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October 21, 2020

Your Worship and Members of the City Council,

Re: 56 Angus Crescent

Crawford Homes is the current owner of 56 Angus Crescent. We provide this delegation with the accompanying reports in opposition to the proposed bylaw to designate the Bagshaw residence as a Municipal Heritage Property. Instead, we are proposing a *New Heritage* construction. We understand and support the importance of preserving heritage properties in the city. However, this house has not been maintained for decades. As evidenced by third party reports, the structure has degraded beyond reason to repair. It now an unsafe property to inhabit.

No significant maintenance has been done to the house since 1984. The lack of maintenance over time has caused considerable issues throughout the house. The house was last occupied just over a year ago. Since February 4, 2020, when Crawford Homes took possession of the house it has been vacant and winterized.

To provide Council with an expert and unbiased opinion on the current state of the structure's integrity, Crawford Homes commissioned and encloses three expert reports, from qualified architectural technologists, engineers and home inspectors.

Licensed Home Inspector, Tim Kelly, from A Buyer's Choice Home Inspections provided the home inspection report. In the summary alone, over 40 items are considered potentially significant findings that are classified as "a safety hazard, a deficiency requiring a major expense to correct" or items that [the home inspector] would like to draw attention to". The comments repeated throughout are: significant damage, extensive moisture, water intrusion, moisture damage, visible leaking, safety issue, health issue, unsafe, suspected asbestos, suspected lead paint, wood rot, "mould like" blackened organic substance, mold like stains present, excessive corrosion, show signs of failure, and considered end of life – these are the terms used to describe the present condition of the roofing and framing structures; the walls and ceilings; the plumbing, heating, and electrical components; the floors, beams and supports, the slab and foundation.

Gilchuk Design determined in their report that, "existing conditions make this structure unfit and unsafe for occupancy". The report details that "foundations, wood framing and porch structure are in disrepair. Significant investment and labor is required to restore the structure". This report, prepared by a licensed Architectural Technologist, was also reviewed and stamped by a Professional Engineer, concludes with the recommendation that "the owner demolish the building and rebuild a new structure". It is the opinion of these professionals that "the cost of replacement with new would be more economical, additionally a new structure would accommodate better foundation stability into the future."

Lastly, we commissioned the structural engineering firm, BROWNLEE BEATON KREKE for a structural assessment, to which they concluded:

Based on the results of our assessment, we believe the existing structural and foundation systems at the subject home are in very poor condition and in a state of disrepair in several locations. It is our opinion that although repairs can potentially be made to the subject structural and foundation systems in the short term, we believe repairs will not effectively or economically prolong the overall remaining life of the home and as such, we recommend that removal and replacement of the superstructure and foundation systems be seriously considered in order to ensure the structural and foundation systems safely perform well into the future. It should be noted, given the current condition of south wall between the porch and house, we believe access into the home should not be granted.

As a homebuilder and member of the RRHBA we are held to a high standard to comply with current national energy codes on new home construction. Crawford Homes would like to improve this lot by building a new home with all the modern building systems and energy standards.

As noted at the beginning of this letter, we have been working closely with the hopeful owners to create a *New Heritage* home. It is being developed as a single storey home that will match the approximate footprint of the existing structure, with the exterior to be aesthetically compatible with surrounding houses in the Crescents neighbourhood. The hopeful owners have reached out to Heritage Regina to offer an option to consult on the exterior.

Our design is based on a Mid-century style with Arts and Crafts elements. The bungalow will feature a low sloped roofline with a wide over-hang, exposed beams, and clerestory windows. The exterior is further enhanced by the added architectural features of the wood clad column and a charcoal, steel verandah. We will use natural exterior finishes: a warm, cherry-coloured, wood siding with a light Tyndall stone.

We have reached out to each of the Councillors and have provided photo and video documentation of the property. We have also extended invitations to visit the property, and are pleased to convey that some Councillors were able to view the property. Unfortunately, our invitation to view the property needed to be revoked when we received information from the structural engineer that the structure was unsound. The enclosed reports, provide the information to make an informed decision on this property. The discussion of heritage designation needs to occur before the integrity of the structure is compromised beyond repair. Through decades of neglect 56 Angus Crescent has degraded beyond reason to repair. It is no longer a viable candidate for heritage protection.

All the best,

Kaitlin Bashutski  
Creative Director, Crawford Homes Ltd.

See enclosed report links:

1. A Buyer's Choice:

<https://drive.google.com/file/d/18BViDVQuc4pgaiwsfAxuvNnv2Cqoi7Qo/view?usp=sharing>

2. Gilchuk Design:

<https://drive.google.com/file/d/1gUeHkbs9LckVom9ixOUKLqw5n88qGoHo/view?usp=sharing>

3. BROWNLEE BEATON KREKE:

[https://drive.google.com/file/d/1ueVq-lEXfE2BYVL\\_Sh-Xrx3AKADyt6jM/view?usp=sharing](https://drive.google.com/file/d/1ueVq-lEXfE2BYVL_Sh-Xrx3AKADyt6jM/view?usp=sharing)

Additional photo and video documentation, provided by Crawford Homes:

[https://drive.google.com/drive/folders/17Y7y\\_goyG0qy49ADVUpJq0lVClfDuYqT?usp=sharing](https://drive.google.com/drive/folders/17Y7y_goyG0qy49ADVUpJq0lVClfDuYqT?usp=sharing)

<https://drive.google.com/drive/folders/1Vpp8yp8QpvkWooT15vP3N0VjZJYVmOel?usp=sharing>

New Home Rendering:

[https://drive.google.com/file/d/1E\\_rKS9builvQBIVTB-U-kwyp7oDkorFM/view?usp=sharing](https://drive.google.com/file/d/1E_rKS9builvQBIVTB-U-kwyp7oDkorFM/view?usp=sharing)



