



Protection of Fire Damaged Fleming House

December 3, 2018





- ▶ Chronology of Brent's Grist Mill Heritage Park
- ▶ Chronology of post fire initiatives
- ▶ COHS Protection proposal
- ▶ Recommendation and next steps

Brent's Grist Mill Heritage Park

- ▶ Brent's Grist Mill, Dairy Barn and Fleming House were donated to the City in 2001 and relocated to the purpose built Heritage Park at 2128 Leckie Place on September 2002.
- ▶ Heritage Designated and listed in the National Heritage Register, as well as the City of Kelowna Heritage Register and protected by Municipal Bylaw #9185.
- ▶ Historical background and details including Statement of Significance can be found on the City of Kelowna Heritage Register.



Brent's Grist Mill Heritage Park



Chronology

- ▶ September 2002 - Relocation of Brent's Grist Mill, Dairy Barn and Fleming House to 2128 Leckie Place
- ▶ 2002 to 2004 - Site Servicing Project including Ministry of Environment approvals for Mill Creek crossing. This work did not proceed.
- ▶ 2006 - MoU with Central Okanagan Heritage Society (COHS)
- ▶ 2007 - Restoration and Business Plan Feasibility Study (Donald Luxton)
- ▶ 2007-2008 - Conceptual Site Development Plan undertaken with COHS
- ▶ 2008 - Fleming House Restoration Project by COHS
- ▶ 2009 - Site Servicing project (Urban Systems). This work did not proceed.
- ▶ 2011 - Heritage Condition Assessment (AMTi)
- ▶ 2012 – RFP for adaptive re-use.
- ▶ 2014 - Heritage Conservation Plan (Lorri Dauncey)
- ▶ 2014 – RFP for adaptive re-use.
- ▶ 2015 - Grist Mill Stabilization Project
- ▶ 2016 - UBC Pollinator Project
- ▶ July 2018 - Fleming House Fire
- ▶ September 2018 – Completion of Okanagan Rail Trail adjacent to site

Post – Fire Conditions July 2, 2018



Post – Fire Summary

- ▶ July 12 2018 – Staff site review
- ▶ July 18, 2018 – Staff review with COHS
- ▶ August 13, 2018 – Discovery of vermiculite in fire debris

- ▶ October 19, 2018 – Stutter's stop work order
- ▶ October 25, 2018 – Site meeting with COHS
- ▶ October 29, 2018 – COHS Proposal

Site Conditions October 25, 2018



COHS Proposal

- ▶ Preservation and Protection of remaining Fleming House structure
 - ▶ Critical and urgent to preserve remaining structure with great heritage value with onset of winter and moisture damage
 - ▶ Based on Standards and Guidelines for the Preservation of Historic Places in Canada
 - ▶ Highlights
 - ▶ Structural Engineer assessment of remaining structure
 - ▶ Install a simplified roof structure with metal cladding
 - ▶ In place until future plans are determined
 - ▶ Value: \$29,340

Financial Implications

- ▶ Risk Management Insurance Deductible Budget
 - ▶ Annual Insurance Deductible budget administered by Risk Management.
 - ▶ \$100,000 is the current insurance deductible level for property losses.
 - ▶ The budget reserve is used to fund losses under the \$100,000 level.

Financial Implications

▶ Continued Risk

- ▶ Site is currently un-insurable due to lack of site services and fire protection infrastructure.
- ▶ Staff continuing to investigate alternate measures that would be acceptable to Insurance company in lieu of permanent site services

Financial Implications

▶ Expenditure to date

Contract	Value
Stutter's Remediation Contract	\$71,500
Stutter's Work to date	\$43,776
Stutter's Remaining Budget	\$27,724
Caherogan Enterprises Proposal	\$29,340
Budget Deficit	\$1,616

▶ 10 Year Capital Plan – Grist Mill Heritage Park

- ▶ 2021 - \$150,000
- ▶ 2022 - \$1.2 Million

Recommendation

- ▶ Proceed with protecting the existing structure
 - ▶ Within original funding budget
 - ▶ Addresses immediate need for weather protection
 - ▶ Affords time for the City to consider future of the site
- ▶ Okanagan Rail Trail Completion
 - ▶ Brings attention and interest to Heritage Park
 - ▶ Potential adaptive reuse



Questions?

For more information, visit kelowna.ca.