

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) remaining 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);



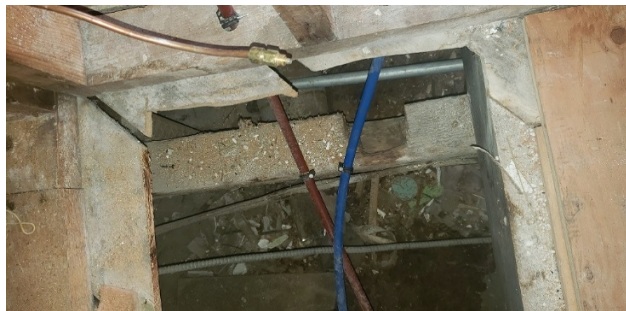
Kitchen Chimney

- 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,



Brenda Rusnak

cc: Dave Cullen, Brian Anderson