

Heritage Advisory Committee

AGENDA



Thursday, April 21, 2016

12:00 pm

Veendam Conference Room

2nd Floor, City Hall, 1435 Water Street

Pages

1. Call to Order

THE CHAIR WILL CALL THE HEARING 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 Committee 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. Appointment of Chair and Vice Chair

To appoint a Chair and Vice Chair for the Heritage Advisory Committee for a nine (9) month period ending December 2016.

3. Applications for Consideration

3.1 1449 Ethel Street, Heritage Revitalization Agreement HRA16-0001 - Donald and Linda McDonald

3 - 36

To consider a Heritage Revitalization Agreement (HRA) that would allow the subject property to be used for commercial uses such as weddings, corporate events, fundraising tours, and other small events and gatherings. No building alterations are being proposed as part of this HRA as the buildings are already well kept and reflect the property's heritage character.

3.2 1791 Mountain Avenue, Heritage Register Request; Addition - Mike & Janice Henry

37 - 49

To consider the addition of 1791 Mountain Avenue to the Kelowna Heritage Register.

4. Next Meeting

May 19, 2016

5. Termination of Meeting

REPORT TO COMMITTEE



Date: April 21, 2016

RIM No. 0940-60

To: Heritage Advisory Committee

From: Community Planning Department (TB)

Application: HRA16-0001 **Owner:** Donald F. McDonald
Linda J. Scott-McDonald

Address: 1449 Ethel Street **Applicant:** Donald F. McDonald
Linda J. Scott-McDonald

Subject: Heritage Revitalization Agreement

Existing OCP Designation: S2RES - Single / Two Unit Residential

Existing Zone: RU6 - Two Dwelling Housing

Heritage Register: Included

1.0 Purpose

To consider a Heritage Revitalization Agreement (HRA) that would allow the subject property to be used for commercial uses such as weddings, corporate events, fundraising tours, and other small events and gatherings. No building alterations are being proposed as part of this HRA as the buildings are already well kept and reflect the property's heritage character.

2.0 Proposal

2.1 Background

There are four structures on the subject property which is located at 1449 Ethel Street and is listed on the City's Heritage Register. The main house is known as Billy-Lloyd Jones House and was constructed in 1910 by Lloyd-Jones who was a prominent community member and alderman. A garage and workshop were added to the rear of the house in the 1980s and have since been converted to a small banquet area that is used for hosting events. Few other significant alterations are noted and the exterior is very well maintained. The carriage house was constructed in 2002 and reflects the heritage characteristics of the main house. The current owners did extensive renovations to the interior and exterior after purchasing the property in 2009. A small gazebo and garden shed are located on the well-maintained and extensive gardens at the rear of the property.

2.2 Project Description

The applicant is seeking to legitimize commercial uses on the property such as functions and weddings for up to 30 guests. The applicant has had a license for a Bed & Breakfast since 2010 and has been hosting small scale functions and weddings since that time, unaware that the business license did not include functions beyond the scope of a Bed & Breakfast (maximum 8 guests in 4 rooms). During this time, there has never been a noise or bylaw complaint, and the applicants reside in the main building full time.

The applicant proposes that there is an increased benefit to the community beyond preserving the exterior of the building, by allowing guests to experience the heritage value of the interior of the home and back yard gardens during functions such as afternoon teas, fundraising tours, and other intimate special event gatherings. In addition, the applicants have been highly involved in the community for the past several years hosting events to support organizations such as the Kelowna Ballet and Hospice Home, and the business is a member of Tourism Kelowna and the Kelowna Chamber of Commerce.

The house and gardens have been well maintained and no changes are proposed as a function of this HRA application.

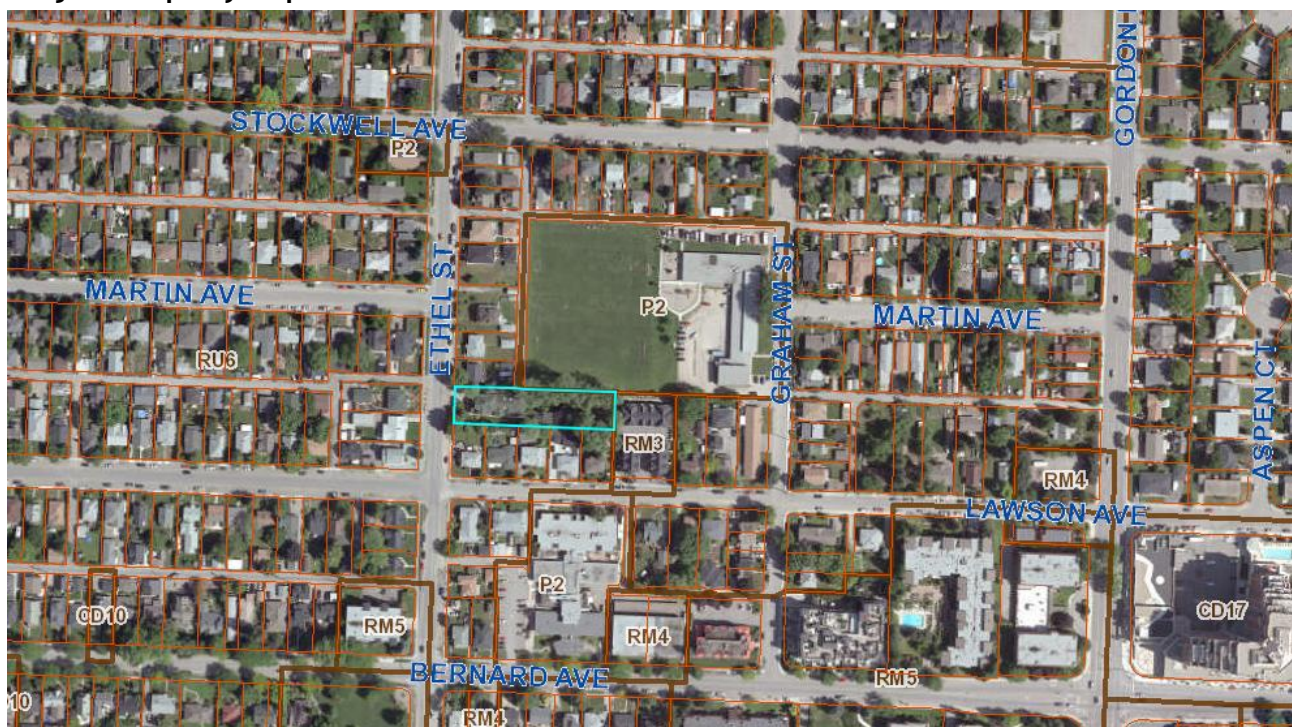
2.3 Site Context

The subject property has a lot area of 2226m² and is located on the east side of Ethel Avenue between Stockwell Avenue and Lawson Avenue. The subject property is zoned RU1 - Large Lot Housing and is designated S2RES - Single / Two Unit Residential in the Official Community Plan (OCP). The property is within the Core Area east of the City Centre and within a Character Neighbourhood Development Permit Area.

The property is in a predominantly residential area, bordered on the north-east side by Martin Park. Specifically, the adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 - Two Dwelling Housing P2 - Educational & Minor Institutional	Single Family Dwelling Martin Park
East	RM3 - Low Density Multiple Housing	Multi-family Residential
South	RU6 - Two Dwelling Housing	Single and Two Family Dwellings
West	RU6 - Two Dwelling Housing	Single Family Dwelling

This house is larger and older than others in the area and stands out as a very attractive house. There is a similar house 3 lots down that is in disrepair and is not on the Heritage Register. For the long term continued preservation of this home staff may request that the home be placed on the Heritage Designation as per OCP Policy 5.7.2.

Subject Property Map:**3.0 Adaptive Re-Use Guidelines for Residential Heritage Buildings**

The details of the specific guidelines and how the application meets/does not meet are as follows:

1. Neighborhood Resident Concerns: The applicant has not discussed their application with the neighbouring property owners at this time. However, the applicant has been operating this business in a similar fashion since 2010 with no complaints or bylaw investigations. Neighbourhood consultation is required prior to Council consideration of the HRA application.
2. Residential Component: The applicant resides full time in the main house. When an event requires access to overnight accommodations the applicant has 4 Bed & Breakfast rooms available.
3. Concentration of Adaptive Re-Uses: There are no other properties with HRAs located on this block of Ethel Street. Four properties on Bernard Avenue between Richter Street and Ethel Street have HRAs that allow commercial office uses in addition to residential uses.
4. Design Standards: There are no proposed changes to the exterior or interior of the heritage home as it is well maintained and preserved.
5. Scale: The scale of the business will be limited to 30 attendees. The applicant has not provided information as to potential number of employees required. In addition, the floor area to be used for the proposed commercial use includes indoor and outdoor space and will exceed the recommended 232m². The nature of special events requires that the applicants utilize more floor space than other commercial uses, and it is important to

note that the frequency of these events differs from that of a typical HRA which would be for daily office use or daily retail use.

6. Signage: The existing sign will remain and meets the guidelines for Adaptive Re-Use Signage.
7. Parking/Access: There is currently 4 on-site parking stalls located in a front driveway off of Ethel Street. A second access to the property exists on the north off a lane that connects with Stockwell Avenue which may be used for loading. There may be opportunity to extend on-site parking on the north side of this property accessed from this lane, however this may have a negative impact on existing landscaping and may require removal of mature, healthy trees. Further, the applicant has stated that their business model includes the use of shuttle services for guests coming and going from the property thereby reducing the amount of traffic, parking, and eliminating alcohol related risks. The proposed parking at Martin Park (P2) would not be supported as non-accessory parking is not an allowed use in that zone.
8. Hours of Operation: The guidelines of the HRA are more suited to business that operate during normal business hours Monday to Friday. For that reason, this application does not meet this requirement. However, Staff can work with the applicant to address the frequency of hosting events as well as the hours of operation so as to minimize potential impact on the residential neighborhood.
9. Screening: Attractive fencing and landscaping has been used extensively on the property. Screening from the front of the house is maintained at a low profile so as to allow the public to view the heritage property from the public sidewalk. Screening and landscaping on the sides and rear of the 2226m² (.55 acre) property is mature and provides a visual and sound buffer between adjacent properties.

4.0 Heritage Revitalization Agreement

The Heritage Revitalization Agreement will need to address the specifics of how this residential property will be used for the commercial component and how this interacts with the B&B operation, the carriage house use, and the residential component.

The residential component of this application takes place in the main dwelling at the front of the property. At this time the applicants reside in the main dwelling. This is their full time permanent residence. When they are hosting events such as weddings that require overnight accommodations, they allow their guests to utilize 4 bedrooms total (females only). If required, the applicants move into the carriage house during these events so the guests can occupy the 4 bedrooms in the main dwelling. If not required, the applicants allow their guests to utilize 2 bedrooms in the principal dwelling and/or 2 bedrooms in the carriage house.

When the applicants offer overnight accommodation that is not associated with a special event booking, they only allow guests to stay in the 2-bedroom carriage house, and not the main dwelling. The carriage house is not rented out long term. During special events there is a kitchen in the carriage house that can be used as a refreshment station, beverage station, or for caterers to prepare and plate food.

The main dwelling is where the majority of indoor events take place. There is a large multi-purpose room that has been converted into a space for banquets, luncheons, and receptions. This room was constructed by the previous owners as a dance studio, and therefore has reinforced flooring, soundproofing, and acoustic ceiling treatment to reduce impact on neighbouring properties.

The applicants have a contract that they negotiate with all special events that outlines hours of operation and acceptable noise volumes. They require that there is no amplified sound outside of the buildings in the outdoor space at any time. The outdoor space is primarily used for ceremonies and small receptions where the attendees have use of the gardens and the small gazebo. All activities in the outdoor space are to move inside by 10pm as per the City of Kelowna Noise Control Bylaw No. 6647.

In the past the applicants have hosted events approximately 2 times per month during the summer mainly for a total of 12-24 events per year. However as a function of this HRA the applicants would like to host more frequent events and a wider variety of events. This could include birthday parties, anniversaries, corporate luncheons, fundraisers, garden tours, themed tours, and others. It is their intention to develop a business model that is both respectful of the residential community while offering events that showcase the unique heritage quality of the interior and exterior of this property.

As a component of their operation, the applicants require that all hosts of special events provide their own catering. The kitchen within the main dwelling and within the carriage house is not used as a commercial kitchen but may be used for plating, presentation, refreshment, and beverage service. Each host of a special event is required to obtain their own Special Events Liquor License if required.

The purpose of allowing the commercial use within this residential property is to ensure the preservation and maintenance of an existing Heritage Registered property that has been well-maintained. A provision of the HRA would be to ensure that the property remains well-maintained through bi-yearly inspections of the exterior and landscaping. An additional request will be made to the applicant to have the property Heritage Designated by bylaw to further protect this heritage asset for the community.

4.1 Variances

The Heritage Revitalization Agreement does require acknowledgement of 2 variances; B&B use and parking.

The City of Kelowna Zoning Bylaw No. 8000 states that B&B's must be operated within the principal building (Zoning Bylaw regulation 9.6.1(a)) and are not permitted on the same property as a carriage house (Zoning Bylaw regulation 9.5b.8). The proposed HRA would allow the B&B operations to exist on a property that has a carriage house, and within the carriage house. The applicants propose that the B&B use would only be operational in conjunction with a special event and would not be eligible for vacation or short term rentals otherwise.

Under the definitions provided in the City of Kelowna Zoning Bylaw No. 8000 the proposed commercial use falls under Food Primary Establishment (Zoning Bylaw Section 2 2-17). Under this interpretation the required number of parking stalls are 1 per 4 seats of capacity. The total number of spaces required for the subject property with maximum occupancy of 30 people is 8 stalls, and the HRA would reduce that to 4 stalls in the front driveway with 1 space available for loading on the north property line off of the lane from Stockwell Avenue. The applicants have mitigated parking issues in the past by offering a shuttle service for guests.

It is important to note that the applicants have been operating their business in this manner for several years and Bylaws has never received a complaint. This would include noise complaints, parking complaints, illegal use complaints, and unsightly premises complaints.

5.0 Discussion of Relevant Policies

5.1 Official Community Plan (OCP)

Chapter 5 - Development Process

Objective 5.7: Identify and conserve heritage resources.

Policy 2 Heritage Designation:¹ 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.

Policy 3 Heritage Revitalization Agreements:² Consider the adaptive reuse of heritage buildings appropriate within any future land use designation, provided that a Heritage Revitalization Agreement is negotiated with the City and provided that the project meets the criteria established for sensitive neighbourhood integration.

Chapter 9 - Heritage Policies

Objective 9.2 Identify and conserve heritage resources.³

5.2 Adaptive Re-Use Guidelines for Residential Heritage Buildings

Please see Adaptive Re-Use Guidelines for Residential Heritage Buildings attached to the Community Planning report dated April 21, 2016.

Report prepared by:

¹ City of Kelowna, Official Community Plan Chapter 5, Objective 5.7, Policy 2

² City of Kelowna, Official Community Plan Chapter 5, Objective 5.7, Policy 3

³ City of Kelowna, Official Community Plan Chapter 9, Objective 9.2

Trisa Brandt, Planner I

Approved for Inclusion: ☐ Terry Barton, Urban Planning Manager

Attachments:

Adaptive Re-Use Guidelines for Residential Heritage Buildings
Applicant Rationale and Photographs
Subject Property and Site Plan
Floor Plans
Heritage Register Description

City of Kelowna

Adaptive Re-use Guidelines for Residential Heritage Buildings

The Kelowna Official Community Plan recommends the use of Heritage Revitalization Agreements to allow for the adaptive re-use and continuing protection of heritage buildings. Entering into a Heritage Revitalization Agreement with the City of Kelowna allows owners of heritage buildings to use their building for purposes that would not otherwise be allowed. The additional revenue obtained from these adaptive re-uses can then be used to help restore and maintain their heritage building. In turn, the community benefits from the conservation of Kelowna's built heritage.

Please note: changing a residential building to a commercial use may require modifications so as to meet the requirements of the BC Building Code.

Objectives related to permitting the adaptive re-use of residential heritage buildings:

- To conserve Kelowna's residential **heritage buildings listed in the Kelowna Heritage Register** by enhancing their appearance and viability as functional buildings;
- To retain the desirable qualities of older residential neighbourhoods such as heritage houses, mature landscaping and pedestrian oriented street environments;
- To favourably consider a limited range of uses which would achieve the adaptive re-use of heritage buildings and at the same time, would preserve the prevailing character of neighbourhoods by limiting impacts such as high amount of traffic, noise, smell, etc.;
- To ensure that allowing adaptive re-uses within heritage buildings does not have a negative impact on the viability of existing commercial areas within Town Centre areas.

The following guidelines reinforce that there is an essential relationship between the proposed use in a heritage building and the location of the heritage property relative to the surrounding streets and the character of the neighbourhood. The type and intensity of a proposed adaptive re-use will be assessed according to which category of roadway will best be able to accommodate that particular use. The roadway categories are based on the Official Community Plan 20 Year Major Road Network Plan.

On major roads, a greater variety and intensity of uses can be supported without affecting the character of the area given the existing impacts of prevailing traffic volumes. The potential exists in these locations to allow adaptive re-uses normally considered not appropriate within residential locations, provided controls are in place to limit scale and concentration of adaptive re-uses within a given area.

For the purpose of these guidelines, roads not identified as major roads on the 20 Year Major Road Network Plan will be considered local roads. Adaptive re-uses that can be supported along local roads also include those uses that would typically be permitted in residential zones, such as home based businesses, bed and breakfast homes, care centres, secondary suites and group homes. The difference would be that the scale and conditions of such uses

could be expanded, to a lesser degree than on major roads, under a Heritage Revitalization Agreement.

Site Specific Criteria

After consideration has been given to location, each adaptive re-use proposal must be assessed on its own merits as to whether the proposal would be appropriate within the context of the heritage building, the surrounding neighbourhood and adjacent property characteristics. In this regard, the following factors should be considered:

1. Neighbourhood Resident Concerns

The concerns of neighbouring property owners should be considered. Identifying and, wherever possible, resolving these issues when developing the terms and conditions specific to an application is important. Applicants are encouraged to discuss their proposed adaptive reuse with neighbouring property owners.

2. Residential Component

A residential component (secondary suite, principal dwelling, etc.) **is mandatory** in conjunction with a non-residential use in order to minimize impacts on the residential character of a neighbourhood. For security purposes, incorporating a residential component is particularly important where a high concentration of adaptive re-uses occurs along a particular block. ***However, a residential component may not be desirable for all properties where a residential component may impact the heritage character negatively.***

3. Concentration of Adaptive Re-Uses

Careful consideration must be given to avoid a concentration of adaptive re-uses in any given area. In this regard, consideration should be given to maintaining the existing neighbourhood character. In addition, consideration should be given to whether or not permitting an adaptive re-use or a concentration of adaptive re-uses would limit the ability to redevelop the area to higher density uses supported in the OCP.

4. Design Standards

Any heritage building restorations, renovations or alterations must respect the heritage character of the building and its surrounding area. Reference should be made to the character-defining elements for the property as detailed in the Heritage Register record.

5. Scale

The size and intensity of the adaptive re-use component should be compatible with the surrounding neighbourhood and able to be readily accommodated within an existing heritage building. The requirements of a specific use and the available floor area in the existing building will limit the extent and nature of the adaptive re-use proposal.

It is recommended that the number of employees not exceed four non-resident employees at any given time for adaptive re-uses along major roads and two non-resident employees at any given time for adaptive re-uses along local roads. ***In addition to this, it is recommended that, as a guideline, the non-residential floor area not exceed 60% to a maximum of 232 sq. m (2500 sq. ft) for adaptive re-uses along major roads, and 40% to a maximum of 139 sq. m (1500 square feet) for adaptive re-uses along local roads.***

6. Signage

Signage should be limited to one non-illuminated nameplate not to exceed 0.23 sq. m. (2.5 sq. ft.) in area and shall be placed within, flat against or hanging from the dwelling unit. Along major roads, signs of this size and dimension may be hung from a free standing post.

7. Parking / Access

Consideration must be given to on-site parking, access and traffic generation associated with adaptive re-use proposals. In order to limit the impact on adjacent properties, the required number of on-site parking spaces should conform to the Parking Schedule of the Zoning Bylaw.

8. Hours of Operation

No generation of vehicular traffic or parking of vehicles in excess of that permitted for the zone in which the adaptive re-use is located should be permitted during non-regular working hours. Generally, working hours should be limited to daytime hours, Monday through Friday.

9. Screening

Screening helps lessen the impact of an adaptive re-use in a residential area. In this regard, outdoor storage and parking areas associated with an adaptive re-use should be well screened with fencing and landscaping which are compatible in design with the heritage building and which form a year round dense screen.



Lindon House HRA Vision

Rational/Proposal:

Also known as Billy Lloyd-Jones House, 1449 Ethel was purchased by Linda Scott-McDonald and Don McDonald in December of 2009. Over 3 months extensive renovations were performed on the interior of the home. Gold Tommy award-winning designer Suzanne Petti worked with contractor Sid Molenaar and his team from Integrity Services and Paul Nesbitt of Nesbitt Originals Design.

Suzanne Petti is recognized as the person responsible for this amazing work. The result is breath taking as Suzanne brought back the old world charm restoring the house to it's original glory.

Lindon House presently operates as a bed and breakfast and hosts intimate weddings and functions up to 30 persons in the grandeur of the home's old world atmosphere.

We want Lindon House to be more for this community.

Most heritage revitalization homes have become businesses, like medical offices or professional practices, limiting the heritage experience to an external one. Our vision, were it allowed to move forward, is to see Lindon House become a heritage landmark in the city that is experienced more from within her walls and on the property. We would like to continue offering brides and bride's maids a special place to stay while they prepare in the B&B to celebrate their weddings.

We also want to offer other opportunities to enjoy this beautiful heritage home. Business meetings, elegant afternoon teas, fundraising tours and other intimate special event gatherings. Our desire is to bring the community in to experience the turn of the century charm the home presents; rather than it be viewed only from the street. Part of our activity as members of this community has been to get involved using the house and gardens to host (free of charge) community supporting events.

Past Community Events include:

- Hosted the wind up barbeque for the Special Olympics athletes in Kelowna.
- Fundraising parties have raising monies for the Kelowna Hospice. 2013
- Hot Holiday Homes Christmas tour raising money for the Kelowna Ballet. 2012
- Fundraising event Communities in Bloom tour 2014
- Fundraising Heritage walk tour to support Heritage society 2014
- Karaoke night for our community's Persons with Disabilities. 2015

Howard Soon and Debbie McMillan have been to Lindon House for a couple of the fundraising tour events and both commented Lindon House would be a perfect spot for wine pairing dinners utilizing the gardens to showcase the best Okanagan wines with the best Okanagan culinary talent.

Last years fundraising garden tour raised money for the newest up and coming chefs that are rising to the top into our communities. Kelowna has a growing reputation for excellence in food and wines. We were honoured to win first place in the garden tour for best landscaping design for a Heritage Home.

We also host neighbourhood parties and in future plan on using the Kelowna Parks and Leisure block party grants to fund a chef and open the house and gardens to our locals.

We have also approached David Lloyd Jones home to organize outings to Lindon House for special recreation events. We hope to provide some High-Tea-like functions to include our seniors in the heritage experience.

To address parking issues and alcohol related risk we have adopted the use of shuttle services for guests coming and going from Lindon House. In the past clients booking an event would use taxi coupons to get people home safe. However we have found the shuttle service to be a much more effective service, bringing guests to the Lindon House and then returning later to shuttle guests back to their hotels and homes. Clients have felt more peace of mind knowing the guests don't get to choose not to use a taxi. And fewer cars are used reducing parking issues.

Lindon House is located along the side of the Martin Center Park and we would like the cities permission to occasionally use some of the 25-stall parking to accommodate parking. Presently guests use side streets for the few hours of an event. However the neighbourhood would be relieved of any parking concerns if we could direct some guests to use available stalls by the field. We have never seen the parking lot filled except on

Sundays when the Epic church uses the gymnasium for Sunday services (A time when we would not want parking anyway). The number of cars we are suggesting for 30 guests is slight considering many guests don't use cars anyway. The guests that do drive usually travel as a couple or more. So we suggest the maximum number of cars might reach 10 vehicles at the very most. Without this permission we will still handle parking concerns as we have up to now with shuttle service and side street parking. It would just add an additional relief to any potential parking concerns.

Property Description and Photographs:



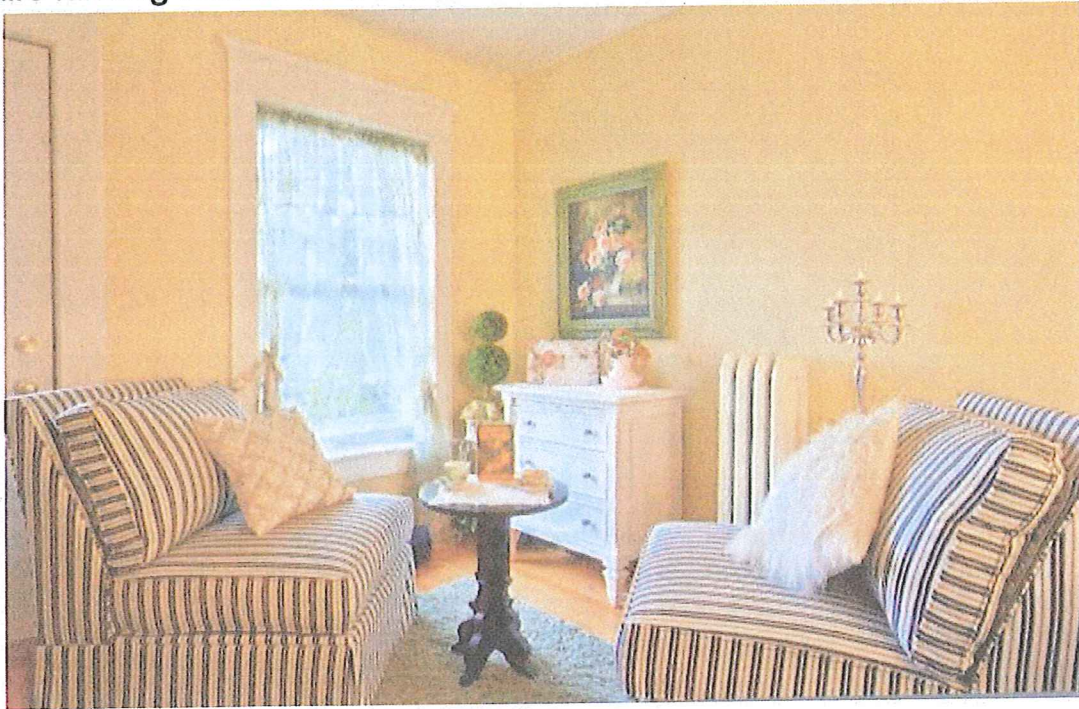
Guests arrive for events on Ethel usually onto our red carpet



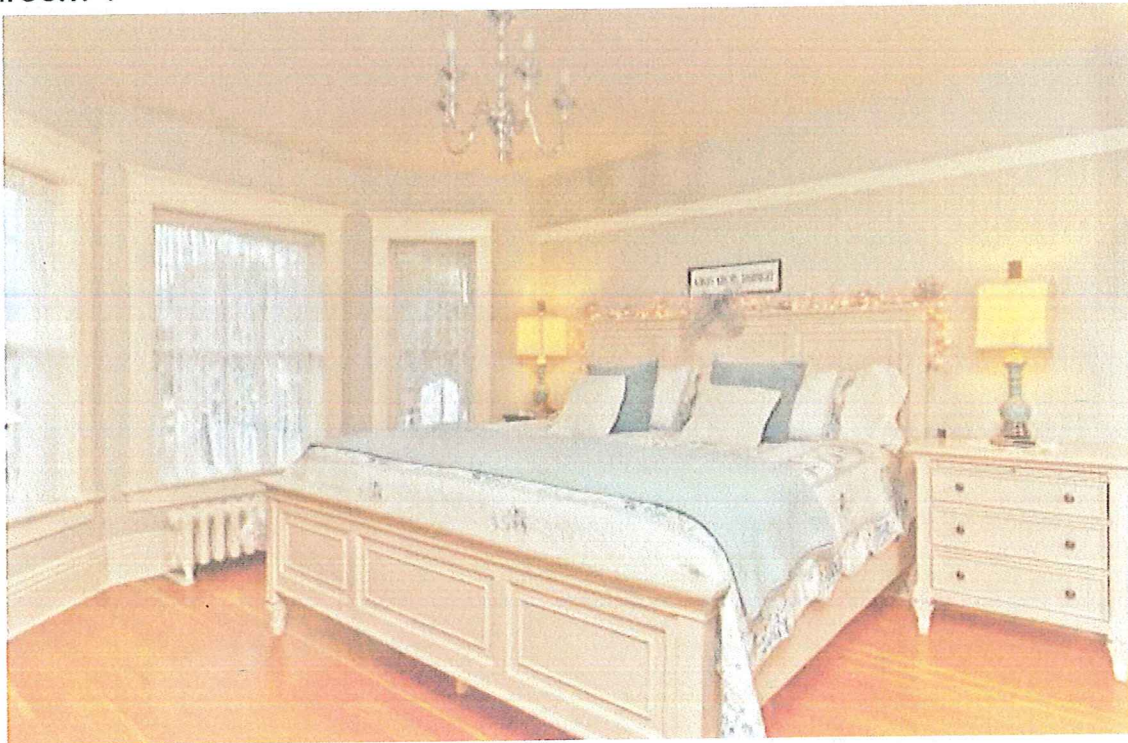
The main entrance receives guests into the foyer and they are free to tour the house guest-areas that include the main floor rooms, upstairs guest bedrooms, the main banquet room and gardens.



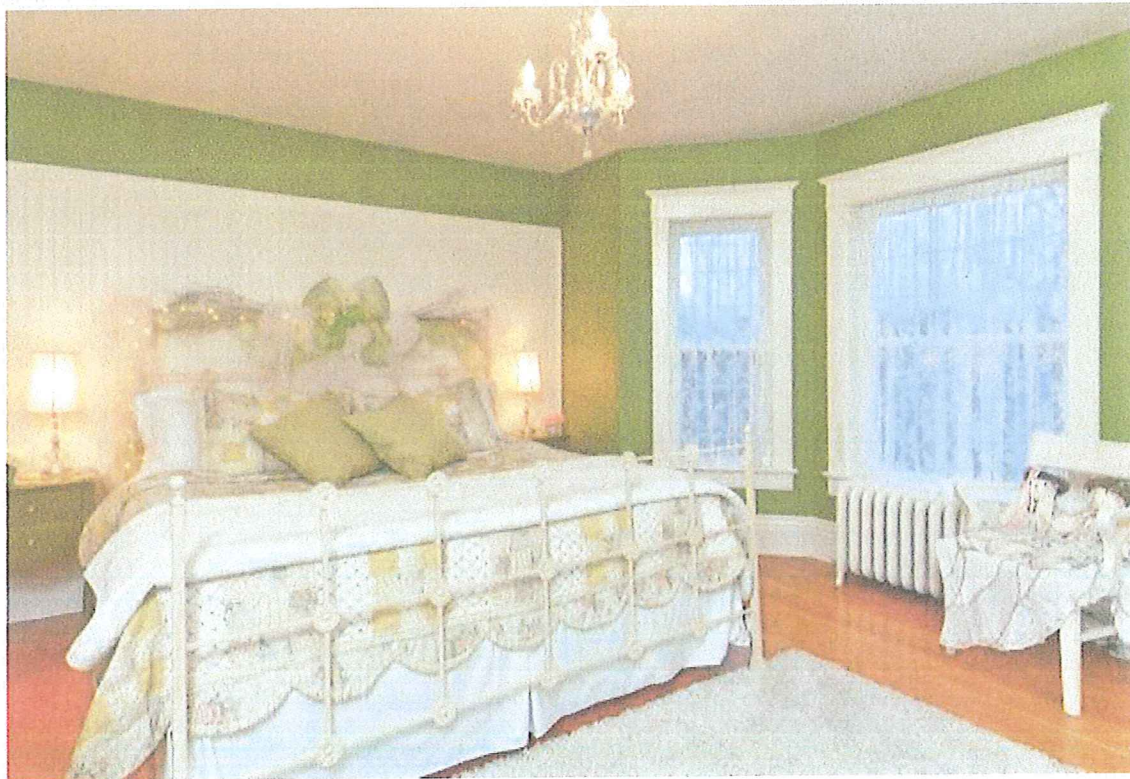
Upstairs landing beside Bedrooms



Bedroom 1

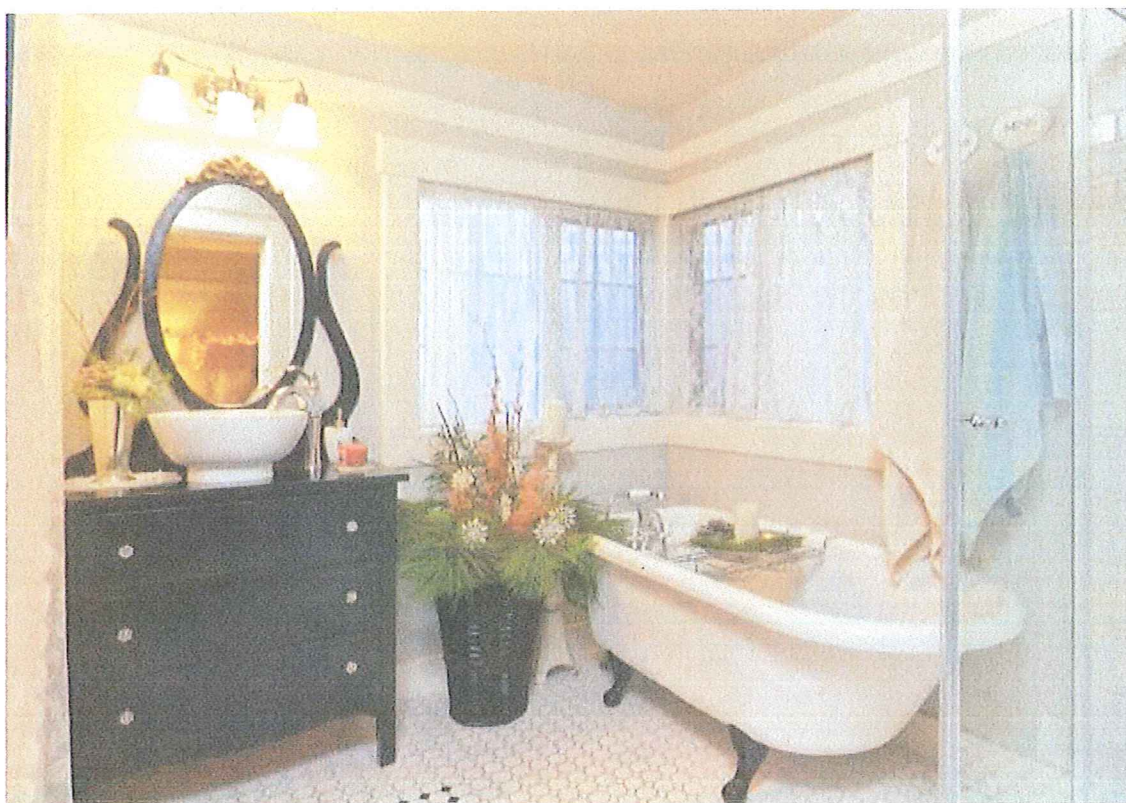


Bedroom 2



Upstairs Bathrooms





Kitchen



Dining room



Ballroom / Banquet room







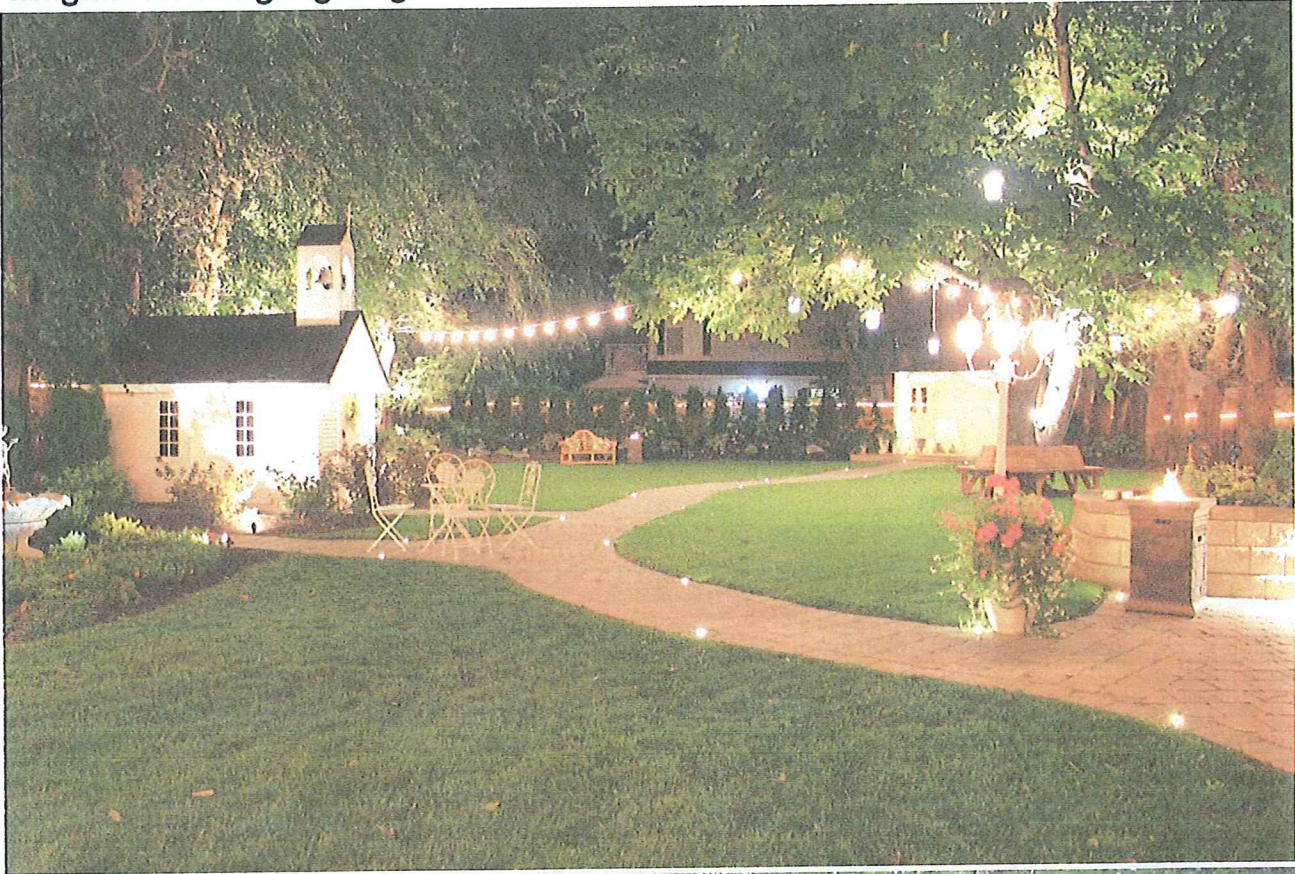
Business meeting



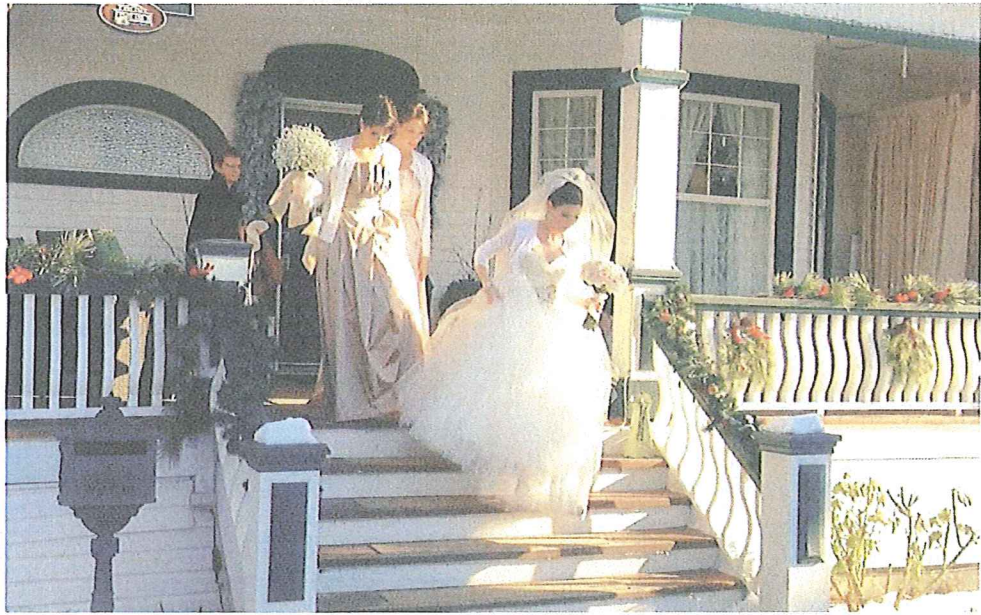
Back Gardens



Magical Evening Lighting







Carriage House





Carriage House Kitchen for garden catering.



Note: All food services are provided by local catering companies

About us:

We are long-time community members (over 25 yrs.) that have supported our community through relationship building and giving back.

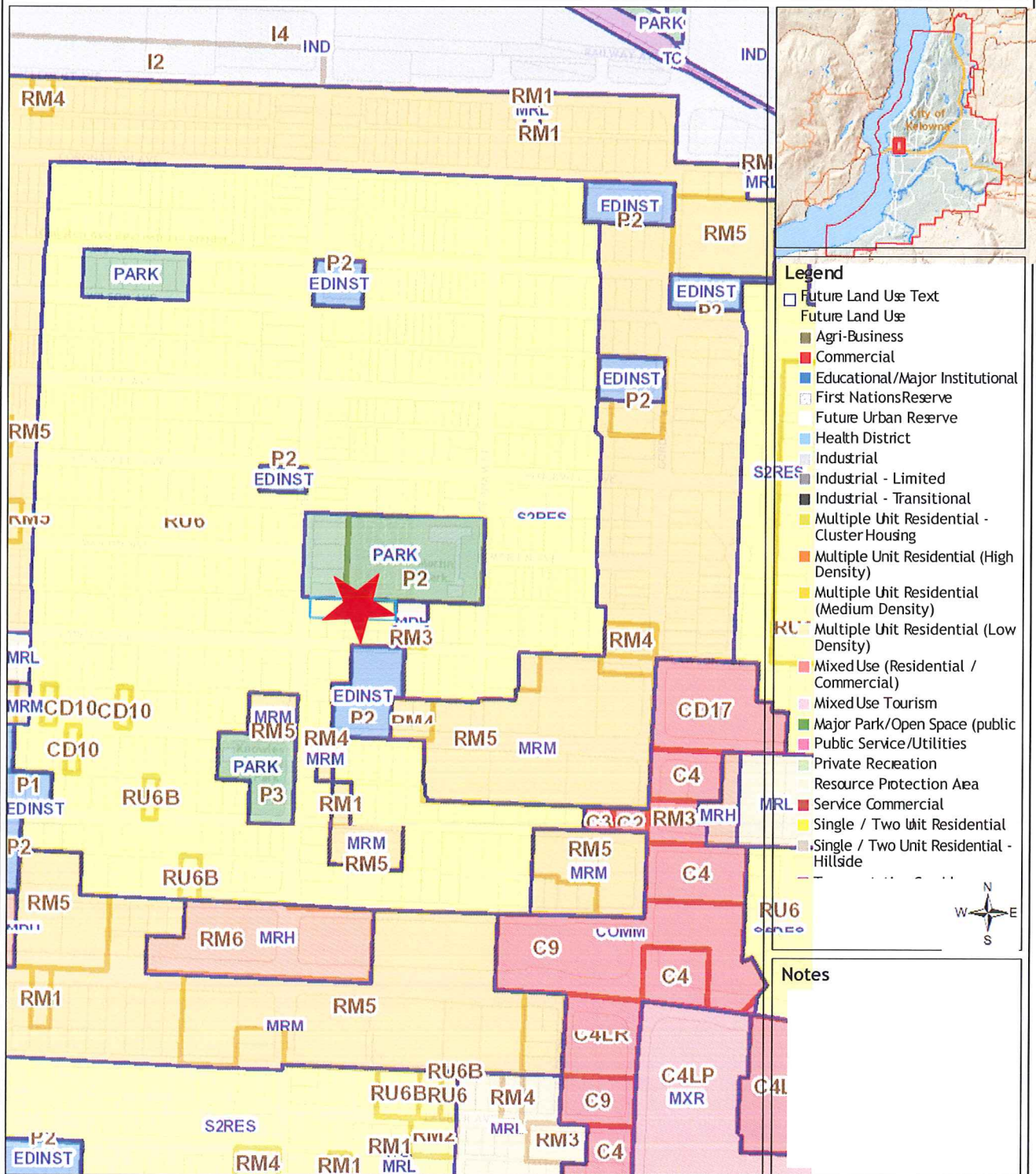
We are very active in the community supporting persons with developmental disabilities.

We donate to local charities such as Teen Challenge, Willow Park Church's benevolent fund, the Pregnancy Crisis center, Hands in Service and other needs that present themselves. We have committed to Hope For The Nations Kelowna to donate enough money to drill 3 water wells per year in India. (\$1800 each well)

To summarise, we did not move to this house to do this work. It was after the beautiful renovation changed it so much that we and all our friends saw it's potential and then felt the desire to share it.

We hope this beautiful home, reflecting Kelowna's past, will allow us all to experience a beautiful piece of our heritage. Lindon House, a piece of Kelowna's heritage, active again.

Linda and Don
Lindon House



0 160 320Meters

February 24, 2016

City of Kelowna

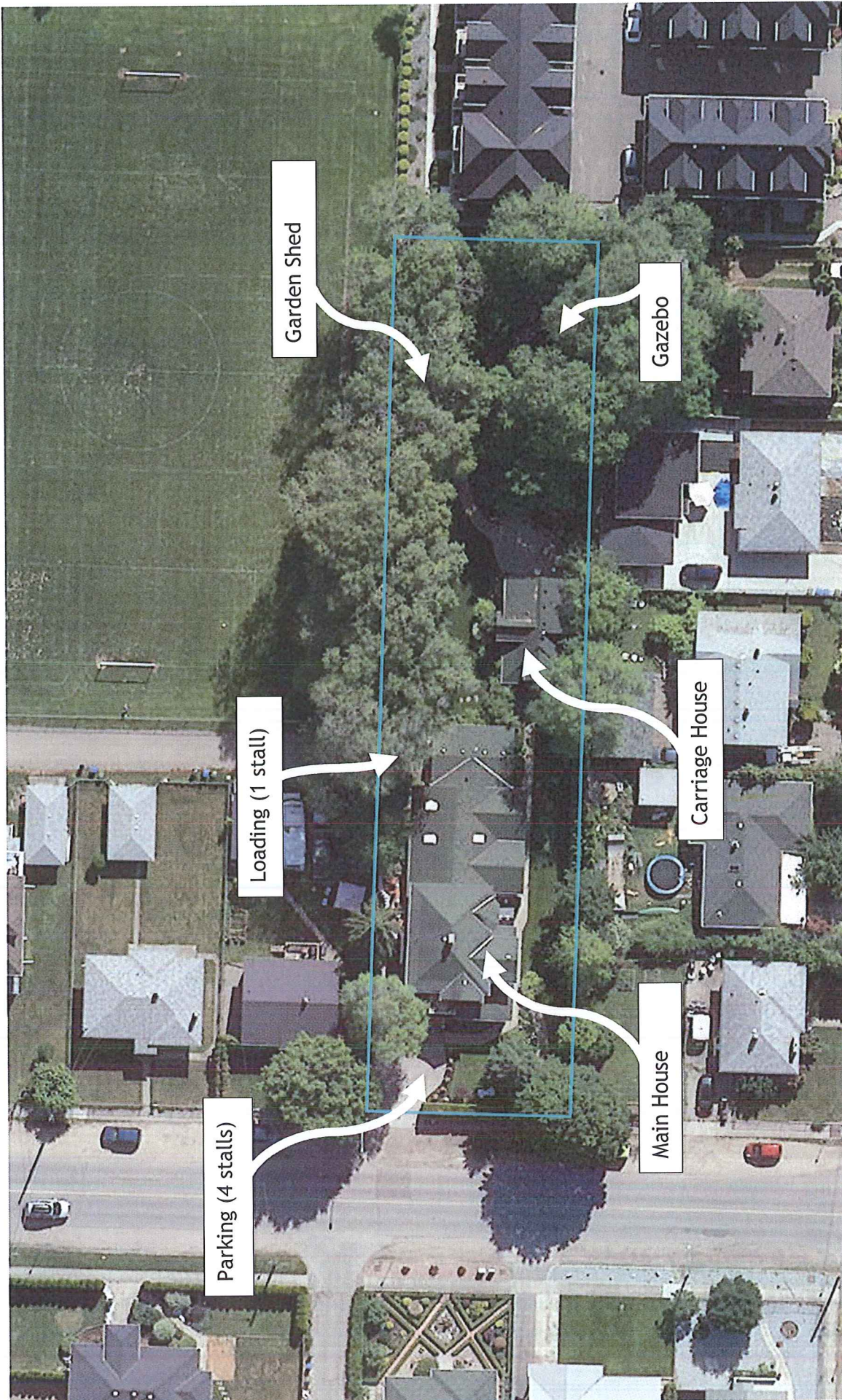
Subject Property



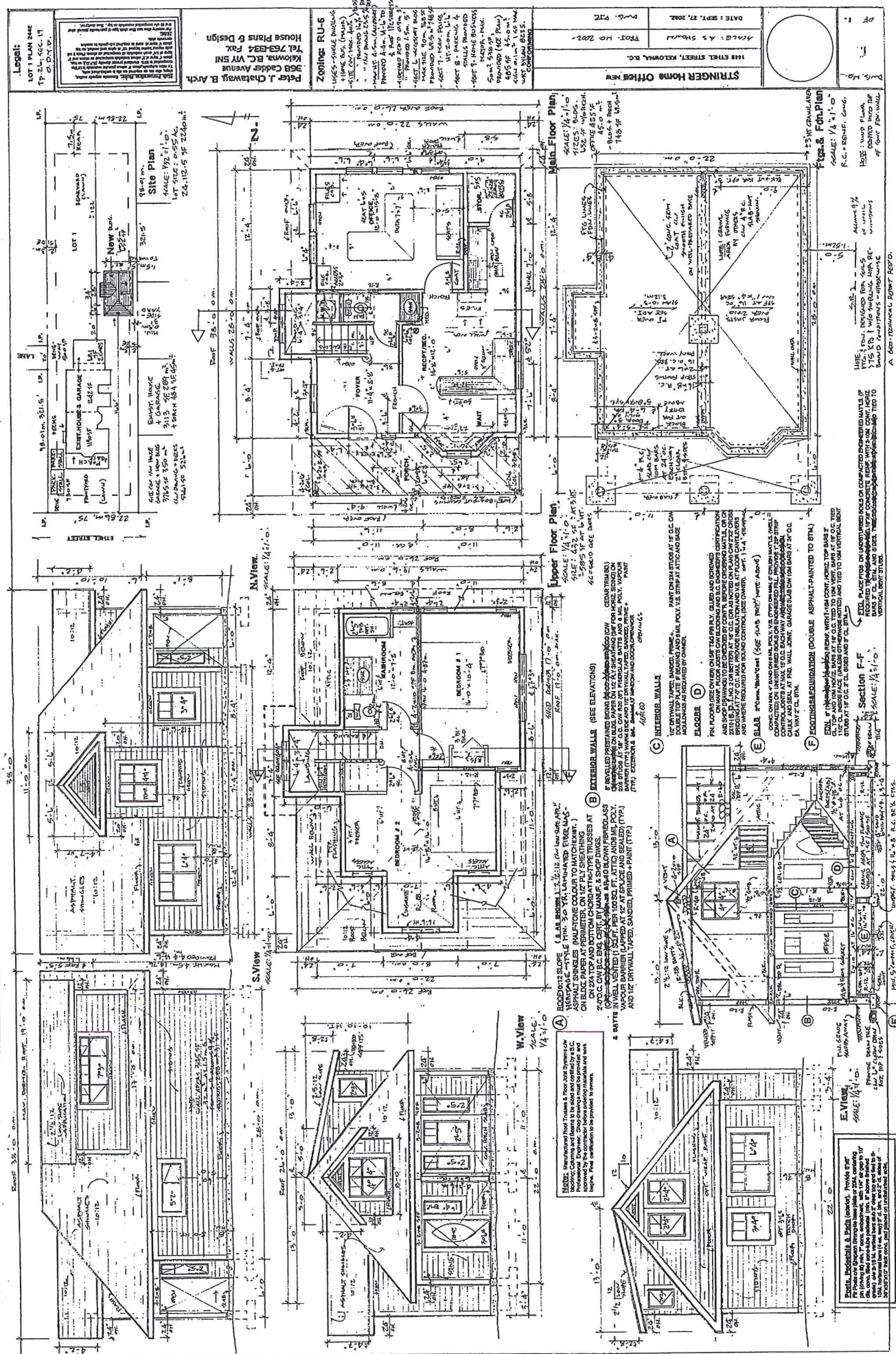
0 25 50Meters

February 24, 2016

This map is for general information only. The City of Kelowna does not guarantee its accuracy, currency or completeness. All information should be verified.



34





Kid: 304889 **Plan:** 2442 **Lot:** 1 **Block:**
Map
Civic Address: 1449 Ethel St
Neighbourhood: North End
Building Name: Billy Lloyd-Jones House
Conservation no
Area:
Date Built: 1910
Status: Active

**Historical
Significance:**

Constructed during the early development of Kelowna, this was the home of Billy Lloyd-Jones, an active member of the community and contributor to Kelowna's social, political, business, and church life in 1st half of the 20th century.

History:

"Billy" Lloyd-Jones moved to Kelowna in 1901. He managed Bernard Lequime's Post Office and Store on Benevoulin Road for a time and later was the manager of the Lequime's sawmill. He was active in the United Church, city council, Rotary, and various lodges. He worked for cousin David Lloyd-Jones in a sawmill where City Park now is. William was secretary-treasurer of the company until his death in 1956, staying on after S.M. Simpson Ltd. purchased control.

**Architectural
Significance:**

Very attractive house, which illustrates well the changing house types of the first decade of the 20th century.

Style / Character:

Transition from the vertically-proportioned gable-front Victorian/Queen Anne house to the more cubic hipped-roof Foursquare.

Design Features:

Broad verandah supported by square posts. Brackets under eaves, small porch on 2nd storey centre, some decorative trim around windows, decorative railings on porches. Building is a central hearth plan. The plans for the house are said to have come from an architectural catalog/pattern book (source: owner).

Architect:

unknown

Builder:

Lloyd-Jones

Building

wood frame

Construction:

Foundation

Haug rusticated concrete block

Construction:

Stories:

2

Roof Type:

hipped

Window types:

1 Bay w., all w. are DH 1/1, art glass in some, 1 semi-circular w L of door, decorative glass

Exterior Wall

horizontal wood siding

Material:

Original Wall

same

Material:

Exterior Wall Color:

creamy beige w. white trim

Landscape

large firs trees and shrubbery, grass lawn and foundation planting

Features:

Associated

old garden shed remains alongside a new larger garage

Buildings:

Alterations

1980 garage and workshop

Documented:

Alterations Observed: It appears that the veranda once continued around the right but has been filled in. The roof was replaced, and general improvements and renovations made in 1997. Staircase replaced.

Site Context: The house is larger and older than others in area. Another building, of similar style, is 3 lots down. The building stands out from others as very attractive.

Source: KHRI 1983; Street files; Henderson's 1910; Wrigley's 1919-27; Sun 1936-47; Kel City Dir 1948, 56; OHS 20:69, 168.

Additional Notes and Comments: William's wife was Naomi. The House is now occupied / owned by White Cloud Investments Ltd. The building is in excellent condition and the period character is generally intact. An architectural description exists in the KHRI 1983 p.11.

Note: Building in 1st phase of CRHP collection but incomplete. Will be included in phase 4.

Updates:

History Recorder Name: David Dendy **Date Recorded:** 1997-10-04

Field Recorder Name: Leigh-Ann Carter **Date Recorded:** 1997-06-21

Photographer: Leigh-Ann Carter **Date Photographed:** 1997-06-20

Photo Reference: CD2.71

Main Photo File:



Additional Photos:

CRHP Inventory: [Click Here](#)

[Change](#)[Delete](#)[Maintain Additional Photos](#)

REPORT TO COMMITTEE



Date: April 21, 2016

RIM No. 1240-20

To: Heritage Advisory Committee

From: Policy & Planning Department (LB)

Address: 1791 Mountain Avenue **Applicant:** Mike & Janice Henry

Subject: Heritage Register Request - Addition

Existing OCP Designation: S2RES - Single / Two Unit Residential

Existing Zone: RU1 - Large Lot Housing

Heritage Conservation Area: None

Heritage Register: Not Included

1.0 Purpose

To consider the addition of 1791 Mountain Avenue to 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 \$5,000 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 house at 1791 Mountain Avenue is a one storey craftsman style house that was built in 1929 for Vince and Matilda Martin. Originally surrounded by orchards, the property is now within the residential neighbourhood of Glenmore and is located at the southeast corner of the intersection of Mountain Avenue and Calmels Crescent. Glenmore Elementary School is found to the north and a small commercial plaza is to the east.

The Heritage Register includes few buildings in the Glenmore area, though two homes in the vicinity are listed on the Register - one at 1858 Highland Drive North and other at 1551 Lambert Avenue. All three homes (including the one at 1791 Mountain Avenue) were built between 1919 and 1929 and have ties to the area's fruit-growing and farming industries.

The subject property, surrounding neighbourhood and key area features are shown below.



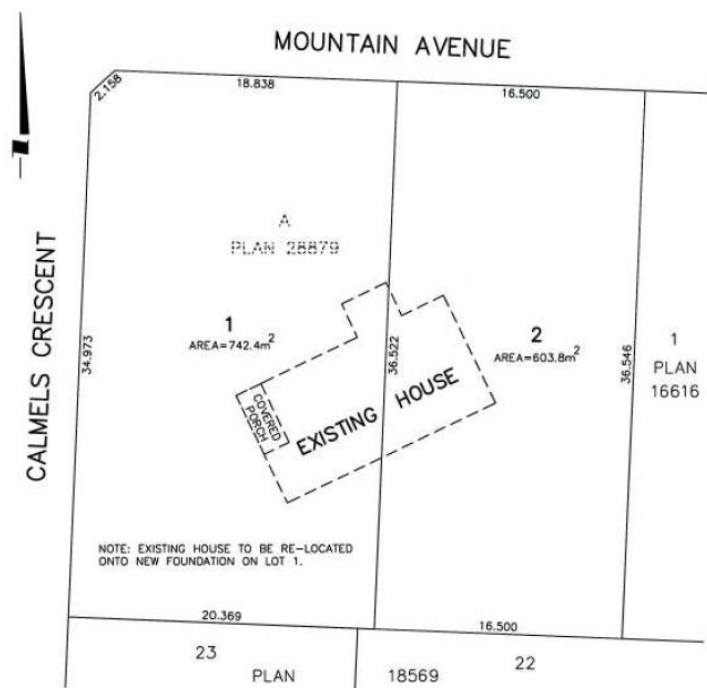
Vince Martin was the first head water bailiff for the Glenmore Irrigation District and worked there from 1921 until his retirement in 1948. Water bailiffs were responsible for patrolling and maintaining the ditches and flumes that directed water from creeks to orchards. The Martins were also known for their volunteer work directing Sunday school in the Glenmore area. The Martins' only child, Betty, lived in the house until 2004, shortly before she passed away.

The house materials were purchased from the Home Builders Lumber Company Ltd in Vancouver, and the style was called the 'Verona'. It was advertised as a combination of good design and economy. Key characteristics include the wide overhanging roof, front verandah, cedar shingle siding, double-hung wood windows, craftsman style front door, Prairie style rear door, decorative attic dormers, and brick chimney. It has been well-maintained and retains many original features. It appears some alterations have been made over time, including enclosing the verandah, building a small addition facing Mountain Avenue, and adding a carport. These changes have all been consistent with the materials and style of the original house.

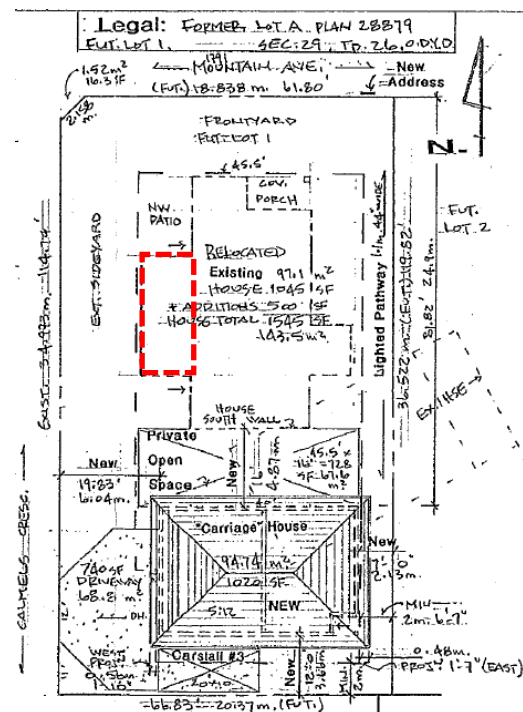
2.3 Current Applications

The property is currently zoned RU1 - Large Lot Housing, which permits a single house on the property. The property owner has submitted development applications for subdivision, rezoning and a development permit to create a new residential lot, allow for a carriage house under the RU1c - Large Lot Housing with Carriage House zone, and review the form and character of the proposed carriage house. These applications (S15-0024, Z16-0004 and DP16-0011) are being reviewed by the City's Community Planning Department.

The existing site plan, proposed subdivision and proposed new site plan are shown below.



Proposed Subdivision and Original Location of Existing House



Proposed Lot 1 Site Plan with Existing House and Carriage House

(Proposed Addition to Existing House Outlined in Red)

The existing house, which is the subject of this Heritage Register request, is being rotated and moved onto a new foundation closer to the corner of the intersection to facilitate the subdivision. An addition of approximately 500 square feet is proposed for the west side of the house, along Calmels Crescent (originally the rear of the house). The addition is intended to be consistent with the form and character of the original house.

A single storey carriage house and garage is proposed to the south of the house, with access from Calmels Crescent. The carriage house is also intended to reflect the form and character of the existing house, with a moderately pitched roof, cedar shingle siding, windows and doors of similar style, and matching paint, trim and stain colours.

The applications are being reviewed and processed by staff. A Preliminary Layout Review for the subdivision was issued on July 9, 2015 and identifies conditions that must be met prior to final subdivision approval. The rezoning request will be forwarded to Council, and should Council support it, a Development Permit for the carriage house will be issued by staff provided the application meets the design guidelines and regulations.

Being listed on the Heritage Register would not restrict the property owner from applying for these changes, and the applications would follow the same processes. However, the building's identified heritage value and features would be considered as part of the applications.

Report prepared by:

Laura Bentley, Planner II

Approved for Inclusion:



James Moore, Acting Department Manager, Policy & Planning

Attachments:

Letter of Request from Property Owner
Historical Site Photos and Information
Recent Site Photos

March 1, 2016

City of Kelowna
Water Street
Kelowna, BC

Re: Consideration for 1791 Mountain Avenue to be added to the Heritage Register

This letter is written to ask that the Heritage Advisory Committee consider the inclusion of 1791 Mountain Avenue – on the City of Kelowna’s Heritage Register.

History of the property:

- pre-empted by Donald Nicholson in 1888 – land grant
- sub-divided into lots by plan #138 including the 5.99 acres called Lot 4 (was in the south west corner of Section 29).
- survey done by Richard Parkinson BCLS
- George Vincent Conyers Martin (Vince) and Matilda Florence Martin purchased the property from Mr. V. Allan – for \$160.
- Lot 4 was later sold to Nick Bulach on June 23, 1949 at which time 0.6 acres shown as Parcel A was carved off and continued to hold the original home built in 1929.
- As part of the sale agreement the Martins received one-third interest in all fruit and vegetable crops grown by Mr. Bulach till the balance and interest owing was paid in full.

The Martins:

Vince Martin and his wife Matilda moved to Glenmore in 1918 when Vince began to work for the Kelowna Irrigation Company. When the Kelowna Irrigation Company was dissolved, he then worked as the first head water bailiff for the newly formed Glenmore Irrigation District (GID) from 1921 until his retirement in 1948. In the early years there were a total of seven water bailiffs- who did their work on bicycle or on horseback. In GID archives it shows Vince receiving a monthly salary of \$110.

In a publication called "*Glenmore – the Apple Valley*" – published by Orchard City Press in 1958 has this to say about the Martins.

Sunday schools have been held in private homes and in school buildings for most of Glenmore's history, notably under the direction of Mr. and Mrs. Vince Martin, who still carry on with this service.

The Martins had one daughter- Betty – who served as a missionary in Ethiopia. Due to her father's declining health Betty returned to Kelowna in 1961. Her father died during Betty's journey back to Kelowna. Betty did not return to Ethiopia. 1791 Mountain Avenue was her home – till just before her death .

Upon her death – a significant amount of archival material was given to the Kelowna Museum, and is available for research purposes.

As the current owners of the property we have a photograph of Vince, Matilda and Betty – standing in an orchard in full bloom. We also have photos of the house surrounded by orchards.

The House:

-The materials to construct the house were purchased from the *Home Builders Lumber Company Ltd* in Vancouver.

-Style of the house was called the Verona as illustrated on page 16 of their plan book (we have a copy of the plan book)

The house was advertised as *a combination of good design and economy. 26x40*

-Total cost of the basic house package was \$1,127.80 (see copy of receipt attached)

-The Martins paid for additional elements including \$41.25 for screens for all windows and \$10.85 for a medicine cabinet- for which the shipping crate is still in the attic.

-All materials were shipped by Canadian Pacific Railway Company on March 6, 1929 for a total shipping cost of \$166.81

Possible character defining elements:

-wide overhanging roof

-Front verandah

-Cedar shingle siding

-Double hung wood windows – with storm windows and or screens

-Front door- craftsman style (original) still have original skeleton key

-Rear Door – Prairie style (original)

- decorative attic dormer

- Brick chimney

The case:

- This modest well-kept home retains many original features.

- A good example of a 1920's craftsman style home

- The family made a big impact in Glenmore through their farming, work with Glenmore Irrigation District, and their volunteer work with Sunday schools.

- Very few houses on the Heritage Register in the Glenmore area.

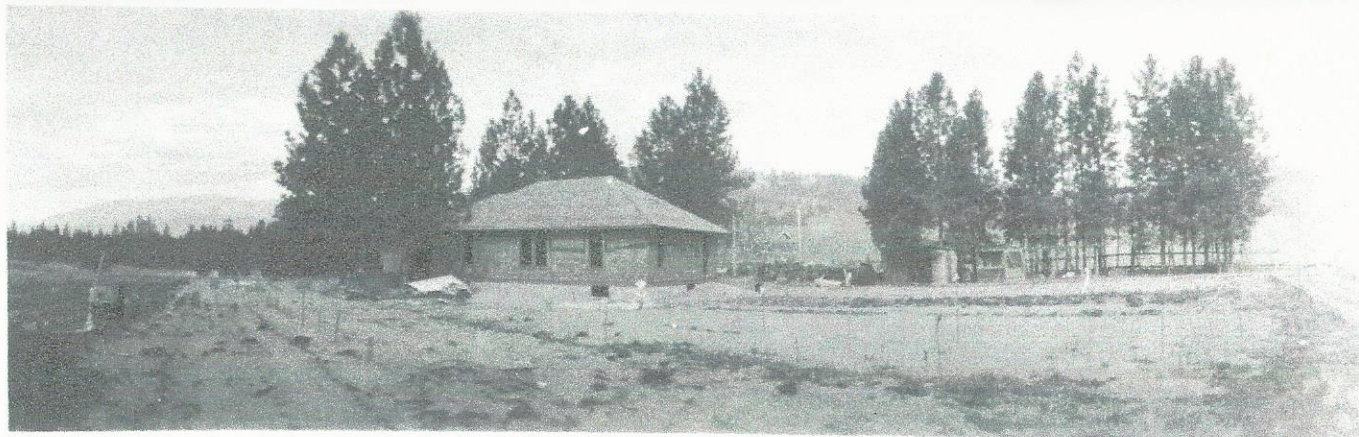
- Prominent corner lot – on Kelowna Best Block 2011 – *Communities in Bloom*

While we are undertaking some significant work on the house and site, to the degree possible all potential character defining elements will be retained.

We would be happy to try and answer any additional questions you might have.

Respectfully submitted

Mike and Janice Henry



Historical Photos of the House, Property and Surrounding Orchards

When cars are loaded material is checked separately by two experienced tallymen. No claim for shortage recognized unless made within five days after arrival of car and must be accompanied by piece tally showing number and length of pieces received of item on which shortage is claimed.

STATEMENT

Home Builders Lumber Company, Ltd.

Order No. 8374

VANCOUVER, B. C., January 24th, 192 9.

Mr. Geo. V. Martin,

Shipped 192

R. R. #1,

Destination KELOWNA, B. C.

Glenmore,

Kelowna, B. C.

Car No.

To value of guaranteed sufficient quantities of lumber, shingles, lath, mouldings, doors, door frames, windows and window frames, sash and sash frames, outside and inside trim, building paper and tar paper to erect our House "The Verona" Design No. 92 "Ready-Cut" as illustrated in our Plan Book, in accordance with our House Specifications described and illustrated on Page 13 of our Plan Book

\$1127.80

Extra for Full Size Window Screens for all windows on the first floor except the two windows on the veranda

41.25

Extra for Bevel Plate Mirror Door

15.75

Extra for Ironing Board and Cabinet No. 1160

24.30

Extra for Medicine Cabinet No. 1180

10.85

TOTAL VALUE OF COMPLETE ORDER

\$1219.95

Copy of Receipt for House Materials from Home Builders Lumber Company Ltd.



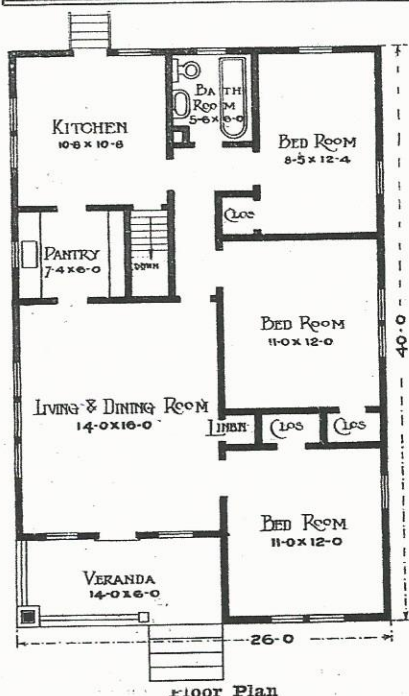
Photo of the Martin Family (Matilda, Vince and Betty)



Size 26x40 feet

THE VERONA
DESIGN NO. 92

5 Rooms with Bath
and Pantry



FLOOR Plan

Height of Studs, 8 ft. 0 in.; Ceilings, 8 ft. 4 in.
Front Door, "Craftsman No. 10." Rear Door, "Prairie." Inside Doors, either "5X Panel," "Craftsman No. 3," "2 Panel," or "1 Panel." Unless specified, "5X Panel" supplied. See Page 54.
For Complete Specifications, see Pages 12 and 13.
See Plan Book Building Price List for Delivered Prices including Government Sales Tax on lumber, shingles, lath, mouldings, doors, door frames, windows and window frames, sash and sash frames, outside and inside trim, building paper and tar paper, in quantities guaranteed sufficient to erect this house. No extras to pay.
Write for prices if Hardwood Flooring, Wall Board, Plaster Board or Panelling is wanted.
Blue Print Plans \$10.00, but supplied free with order. Read Page 3.

Here you find a combination of good design with economy. Many people have only a limited amount to spend on their home and yet naturally demand that it be attractive and commodious enough to comfortably house the family. If this is your position, this bungalow will make an instant appeal to you. The exterior, with the wide overhanging roof, broken by a pleasing dormer, shows the touch of the designer; and the interior shows the careful thought given in using up every available inch to the best advantage.

Notice the good sized verandah, which offers welcome shade in the summer time, and protection during unpleasant weather, and does not darken the front rooms. The large combination living and dining room has besides the two front windows a set of triple windows on the side. The splendid pantry with sink and work table effectually cuts off the kitchen. Then, too, how much pleasanter it will be to work in this spacious pantry in hot weather than to stand next to the heated range in the kitchen.

When noting how each of the three light, airy bedrooms are each provided with closets, do not overlook the handy coat or linen closet in the living room.

The "Verona" offers you the undoubted pleasure of securing a satisfying house at a minimum cost. Its dignity and charm will increasingly grow upon you as the years go by, and all the time its attractiveness will constantly remind you that you own a real home.

YOU MUST BUY DIRECT FROM THE MANUFACTURER TO



Front view



Side view



Site



Site

Recent Photos of the House and Property



December 2013 (taken from Mountain Avenue)

Original location of house



April 2016 (taken from Mountain Avenue)

House has been moved and foundation is being prepared