Fibres Not Detected 90-100% Non-Fibrous
S21b	34180	1st Layer - Grey Compound, Granular	Stucco / Exterior	Asbestos Fibres Not Detected 90-100% Non-Fibrous
S21b	34180	2nd Layer - White Compound, Granular	Stucco / Exterior	Asbestos Fibres Not Detected 90-100% Non-Fibrous
S21c	34181	1st Layer - Grey Compound, Granular	Stucco / Exterior	Asbestos Fibres Not Detected 90-100% Non-Fibrous
S21c	34181	2nd Layer - White Compound, Granular	Stucco / Exterior	Asbestos Fibres Not Detected 90-100% Non-Fibrous

Samples analyzed in accordance with US EPA 600/R-93/116 by Polarized Light Microscopy
American Industrial Hygiene Association (AIHA) BAPAT Program Laboratory Number 224210
Quantification of <0.25% by volume is possible with this method.
Apex EHS Services will not accept any responsibility as to the manner of interpretation or application of these results.

Method: US EPA 600/R-93/116 by Polarized Light Microscopy

Analyst: H.Fiebelkorn

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1519 Keehn Road, Kelowna, BC, V1X 5T5
Phone:250-868-0667 Email:apex@apexehs.ca

Authorized By:

Kelly Konrad, B.Sc., EP (OH&S)
Laboratory Manager

Method: US EPA 600/R-93/116 by Polarized Light Microscopy

Analyst: H.Fiebelkorn

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Phone: 250-868-0667 Email: apex@apexehs.ca

LEAD ANALYSIS REPORT

Client:	**John Bachelder Construction**	**Report Number:**	**JBC18-009**
Project Location:	**409 Park Avenue, Kelowna, BC**	**Project Number:**	**-**
Number of Samples:	**8**	**Project Name:**	**-**
Reported:	**10/12/2018**		

Sample No.	Lab No.	Description/Location	Weight	Lead Concetration
L01	108	White on Drywall/ Location 12	0.2454 g	0.05 % wt
L02	109	White on Plaster/ Location 13	0.2448 g	0.08 % wt
L03	110	Pale Blue on Drywall/ Location 14	0.2444 g	<0.009 % wt
L04	111	Brown on Plaster/ Location 2	0.2433 g	0.01 % wt
L05	112	Blue on Plaster/ Location 8	0.2458 g	0.08 % wt
L06	113	Green on Drywall/ Location 7	0.2444 g	<0.009 % wt
L07	114	Grey on Drywall/ Location 5	0.2453 g	<0.009 % wt
L08	115	White on Wood/ Location 2	0.2455 g	0.12 % wt

Samples analyzed in accordance with EPA Method 200.7/7000B and Apex EHS Services SOP of Lead Paint Analysis by FAAS. Reporting limit is 0.009 % wt based on the minimum required sample weight per Apex SOP. Apex EHS Services will not accept any responsibility as to the manner of interpretation of these results.

Authorized By:

Amanda Copp, B.Sc.
Laboratory Manager

Appendix 6 – Terms of Reference

- This report has been prepared in accordance with generally-accepted consulting practices and the level of care for hazardous materials and occupational health and safety consulting services. No other warranty, expressed or implied, is made.
- This report should be read in conjunction with all other communication between Apex EHS Services and the client with respect to the subject site.
- This report has been prepared in response to the specific objectives of the client as stated when Apex EHS Services was retained to carry out this project.
- This report has been prepared for the sole use of the client and no other party may rely on this report or any component of this report.
- This report remains the copyright of Apex EHS Services.
- Apex EHS Services accepts no responsibility for any damages to a third party resulting from the use of this report.
- This report is based on the conditions observed at the date of the assessment and is limited specifically to the areas defined in the report.
- Apex EHS Services has relied on any information provided by the client regarding the subject site and has assumed this information is accurate and truthful.
- This report in written or digital format must not be altered in any way by the client.

GRAYHAWK INDUSTRIES LTD.
101 - 3573 EDWARDS ROAD, KELOWNA, B.C. V1X 7R6
PHONE: (250) 765-1531 FAX: (250) 765-1532

March 22, 2019

Bachelder Construction

Attention: John Bachelder

Dear Sir,

RE: ASBESTOS ABATEMENT ~ 409 Park Ave.
Kelowna, B.C.

Let this letter serve as acknowledgement that Grayhawk Industries has removed (and disposed of) identified asbestos containing materials from the above noted building. Materials were identified in the supplied Pre-Renovation Hazardous Materials Survey dated December 14, 2019. The abatement work was completed on March 4 – 18, 2019. Furthermore, asbestos materials were abated under guidelines as specified by WorkSafe BC.

Materials Removed

- Drywall – Throughout
- Plaster – Throughout
- Vermiculite – Attic
- Duct Wrap - Crawlspace

Please contact the undersigned, should you have any questions.

Yours truly,

GRAYHAWK INDUSTRIES LTD.

Brent Carlin
Project Manager

409 Park Avenue,
Kelowna, B.C.

Structural Engineering Report
on Existing Building

Prepared for:

Brenda Rusnak &
Dave Cullen,

Submitted by:

Brian Anderson, P.Eng

Datum Consulting Ltd

1264 Pettman Road,
West Kelowna, B.C.
V1Z 2R7

Phone: 250-575-6136
Email: be.anderson@shaw.ca

September 6, 2019

Table of Contents

1 Introduction

Datum Consulting Ltd were retained by Brenda Rusnak and Dave Cullen to provide structural engineering services for the remodeling of and additions to, the existing residence at 409 Park Avenue.

The initial task of this assignment was to evaluate the structural condition of the existing building. This document reports on the findings of that evaluation. Note that as it is intended to demolish the later addition on the east side, that area of the building was excluded from the evaluation.

Figure 1.1
Park Avenue Elevation

Figure 1.2
Long Street Elevation

2 Building Inspection

2.1 General Description

Inspections of the building were carried out on the 5th and 19th of June 2019.

Prior to the inspections the building had undergone environmental remediation to remove asbestos and other hazardous materials. That process had involved the removal of all plaster from the interior walls within the original building (i.e. excluding the east wing) so that all timber framing was exposed.

The timber framing appeared to be generally in good condition, albeit that key elements were undersized by today's standards.

2.2 Main Floor Framing and Foundation System

The main floor is constructed as a platform comprised of 1"x6" floorboards spanning between 2"x8" joists spaced at 2'-0" on centre, which in turn are supported by a non-uniform arrangement of 6"x8" fir beams. The fir beams bear on short posts or stacked pieces of 6"x8" which are underlain by an assortment of concrete blocks.

Both the exterior and interior walls are built off the main floor platform and do not have foundations in themselves. A sketch layout of the main floor framing system is shown in Figure 2.1 below. What is notable about this floor framing is that the primary beams (6"x8') are discontinuous and unconnected at the locations where one ends and another starts. There also do not appear to be any mechanical connections between the primary beams and their supporting columns or between the supporting columns and the concrete blocks beneath.

The floor exhibits sloping areas, localized depressions, and raised areas, all of which are indicative of differential settlement of the foundation system supporting the floor.

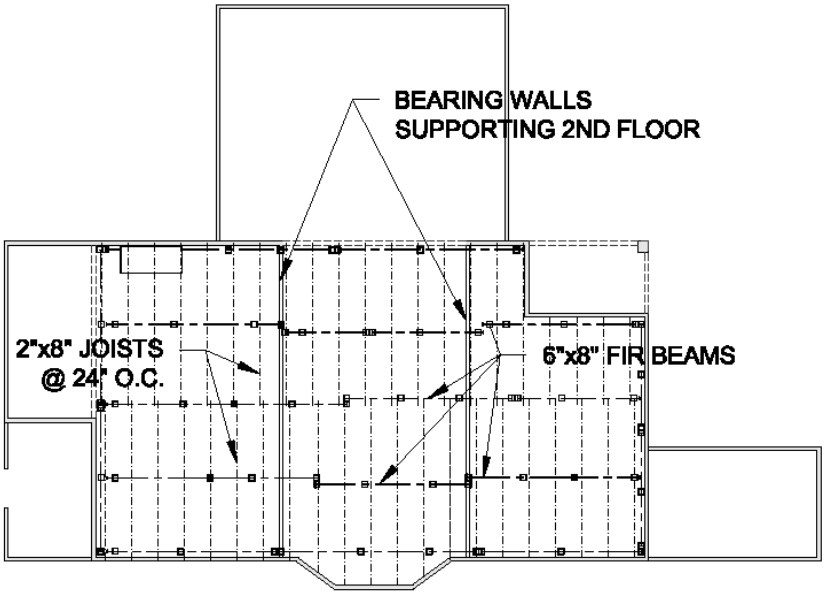

Figure 2.1

Figures 2.2 to 2.7 overleaf are photographs of the main floor framing and foundations taken during the inspection.

Fig. 2.2 is at the base of the west exterior wall showing the absence of a foundation.

Figs. 2.3 & 2.4 showing typical supports of the primary beams around the building perimeter; these are stacked pieces of 6"x8" fir.

Fig. 2.5 shows a typical post support of a primary beam with a concrete block beneath.

Figs. 2.6 & 2.7 show typical discontinuities of the primary beams and post supports. Note the significant out of vertical of the posts in Fig. 2.6

Figure 2.2

Figure 2.3

Figure 2.4

Figure 2.5

Figure 2.6

Figure 2.7

2.3 Wall and Second Floor Framing

The framing of both exterior and interior walls is comprised of 2"x4" studs at 16" on centre. The studs are balloon framed off the main floor platform, i.e. continuous studs from main floor to roof level. However the stud walls on the east and west sides are not connected to the 2nd floor framing. The effective length of the studs is therefore in excess of 12ft and they will need to be reviewed for adequacy under both gravity and wind loads.

There is a bay window on the west side of the house. Based on the review of the framing of this wall, this bay window was not part of the original building but is a later addition.

The second floor is constructed of 5/8"thick x 5"-7" wide shiplap on 2"x8" joists at 16" on centre. The 2nd floor joists run in a north-south direction, bearing on the south exterior wall, the two east-west main floor interior walls, and the beam which was installed when the original north wall was removed. It is noted that the two interior walls supporting the 2nd floor are framed off the main floor but are not directly above either a joist or beam or supporting post. i.e. the load from these walls bears directly on the floorboards of the main floor.

There is no effective 2nd floor diaphragm as the floor sheathing does not extend to the exterior walls in many places.

Part of the original north wall of the house has been removed at some time in the past and replaced with a built-up beam to carry the loads from the floor, exterior wall, and roof above. The fabrication of this built-up beam is flawed and will not have the capacity necessary to satisfy the Building Code.

The 2nd floor and roof framing in the area of the stair has been significantly modified at some point in the building's history, evidenced by various structural members having been trimmed back, intercepted, or removed altogether. It is thought that these modifications were probably made to accommodate the stair in its current location. Certainly the original building did not have a stair at that location.

2.4 Roof Framing

The house has a hipped roof framed from 2"x4" rough sawn lumber. The rafters are spaced at 16" on centre connected by collar ties at approximately the 1/3rd span point, there is no ridge beam. The rafters are supported by stud walls located just outside the midspan point and then bear on the outside walls. The interior stud walls also support the hip rafters. These stud walls are not aligned directly above beams or built up floor joists but bear solely on the floor sheathing. The original roof sheathing (still in place) is ½" thick x 6" wide rough sawn lumber spaced at about 10" on centre. This original sheathing has been overlaid with OSB in recent years. Figure 2.8 shows a cross section of the building clarifying the above descriptions.

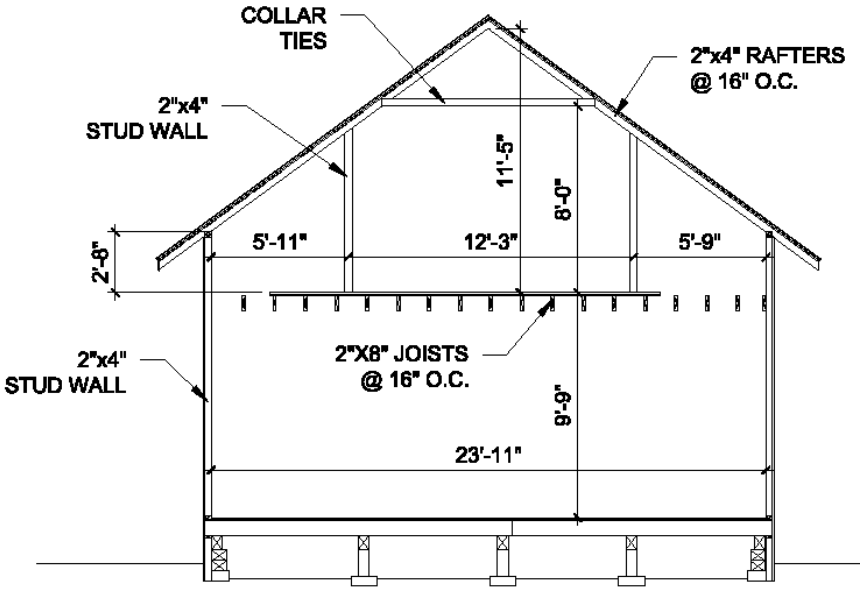

Figure 2.8

The roof contains dormer windows in the north and south ends and a gable on the west side. It is considered likely that the dormer windows are not original but were added later.

The gable on the west side is unquestionably a modification of the original roof construction. The roof framing of this gable is quite crudely done, its structural integrity being entirely reliant on an added interior stud wall on the 2nd floor. However, even if it were to be accepted that this additional stud wall is in itself competent, the modified and added to roof structure supported is unacceptably configured containing serious flaws. On one side the valley rafter is discontinuous and on the other side the valley rafter does not exist at all. The end of the gable ridge beam appears unsupported altogether.

In my opinion this roof structure is unsafe and would be vulnerable to serious deformation, or even collapse, under full snow load.

Figures 2.9 to 2.16 show various views of the second floor and roof framing.

Figure 2.9

Figure 2.10

Figure 2.11

Figure 2.12

Figure 2.13

Figure 2.14

Figure 2.15

Figure 2.16

3 Opinion

3.1 Structural Analysis

The structural frame of the building was analyzed for competency under the design snow load and residential occupancy loads, as mandated by Part 9 of the B.C. Building Code. The analysis excluded the non-compliant roof framing of the west gable addition as from visual inspection alone this is clearly structurally inadequate.

The analysis determined that the exterior stud walls and the roof rafters would be extremely overstressed under full snow load. As the roof framing is such as to also take support from the second floor, the second floor joists are also considerably overstressed under snow load. When occupancy load of the 2nd floor is added into the analysis the situation is exacerbated, such that under full loading conditions collapse is predicted by the analysis.

3.2 Structural Evaluation

The nature of the foundation system beneath this building is not unusual for the period but by today's standards it is considered not only in contravention of the Code but actually dangerous. The various elements of the foundation system are predominantly unconnected mechanically; they rely purely on the weight of the structure supported, and friction, to hold everything in place. The configuration of the foundation system results in point loads being applied to the subsoils, in comparison with today's foundations which distribute the load along strip or pad footings. Consequently this type of foundation system is very prone to differential settlement; this has in fact taken place in this house, as evidenced by the slopes and unevenness of the main floor.

The geotechnical investigation conducted on this property revealed that the house is founded on a combination of fill material, loose sands, and soft silts. These geotechnical conditions contribute further to the inadequacy of the foundation system.

The main floor platform, on which the entire house is founded, is not a single competent grillage but is an assembly of essentially unconnected components. This makes it extremely difficult, if not completely impractical, to construct a new foundation system beneath the house.

Analysis has demonstrated that the stud walls, the second floor joists, and the roof structure are incapable of sustaining the loads required under the Building Code.

The roof structure was so significantly compromised when the west side gable was cut into it that the entire roof in that area of the building would need to be removed and replaced with new framing. The northern end of the roof was also modified when the front of the house was extended. To be added into this equation is the need to develop usable 2nd floor space, which precludes the presence of the interior stud walls which currently provide the primary support to the rafters. Consequently, any approach other than complete removal and replacement of the entire roof framing would be impractical.

The span of the second floor joists exceeds the allowable span as defined in Part 9 of the Building Code. Additionally the 2nd floor diaphragm is incomplete and not physically connected to the exterior walls on the east and west sides. This makes the building laterally unstable.

Although the Building Code does make provision for heritage buildings to access alternative compliance methods it does not make any concessions when it comes to safety measures. Consequently the structural requirements of the code must be met in full.

4 Summary

The existing foundation system is structurally inadequate and in contravention of the Building Code. The foundation system could not be upgraded to satisfy the code and will therefore need to be completely replaced.

The load-bearing walls within the building do not have the capacity to satisfy the Building Code. Similarly the 2nd floor structure is not compliant with the Code.

The roof structure has been heavily compromised during previous modifications to the building to the extent that it would be impractical to consider anything other than complete replacement.

Although it is technically possible to structurally upgrade the load-bearing walls and 2nd floor structure, it is advised that this is considered impractical in the context that both the foundation system and roof structure need to be replaced in their entireties.

I trust you will find this report self-explanatory but please free to contact me if you need any further information.

End of Report

Brian Anderson, P.Eng.
Datum Consulting Ltd
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Email; be.anderson@shaw.ca

Datum Consulting Ltd

1264 Pettman Road,
West Kelowna, B.C.,
V1Z 2R7
Ph: (250) 575-6136

28th November 2019

File: 19003

Planning Department,
City of Kelowna,
City Hall,
1435 Water Street,
Kelowna, B.C.
V1Y 1J4

Attention: Lauren Sanbrooks, M.A., Planner II

Dear Lauren :

Reference: 409 Park Avenue, Kelowna _ Removal of Property from the Heritage Register

As I think you're aware, the owners of 409 Park Avenue (Brenda Rusnak & Dave Cullen) retained me to provide structural engineering services for the remodelling of the existing house at this address. The initial task of those services was to perform a structural inspection and evaluation of the building. The evaluation unfortunately revealed that there are significant structural defects in the building with respect to its lack of a competent foundation system, under-capacity structural framing, and a seriously compromised roof structure. Rectification of these defects is neither practical nor fiscally viable.

Consequently the owners have decided that they want to demolish the existing house and rebuild to a design compliant with the conservation area development guidelines, which will of course require re-application for an HAP. In preparation for this, the owners wish to apply to have the property removed from the heritage register.

With my own background in heritage buildings I always consider demolition as a last resort, so in this case I have carried out a quite detailed investigation of the building's heritage attributes, together with its current condition.

During the course of the structural inspection I found that the building had been extensively modified since its original construction. The gable/dormer on the west side of the roof was clearly not part of the original building and is quite crudely constructed. The bay window at main floor level on the west elevation is also not original. The extension of the main floor at the north end is very obviously a later addition. There is a small extended area on the south side which is not original and the entire east wing is clearly a modern addition. So the building that exists today bears no resemblance to the building originally built for F.W. Groves in the early 20th century.

In reviewing the SoS I noted several inconsistencies between what is described and what actually exists. The character defining elements include the descriptions:

1. "*....with substantial rectangular side extension creating an overall 'T' shaped plan;"*

   Structural review has shown the side extension to be of modern origin and it is understood that the City Building Department's records date this extension at 1995.

2. *"-concrete foundation,"*

   The building does not have a concrete foundation.

Also included in the character defining elements are the descriptions:

- *Cross-gabled dormers on the side elevations;*
- *Enclosed rear porch with gabled roof;*
- *Bay window on the Long St elevation.*

From inspection of the building structure it can be seen that all of these elements are additions and modifications to the original early 20th century building. It is believed that these elements were added at a remodelling that took place in 1939.

Consequently the SoS is somewhat misleading, it portrays the building as a 1909 construction, but actually describes a building that really only came into existence during an extensive remodelling in 1939, with a small addition to the south in 1948, and a further major addition to the east in 1995. Architecturally, the building style as it currently exists appears to be a combination of Arts & Crafts (Late) and Vernacular Cottage (Early) having characteristics of both but not truly fitting into either style.

At the time this building was added to the heritage register, the evaluation system used to determine eligibility for heritage status was far less objective than the current system and consequently was open to inconsistency.

I felt that an objective way to assess the heritage importance of this house was to rate it again using the current evaluation system. Attached to this letter is the evaluation I carried out, I've included a column for the rationale behind each rating. Although there is still some subjectivity in this evaluation system, I'm experienced enough with it to know that my findings are reasonably representative of an independent assessment of this building. While others may rate slightly differently I think it unlikely that the score would be raised sufficiently to definitively qualify it for inclusion on the register.

Having completed this exercise I have to conclude that this house is not an important heritage asset that must be saved and I feel more comfortable in supporting the application for removal of the house from the heritage register.

Sincerely,

Brian Anderson, P.Eng.
Datum Consulting Ltd
Structural Engineers
Ph: (250) 575-6136
Email; be.anderson@telus.net

409 Park Avenue, Kelowna

CATEGORY	Rating	Rationale	Score
A. Architectural History			
1. Style and/or Type	G	As an amalgam of styles resulting from the major 1939 remodelling, it could be considered to be no more than an average example (being neither one style nor the other) but given the history of the building and its early 20th century origins a 'G' rating seems conservatively appropriate	12
2. Design	F/P	Neither the original building nor the remodelled one (i.e. current condition) incorporate any special attributes and the existing building does actually contain a number of design flaws	0
3. Construction	G	The main floor support/foundation system is historically early but typical of the period and commonly found in the HCA	5
4. Designer / Builder	F/P	Unknown	0
		Subtotal	17
B. Cultural History			
1. Historical Association	VG	The house is closely connected with F.W. Groves who is recognized as a person of importance	18
2. Historical Pattern	G	In the context of F.W. Groves contribution to the community (irrigation and water system engineering) the building could be considered to be associated with a historical pattern (although not actually what this criteria was intended to mean this is a conservative approach to this item)	10
		Subtotal	28
C. Context			
1. Landscape /Site	F/P	Although there is one mature tree on the property there is no intact historical landscape, nor any features of significance	0
2. Neighbourhood	G	This building is non-conforming with respect to style. There are also a variety of styles on this block. Consequently there is no contiguous group of similar style, but it is in an area of compatible use	6
3. Visual / Symbolic Importance	F/P	The building is not a landmark and not of symbolic significance	0
		Subtotal	6
D. Integrity & Condition			
1. Integrity & Condition	F/P	The building has a modern extension to the east and is completely remodelled since its original construction in 1909. It is in very poor structural condition, mostly due to the poor quality of construction of the modified roof framing and the lack of a competent foundation system	-15
Total			**36**
		Evaluation Group C - A score of less than 40 indicates that the building does not qualify for inclusion on the register	