
CITY OF KELOWNA

MEMORANDUM

Date: March 11, 2009

File No.: 6800-20

To: City Manager

From: Director of Policy and Planning

Subject: Properties to be Added to and Removed from the City of Kelowna's Heritage Register

Report Prepared by: Maria Stanborough, Planner Specialist

RECOMMENDATION:

THAT Council approve an update to the Heritage Register with fifteen (15) new sites to be added, as per the Policy and Planning Department report dated March 11, 2009.

AND that Council approve the removal of four (4) properties currently listed on the Heritage Register as they have already been demolished (2) or have been approved for a demolition (2).

BACKGROUND:

In March 2007, Donald Luxton and Associates presented to Council a final version of the 2007 Heritage Strategy. On March 26, 2007, Council received the Strategy and directed staff to commence implementation of the items listed for immediate action, as staff and budget resources permit. "Review Current Heritage Register and Heritage Tree Inventories" (Item 5.1) was listed as an ongoing item in the Heritage Strategy. The Heritage Register is the City's record of sites that have historical, architectural and contextual value.

Listing a site on the Heritage Register does not restrict the property owner as to alterations to their property, including demolition. Rather, it is a means of documenting and making note of the built and natural heritage of the community. As well, owners of properties listed on the Heritage Register have access to funds through the Kelowna Heritage Grants Program so as to assist the property owner in maintaining the heritage value of the property.

In the summer of 2008, staff reviewed the Heritage Register and noted that two properties listed on the Heritage Register had been demolished but still remained on the Heritage Register – the Pitt-Trenwith House (933 Bernard), and Kelowna Secondary School (575-599 Harvey Avenue). It was also noted that three (3) properties currently on the Heritage Register had incomplete "statements of significance" documenting their historical, architectural and contextual value. The properties with incomplete records are the Okanagan Building and Trading Company Factory (1247 Ellis Street), the DeHart Residence (1890 Ethel Street) and the William Lloyd-Jones Residence (1449 Ellis Street).

In October 2008, staff secured Provincial funding from the Heritage Branch of the Ministry of Tourism, Culture and the Arts of \$20,000 in order to hire a consultant to document and create statements of



significance for up to eighteen (18) properties to be added to the Heritage Register, and to complete statements of significance for incomplete listings.

In October a public call for nominations was publicized in the local papers and through a press release, with the final submissions from the public received October 31, 2008. In total, twenty-four (24) properties were nominated for the Heritage Register. In mid-November, the Community Heritage Commission visited the properties and, based on the site visits, determined a final list of nineteen (19) properties to be considered for the Heritage Register. The owners of the private properties were notified of the nomination to the Heritage Register, and all but one (1) supported the listing of their property on the Heritage Register. However, in February 2009, one of the other property owners wished to have her properties (3 houses) removed from the nominations process. All of the properties that did not have the owner's support were removed from the nominations process.

In late October the Request for Proposals (rfp) for the Heritage Register Update was posted, with three consulting firms sending in final proposals. Donald Luxton and Associates was selected as the best candidate for the Heritage Register Update project and began work on the project in early 2009, attending the first Community Heritage Commission meeting on January 8, 2009. The Community Heritage Commission reviewed a draft version of the statements of significance on February 18, 2009, making editorial changes and requesting elaboration of some information for a few of the draft statements. The final version of the statements of significance were completed by March 2, 2009, as requested in the rfp. The Community Heritage Commission forwarded a recommendation to Council for the proposed removal and addition of properties to the Heritage Register at the March 5th meeting.

The final list of fifteen (15) sites nominated to the Heritage Register are:

Arthur Dawson Residence, 368 Cadder Avenue
Binger Residence, 343 Christleton Avenue
Brunette Residence, 1828 Water Street
Christ Evangelical Lutheran Church, 702 Bernard Avenue
Fumerton Residence, 228 Vimy Avenue
Growers Supply Building, 421 Cawston Avenue
Imhoff Tank, 951 Raymer Avenue
Kelowna Memorial Park Cemetery, 1991 Bernard Avenue
Kelowna & District Memorial Arena, 1424 Ellis Street
Kelowna Club, 442 Leon Avenue
Lewis Residence, 1852 Water Street
Mallam Barn, 4870 Chute Lake Road
Minette Residence, 858 Lawrence Avenue
Pandosy Mission Cemetery, 3607 Gordon Drive
St. Aidan's Anglican Church, 365 Rutland Road N.

Three (3) sites with updated Statements of Significance:

DeHart Residence, 1980 Ethel Street
Okanagan Building & Trading Company Factory, 1247 Ellis Street
William Lloyd-Jones Residence, 1449 Ethel Street

Four (4) sites to be removed from the Heritage Register:

Ellison Ranch House, 840 Old Vernon Road
Kelowna Secondary School, 575-599 Harvey Avenue
Mill Avenue Building, 1470 Water Street
Pitt-Trenwith House, 933 Bernard

INTERNAL CIRCULATION TO:

Doug Gilchrist, Director, Real Estate and Building Services
Randy Cleveland, Director, Infrastructure Planning

LEGAL/STATUTORY AUTHORITY:

Section 954, Local Government Act
Heritage Procedures Bylaw No.7776

EXISTING POLICY:

Heritage Procedures Bylaw No.7776

LEGAL/STATUTORY PROCEDURAL REQUIREMENTS:

Local Government Act, Section 954

Within 30 days after including a property in a community heritage register or deleting property from a community heritage register, the local government must give notice of this

- (a) to the owner of the heritage property in accordance with section 974, and
- (b) to the minister responsible for the *Heritage Conservation Act* in accordance with section 977.

Heritage Procedures Bylaw No.7776

9.0 KELOWNA HERITAGE REGISTER

9.1 Requests to add buildings to or remove buildings from the Kelowna **Heritage Register** will be processed in the following manner:

- (a) Written requests by the **owner** will be reviewed by the Planning and Development Services Department on an annual basis, unless special circumstances require otherwise.
- (b) Planning and Development Services Department staff compiles background information on the subject building(s).
- (c) Planning and Development Services Department staff and the **Community Heritage Commission** evaluate the historical, architectural and contextual qualities of the subject building(s).
- (d) Planning and Development Services staff and the **Community Heritage Commission** forward a recommendation to **Council** regarding the proposed removal or addition of the buildings to the **Heritage Register**.
- (e) **Council** may add to or remove a building from the **Heritage Register** by resolution. The **owner(s)** of the subject building(s) is advised of **Council's** decision.

COMMUNICATIONS:

The owners of the properties that have been approved by Council for inclusion on the City of Kelowna's Heritage Register will be notified within 30 days after inclusion on the Heritage Register. As well, the minister responsible for the Heritage Conservation Act will be notified of the properties newly

included and deleted from the Heritage Register within 30 days after being included or deleted from the Heritage Register.

FINANCIAL/BUDGETARY CONSIDERATIONS:

A listing on the heritage register does not oblige a property owner to any financial commitments. It does, however, allow property owners to apply for funding from the Kelowna Heritage Grants Program, and local government to apply for funding for conservation and feasibility study grants from the Provincial Government.

Considerations that were not applicable to this Report:

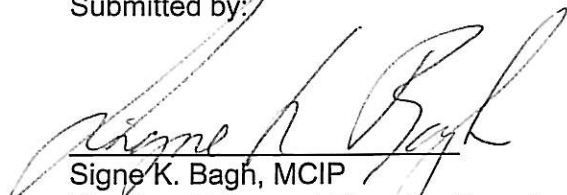
PERSONNEL IMPLICATIONS:

TECHNICAL REQUIREMENTS:

EXTERNAL AGENCY/PUBLIC COMMENTS:

ALTERNATE RECOMMENDATION:

Submitted by:


Signe K. Bagh, MCIP
Director, Policy and Planning Department



Approved for Inclusion:

Jim Paterson
General Manager of Community Sustainability

cc: Deputy City Clerk



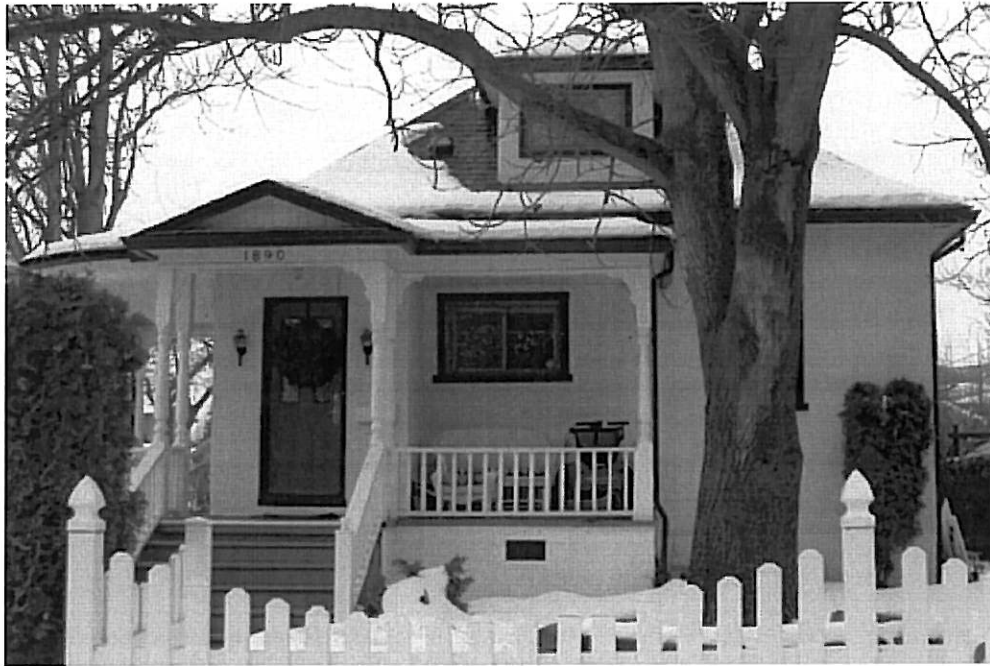
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DeHART RESIDENCE, 1890 ETHEL STREET



Owner: Lydia June DeHart

Date: circa 1907

Description of Historic Place

The DeHart Residence is a one-storey, wood-frame, Edwardian-era cottage, distinguished by its pyramidal roof form with hipped dormer, and partial wraparound verandah. The house is situated at the corner of Ethel Street and Sutherland Avenue in the South Central neighbourhood, which lies on the edge of downtown Kelowna.

Heritage Value of Historic Place

Built circa 1907, the DeHart Residence is valued for its association with prominent local Kelowna family, the DeHarts, who played an active role in Kelowna's land development, politics and community affairs in the City's early development stages. This was the home of Lydia June DeHart (1855-1929), the widow of Edwin DeHart; the family had immigrated to the Okanagan Valley from Ontario in 1907. She was the stepmother of Francis Richard Edwin DeHart (1874-1935), who was instrumental in the formation of the Okanagan Fruit & Land Company, and was actively involved in Kelowna's public affairs, serving as alderman from 1907-1908 before his election as mayor in 1909.

The DeHart Residence is additionally significant for its modest Edwardian-era architecture, reflective of the housing stock being constructed for Kelowna's rapidly growing population of new settlers. This house reflects a transition in architectural style from the elaborate Victorian-era styles to the Classically-influenced styles of the Edwardian era. The simple cottage form is

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elaborated with a verandah that wraps around the front corner. Local contractor John Ashmund Biggar (died 1925) was responsible for the construction of this residence.

Character-Defining Elements

Key elements that define the heritage character of the DeHart Residence include its:

- prominent location at the corner of Ethel Street and Sutherland Avenue, on the southern edge of downtown Kelowna
- residential form, scale and massing as expressed by its: one-storey height; pyramidal roof; hipped front dormer; closed cornice return at the rear; and partial-width wraparound corner verandah
- wood-frame construction, including elaborate verandah detailing with lathe-turned columns and carpenter ornamentation
- windows such as its 1-over-1 double-hung wooden-sash windows
- glazed wooden front door
- associated landscape features such as a grassed yard and mature trees

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ARTHUR DAWSON RESIDENCE 368 CADDER AVENUE



Owner: Arthur Isaac Dawson

Date: 1935

Description of Historic Place

The Arthur Dawson Residence is a two-storey, side-gabled, stucco-clad dwelling, generally symmetrical in massing. It is situated on the north side of Cadder Avenue on the edge of downtown Kelowna, set amongst homes of similar scale from various periods.

Heritage Value of Historic Place

Built in 1935, the Arthur Dawson Residence is significant as a demonstration of the economic activity and wealth of Kelowna during the 1930s. While most communities across the country suffered the disastrous effects of the worldwide depression, Kelowna maintained a viable economy. With the declaration of war in 1914, it was evident that there would be an increasing demand for all lines of food products. The completion of the Canadian National Railway between Vernon and Kelowna in 1925 facilitated the growth of agricultural and industries such as canning and winemaking. By the 1930s, Kelowna's irrigation system was stabilized. This development, coupled with the National Products Marketing Act in 1934, helped the fruit industry become the driving economic engine of the area. Many of those involved in this

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business, such as the initial owner of this house, prospered during the time of country-wide depression. While residential construction across the country languished during this period, residential construction flourished in Kelowna, resulting in tracts of high-class housing, especially in the lakefront areas.

On May 17, 1915 the Occidental Fruit Company was formed, and in 1916 it bought the plant, machinery and equipment of the defunct Okanagan Centre Canning Co. Ltd.; Arthur Isaac Dawson (1877-1954) was engaged as factory superintendent. Dawson was born in London, Ontario, and relocated to B.C. in 1896. In 1910, he married Freadie Christine Thompson (1882-1958). Arthur Dawson continued to work as a cannery manager in the fruit and vegetable processing industry for the remainder of his career, retiring in 1950.

Furthermore, the Arthur Dawson Residence is significant as an example of twentieth century transitional architecture, that displays a blend of stylistic influences. It is a well-proportioned classic design based on a simple Foursquare plan. Notable features include its double-hung, 1-over-1 windows and red-brick chimney. The house has undergone significant transformation, which illustrates the home's evolution over time. The Arthur Dawson Residence contributes to a neighbourhood streetscape that is now recognized as a residential heritage area.

Character-Defining Elements

Key elements that define the heritage character of the Arthur Dawson Residence include its:

- mid-block location on the north side of Cadder Avenue, on the edge of downtown Kelowna
- expansive views of Lake Okanagan to the west
- residential form, scale and massing as expressed by its: two-storey height; full basement; and side-gabled roof with closed eaves
- wood-frame construction
- windows such as its 1-over-1 double-hung wooden-sash windows in single and double assembly
- associated landscape features such as a grassed yard and mature trees

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Mr. A.I. Dawson posing with his large pumpkins, produced for the Aylmer Pumpkin Co. Circa 1950s
[Courtesy Kelowna Public Archives: Photo No. 3813]



368 Cadder Avenue, April 1963

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FUMERTON RESIDENCE, 228 VIMY AVENUE



Owners: John Francis Fumerton and Annie Maria Fumerton

Designer & Builder: Michael J. Curts

Date: 1925

Description of Historic Place

The Fumerton Residence is a one-storey Arts and Crafts bungalow distinguished by its front-gabled roofline with multiple gabled projections on the front, east and west elevations. It is located on a prominent corner lot at the intersection of Vimy Avenue and McDougall Street on the southern edge of downtown Kelowna, set amongst homes of similar scale from various periods.

Heritage Value of Historic Place

The Fumerton Residence, built in 1925, is significant as a demonstration of the economic activity and wealth of Kelowna between the 1920s and 1930s when fruit production became the driving economic engine of the area. The house was built during Kelowna's first phase of residential expansion. It was constructed for John Francis Fumerton (1863-1964) and his wife, Annie Maria Fumerton (1864-1964) by prominent local builder, Michael J. Curts. The Fumertons had moved to Kelowna in 1916. In 1919, just after the end of the First World War, J.F. Fumerton established a men's clothing, dry goods and shoe store, Fumerton's Ltd., on Bernard Avenue, that remained in business until the 1980s. Businesses such as Fumerton's helped to establish Kelowna as an important regional service supply centre and reflects the city's development as the population and

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economic base increased, due to the growth of the fruit industry.

The Fumerton Residence is valued as a testament to the sustained popularity of the Arts and Crafts movement. Notable features include its windows with multi-paned upper sash, multiple gabled projections, an asymmetrical partial width verandah at the front and exposed rafters and purlins. Currently the house is undergoing renovations to restore its authentic appearance including the removal of later stucco to expose the original double-bevelled wooden siding.

Character-Defining Elements

Key elements that define the heritage character of the Fumerton Residence include its:

- location on a prominent corner lot at Vimy Avenue and McDougall Street with a compatible residential setback in an area of houses of similar scale and rear lane access
- residential form, scale and massing as expressed by its: one storey height, with full basement; front-gabled roof with gabled projection on the front façade and side elevations; and asymmetrical partial-width verandah with square columns
- wood-frame construction with double bevelled siding
- Arts and Crafts details such as exposed rafters and purlins and wide eave overhangs
- windows such as its: multi-paned wooden-sash casement windows; and double-hung 4-over-1 wooden-sash windows in single and double assembly
- early additions such as an extension to the rear with shed roof
- early front-gabled, wood-frame garage
- associated landscape features such as the grassed yard with mature trees



228 Vimy Avenue, April 1963 [City of Kelowna]

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CHRIST EVANGELICAL LUTHERAN CHURCH 702 BERNARD AVENUE



Owner: Christ Evangelical Lutheran Church

Current Name: *Le Centre Culturel Français*

Designers: Haggen & Currie, B.C. Land Surveyors & Consulting Engineers

Builder: Mike Schemmer, General Contractor; with volunteer labour

Date: 1949-1950

Description of Historic Place

The Christ Evangelical Lutheran Church, now *Le Centre Culturel Français*, is located at the corner of Bernard Avenue and Richter Street in downtown Kelowna. This historic landmark has a steeply-pitched, front-gabled roof with a prominent central steeple and Gothic pointed-arch windows. The Church is situated among six others along Richter Street, forming a religious precinct in downtown Kelowna.

Heritage Value of Historic Place

The establishment of the Christ Evangelical Lutheran Church in Kelowna reflects the strength and continuity of the German community that settled in Kelowna starting in the late nineteenth

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century. The fruit industry was integral to Kelowna's development and formed the basis of the City's economy, leading to secondary industries such as fruit and vegetable packinghouses, canneries, and winemaking. This industry attracted a number of settlers to the region, many of whom were of European origin. A population boom between 1945 and 1949 spurred Kelowna's population to 10,000, necessitating the development of community services, including churches that served the spiritual needs of the burgeoning and multi-cultural population.

The Christ Evangelical Lutheran Church, constructed in 1949, reflects the continuing growth of the Lutheran denomination in Kelowna. In July, 1945, three Lutheran families in Kelowna approached Pastor John Propp of Peace Lutheran Church in Vernon to come to their city to conduct services. The services were held in private homes at first, until the group grew large enough to rent a small church on Rutland Road. The congregation of Christ American Lutheran Church was organized on March 17, 1949, as a mission under the Canada District of the American Lutheran Church. The membership stood at 70 baptized and 50 confirmed, and the pioneers of the congregation had a vision of a large and strong church. The design was provided by Haggen & Currie, a local firm of consulting engineers, and Mike Schemmer acted as general contractor. Henry Krusel undertook the work on the altar, pulpit, original baptismal font and other wood finishing, and Philip Daum built the pews. The church dedication occurred on November 26, 1950.

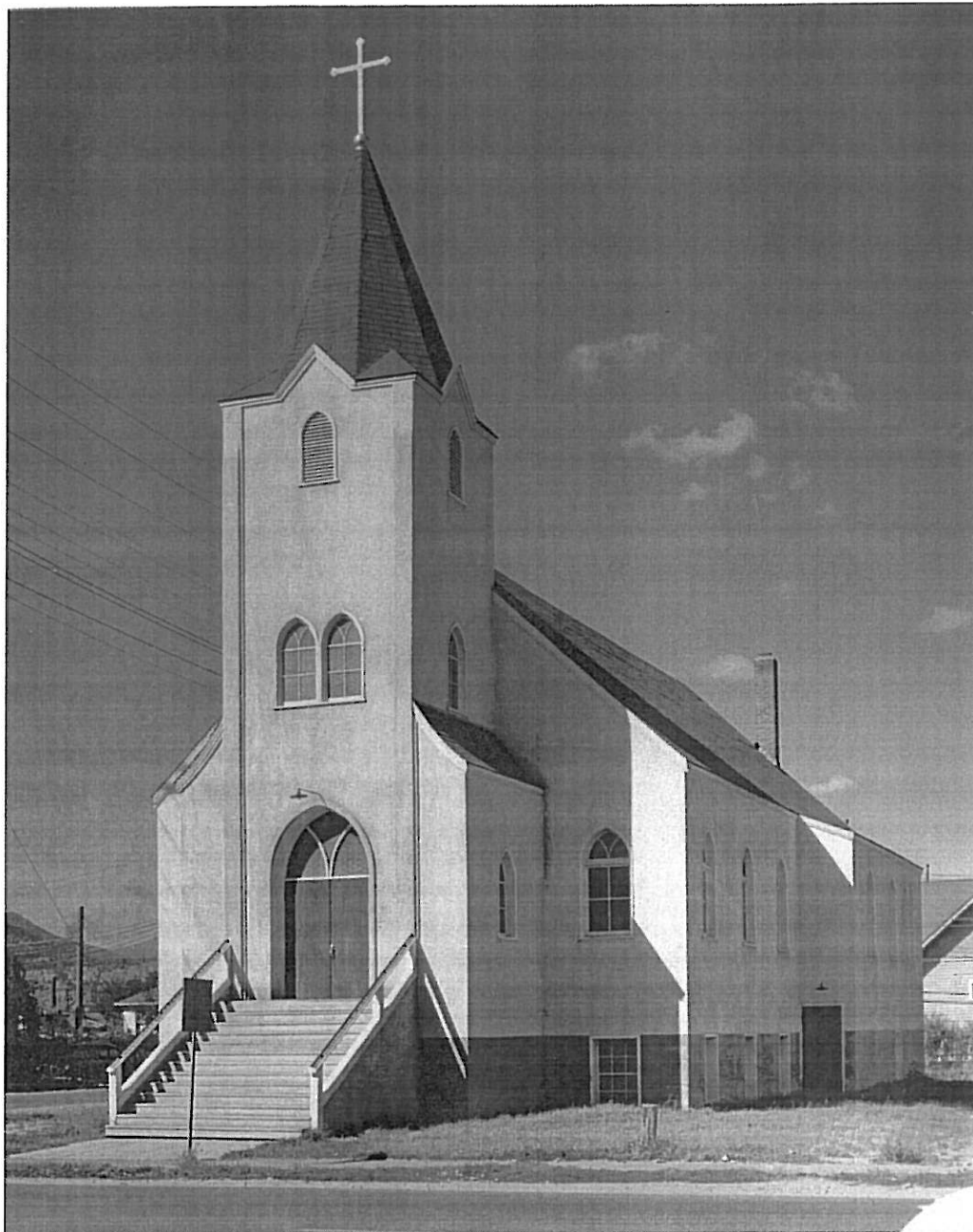
Christ Evangelical Lutheran Church is further valued as an example of the late persistence of the Gothic Revival style, reflecting the relative conservatism of the original congregation. During the postwar era, other denominations were exploring the use of modern architecture to reflect a progressive new image, while some held staunchly to traditional appearances. Over time, the Lutheran congregation continued to grow, and moved to a new, larger church in 1976. This church was sold, and subsequently used as an arts centre. Since 1982, the building has been the home to the French Cultural Centre of the Okanagan, demonstrating continuous community use to the present day. The mandate of the French Cultural Centre is to foster within the population of Kelowna a better knowledge and appreciation of the French language and culture.

Character-Defining Elements

Key elements that define the heritage character of the Christ Evangelical Lutheran Church include its:

- prominent corner location at Bernard Avenue and Richter Street in downtown Kelowna, set amongst six other churches of various denominations
- continuous community use
- ecclesiastical form, scale and massing as expressed by its: symmetrical design; one storey-height; full basement; steeply-pitched front-gabled roof with bellcast flare; central prominent steeple tower; and central entry
- construction materials such as: wood-frame structure; concrete foundation; and stucco cladding
- Gothic Revival-inspired details such as Gothic pointed-arch windows and louvers
- windows such as pointed-arch wood-sash windows with wooden tracery, and multi-paned casement windows at the basement level
- interior features such as fir hardwood floors and wooden trim

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Christ Evangelical Lutheran Church, 1960 [Courtesy Kelowna Public Archives: Photo No. 5624]

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OKANAGAN BUILDING & TRADING COMPANY FACTORY, 1247 ELLIS STREET



Owner: Okanagan Building & Trading Company Factory, Current Name: Monashee Manufacturing

Date: 1920, with later alterations and additions

Description of Historic Place

The Okanagan Building & Trading Company Factory is situated on a large corner lot at Ellis Street and Coronation Avenue in the north end of downtown Kelowna, among other structures that recall the city's industrial origins. Distinguishing features of this historic landmark include its board-formed concrete construction, a low-pitched, side-gabled roof with flanking lower roofs on either side of the building, and large double garage doors that denote the entrance to the shop. Other structures on the site support the industrial function.

Heritage Value of Historic Place

The Okanagan Building & Trading Company Factory is significant as a symbol of industrial activities in Kelowna. Constructed in 1920, this factory was built to accommodate the Okanagan Building & Trading Company, developed by the wood-working business of Butler & Small, who were previously located on Lawrence Avenue. Butler & Small remained active managers of the business, until 1928 when the factory was sold to Samuel T. Elliott, a local car and implement dealer. In 1941, the site was taken over by the Kelowna Machine Shop, formed in 1932 by

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George Sexsmith and Arthur Orphield Brunette to provide manufacturing services to local farms, sawmills and other industries. The name was subsequently changed to the Kelowna Machine Works around 1960 and then again in 1967 to the Monashee Manufacturing Corporation Ltd, which continues to exist and operate today.

The massive rectangular structure, with regular banks of fenestration and tall central height make this structure a landmark in downtown Kelowna. One of the largest industrial structures built in Kelowna, its prominence and size are a clear indication of the growth and prosperity of the local economy. The present site, with a number of additions and secondary structures, reflects growth over time, and represents a utilitarian response to commercial need.

Character-Defining Elements

Key elements that define the heritage character of the Okanagan Building & Trading Company include its:

- prominent location at the corner of Ellis Street and Coronation Avenue in the north end of downtown Kelowna
- continuing industrial use
- industrial vernacular form, scale and massing as expressed by its: two-storey height with low pitched side gabled roof; flanking shed roof wings to the north and south; and rectangular, symmetrical plan
- board-formed concrete construction
- regular banks of fenestration
- exposed rafter elements
- large wood-panelled double doors that denote the entrance

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GROWERS SUPPLY BUILDING, 421 CAWSTON AVENUE



Original Owner: Growers Supply Building

Current Name: Rotary Centre for the Arts

Original Architect: John Woodworth

Date: 1965

Description of Historic Place

Elements of the original Growers Supply Building have been retained within the current Rotary Centre for the Arts. The visible remnants of the Growers Supply Building are located at the rear of the current building, including wooden structural and concrete elements.

Heritage Value of Historic Place

The Growers Supply Building is valued as an integral component of the Okanagan fruit industry and represents the history of agricultural development in the area. The fruit industry was an economic driver of the area's prosperity and an important element in the economic, cultural and physical evolution of the region. The Growers Supply Building provided supplies to those in the industry including tools, soil and seed. Further value is attained through the Growers Supply Building's location, at the centre of Kelowna's one-time fruit packing industry, in close proximity to the Laurel Packinghouse and the Old Cannery Building.

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The emergence of Growers Supply Co. Ltd. offers an example of a local response to an economic need as Kelowna's tree fruit industry began to mature in the 1930s. Its development reflects a larger pattern of supply support in agricultural communities at the time. Incorporated on May 27, 1937, Growers Supply Co. Ltd. was formed because independent shippers did not have an adequate supply house for their growers and there was a feeling that much profit was being drained off due to this lack of service. In 1964, Growers Supply Co. Ltd. and the Kelowna Growers Exchange retail operation amalgamated, and purchased a site that had become available after a fire destroyed the existing buildings. A 12,000 square foot store and warehouse facility was built, designed by Kelowna architect John Woodworth.

Over time, the needs of the industry shifted and smaller packinghouses began to close. The City of Kelowna purchased the site in 1990, and Growers Supply Co. Ltd. moved to a more industrial location. An emerging Cultural Centre has since been established in the area around the former industrial site. The Rotary Centre for the Arts was completed in 2002, and utilized and redeveloped the Growers Supply Building as a community arts centre, incorporating original elements of the building into its design. This demonstrates the building's evolution over time from industrial use to community use.

Character-Defining Elements

Key elements that define the heritage character of the Growers Supply Building its:

- location within the original industrial centre of Kelowna, now part of the cultural precinct
- original sections of grey concrete block walls along alleyway with alternating rows of full and half size blocks
- original heavy timber posts and glulam structural beams visible at the rear of the building
- sections of the original concrete floor

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KELOWNA MEMORIAL PARK CEMETERY 1991 BERNARD AVENUE



Owner: City of Kelowna

Date: 1892-Present

Description of Historic Place

Kelowna Memorial Park Cemetery occupies a picturesque site east of Spall Road, at the base of Dilworth Mountain, with rolling topography and panoramic views to the south. The City of Kelowna has operated the Cemetery since 1911. Prior to this it had been established as a small public burying ground. Over time, an adjacent Anglican cemetery and the private Hardy Family cemetery were established, now amalgamated and expanded until the cemetery reached its current size of 20 hectares. In total, the Kelowna Memorial Park Cemetery contains over 15,000 interments. Sections A and B are the "dry" parts of the Cemetery, and are defined as family maintenance areas. Section A contains the earliest pioneer parts of the Cemetery. Other sections consist of grassed terrain, with raised markers and lawn markers, with many mature trees and plantings.

Heritage Value of Historic Place

The Kelowna Cemetery is valued as the oldest operating cemetery in Kelowna, which over time has adapted to shifts in the population and community. A physical testament to the strength and continuity of the people of Kelowna, the cemetery embodies a collective memory and spirit. A wide variety of people are interred at the cemetery including different ethnic, secular and religious groups and many community members who reflect the history, development, heroics and tragedies of Kelowna, with local, provincial and national associations. There is a direct connection to pioneer families, including the Anglican parish and other denominations, and noted local figures including former Premier W.A.C. Bennett (1900-1979). Reflecting the diversity of the community, an Asian section is located in the original part of the cemetery.

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The first European burial ground in the area was established for Catholics at the Pandosy Mission. Non-Catholics were buried on their rural properties, or sent elsewhere for burial, until this public cemetery was established in the Glenmore District in 1892, on the lower slopes of Dilworth Mountain. An Anglican burying ground was established in 1894 on the adjacent property. In 1911, the city officially took over operation of the public cemetery. In 1930, the Anglican cemetery was absorbed by the public cemetery. The second "dry" section was established in the 1940s, the first lawn section was established in the 1960s, and other property has also been added, resulting in the Cemetery's current configuration. The unique, 'dry' nature of the cemetery, with curbed plots in the original sections set in gravel beds rather than grassed, is reflective of the arid local climate. The cemetery also adjoins areas of natural habitat on the mountain slopes.

The cemetery features many decorative and unique monuments and headstones, ranging in materials from wood to stone and metal, which illustrate the changing nature of memorialization through time. The headstones and markers display a variety of materials such as roughcast and polished granite, sandstone, and cement, in styles such as upright and ledger stones, including many personal and hand-made personal memorials. The "dry" areas have extensive curbing. The style and size of the markers help to delineate the different sections of the cemetery.

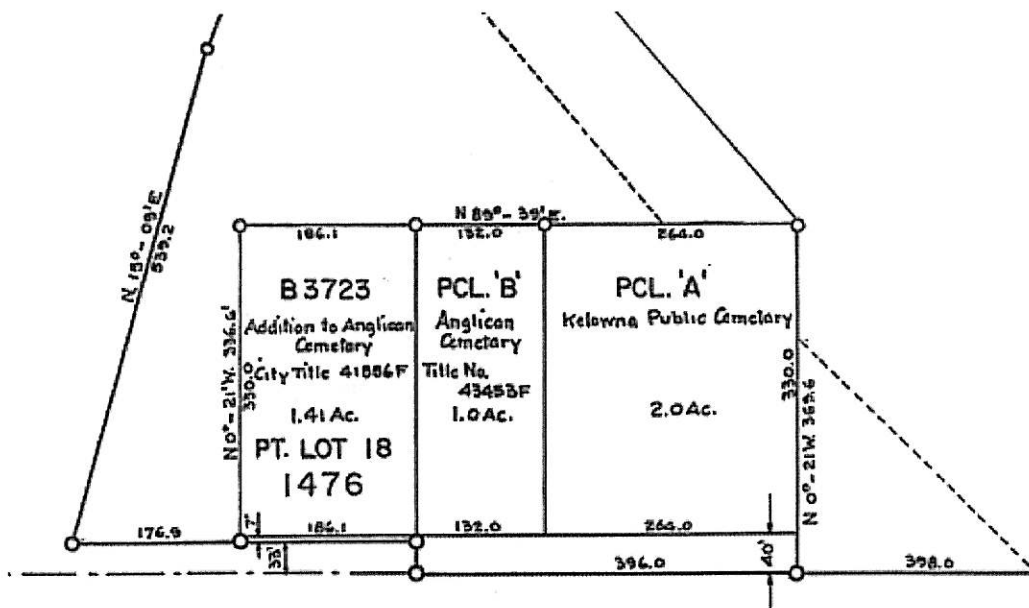
The cemetery continues to be an important part of community life, with connections to many local families. Members of the community have identified pioneers and participated in fundraising to put headstones in place, hereby commemorating their ancestors. In 2000-01, the heritage sections of the cemetery were extensively restored with community assistance, including: new curbs; restoration of the Asian Section; repair and replacement of deteriorated headstones; and the construction of a commemorative pavilion, reflecting the value placed on Kelowna Memorial Park Cemetery by the local community.

Character-Defining Elements

Key elements that define the heritage character of the Kelowna Memorial Park Cemetery include its:

- continuous use as a burial ground since 1892
- location on the south slopes of Dilworth Mountain, on rolling topography with expansive views to the south and many mature trees and plantings
- earliest areas in the including the pioneer Section A, including the original "dry" burying ground; the Anglican Cemetery, the Asian Section, and the Hardy Family Cemetery
- variety of headstone styles such as shouldered and screen headstones, and flat plaque markers
- variety of headstone materials such as carved granite, cement, limestone, sandstone, and metal
- variety of gravestone symbols such as epitaphs, religious or animal symbolism, body symbolism, and fraternal and social organizations
- gravestones footed with cement convex ground ledgers or cement or granite curbing delineating family plots
- different methods of commemoration over time, including the move to horizontal lawn markers, with orderly and open spatial qualities on evenly graded topography that were used after the 1960s, and family maintenance areas

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Grave Location Map, Showing the addition to the Anglican Cemetery to the west; City Engineering Department, Pre-1930



Left: First confirmed burial in the Kelowna Public Cemetery; Right: First confirmed burial in the Anglican Cemetery

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THE IMHOFF TANK, 951 RAYMER AVENUE



Owner: City of Kelowna

Consulting Engineers: Canavan & Mitchell

Date: 1913

Description of Historic Place

The Imhoff Tank is located on a 6.5 hectare site that has housed the City's wastewater treatment since 1913. Kelowna's first sewage treatment facility, it consists of a two-part board-formed concrete structure, with a cylindrical Imhoff Tank with an interior Sludge Digestion Chamber and a trough-like Dosing Tank. It is oriented east-west, with the flow originally directed towards Okanagan Lake, and is located on the grounds of the City of Kelowna's current Wastewater Treatment Facility.

Heritage Value of Historic Place

The Imhoff Tank is significant as an early and rare surviving piece of municipal infrastructure, one of the earliest known such systems in western Canada. German engineer Karl Imhoff (1876-1965) was considered a pioneer in urban drainage and wastewater disposal engineering. He first published the design for this system in his seminal work, "Pocketbook of Urban Sewerage" in 1906. This book is still published in Germany and in translations worldwide. There are no mechanical parts in an Imhoff tank, and this system is best suited to a population of 5,000 or less. Imhoff tanks comprised nearly half of the waste treatment works in North America by the mid-1930s. Built in 1913, the Imhoff Tank was designed by consulting engineers Canavan & Mitchell of Victoria. Sewage was fed into the tank, which had an internal Sludge Digestion Chamber, then flowed into a Dosing Tank; treated wastewater was then sprayed onto an adjacent Sprinkling Filter field with buried clay tile runs.

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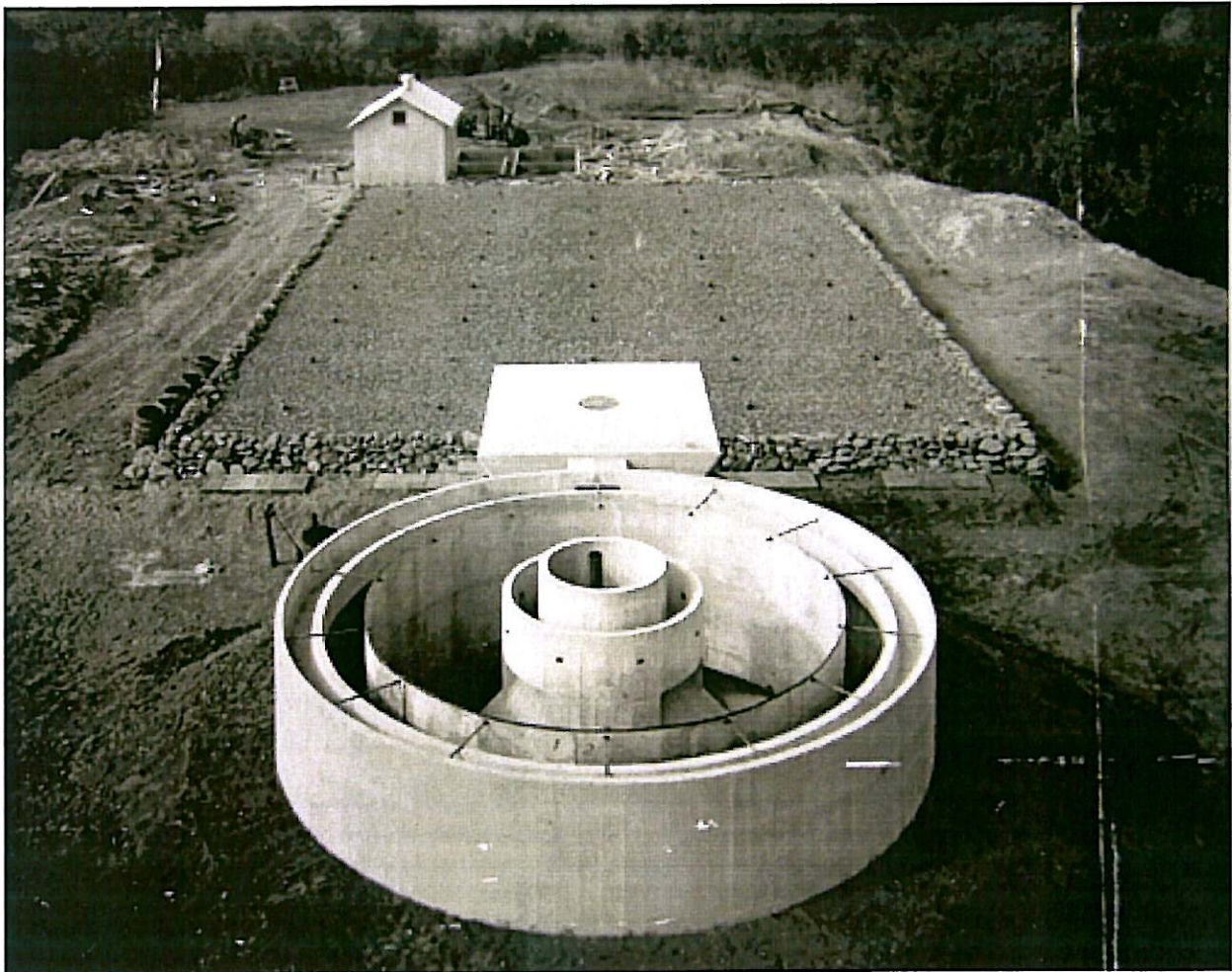
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Currently situated adjacent to the City's massive modern wastewater treatment plant, the Imhoff Tank represents the growth of city infrastructure over time, that parallels the growth of Kelowna from a modest settlement to a modern city. Additionally the Imhoff Tank is symbolic of Kelowna's pioneering tradition of progressive wastewater management that continues up to the present day, a response to the region's semi-arid climate and the importance of water management in ensuring the maintenance of the agricultural industry and the quality of the lakefront environment.

Character-Defining Elements

Key elements that define the heritage character of the Imhoff Tank include its:

- location within the context of the City of Kelowna's current Wastewater Treatment Facility
- two-part construction, with a cylindrical tank with internal Sludge Digestion Chamber, and a trough-like Dosing Tank, that reflects its original function
- board-formed construction
- remnants of the original metal roof and other metal parts



General View looking west, 1913 [City of Kelowna]

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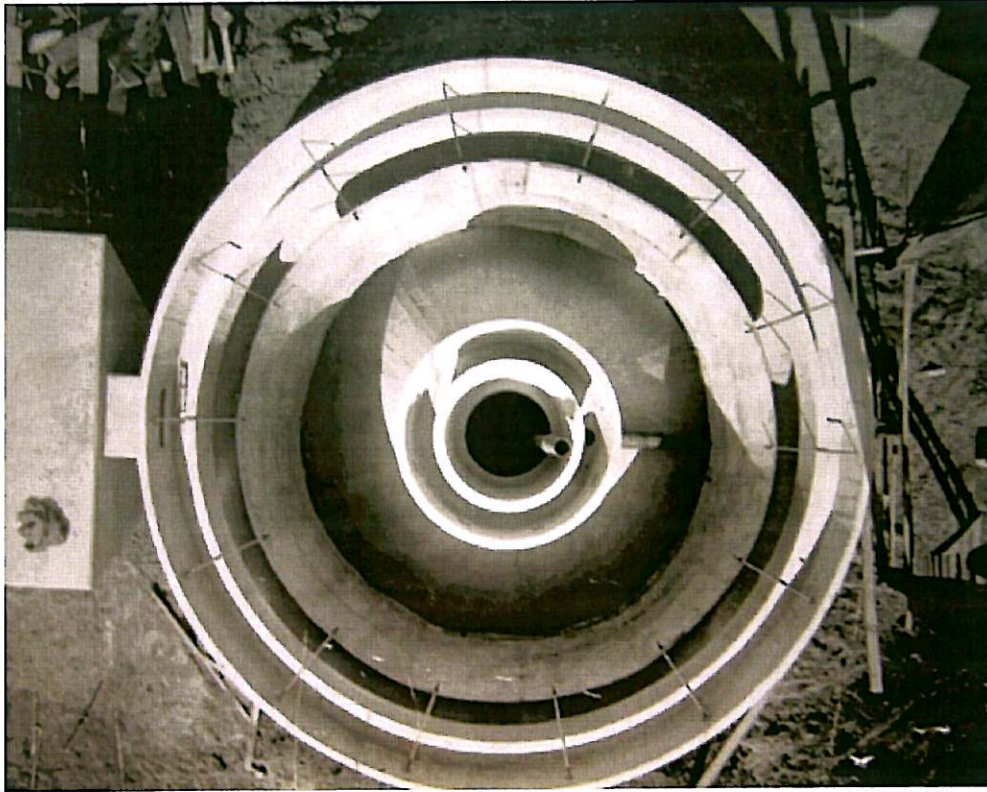


Above: Filter during Construction 1913; Below: Dosing Tank discharging on Sprinkler Filter 1913 [City of Kelowna]



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Above: Imhoff Tank from directly above 1913; Below: Interior Sludge Digestion Chamber 1913 [City of Kelowna]



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KELOWNA CLUB, 442 LEON AVENUE



Owner: Kelowna Club

Architects & Contractors: Dominion Construction Company Limited

Date: 1947-1949

Description of Historic Place

The Kelowna Club is a one-storey, reinforced concrete structure, designed in the Streamline Moderne style, located on a mid-block site on the north side of Leon Avenue in downtown Kelowna. It is set back from the front property line, creating a small plaza in front. The front facade of the Club is recognizable for its theatrical, symmetrical downward curving inset above the main entry and the distinctive central flagpole. A later three-storey addition sits to the west. The Club subsequently moved to another location, and the site is now used as the Ki-Low-Na Friendship Centre. Outside the entrance are carved poles, which were carved from yew trees originally situated on the property.

Heritage Value of Historic Place

The Kelowna Club is significant for its associations with one of Canada's oldest, continually operating, social organizations. Providing a broad spectrum of business, social, educational and professional opportunities, the Kelowna Club was started on an informal basis by a group of about thirty businessmen and local residents who came to Kelowna from various parts of the world including Great Britain and Europe. They wanted a place to meet and exchange

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newspapers and other publications from their homeland, and first rented a room in a building at the foot of Bernard Avenue in 1899. After a few years of operating informally, the Club was incorporated in August of 1904, a year prior to Kelowna's municipal incorporation. The Club still exists, now at a location a block further east.

The Kelowna Club was housed in another building on this site until after the end of the Second World War. Designed in 1947 and completed two years later, the Kelowna Club is a striking piece of modernist architecture. The distinctive design was conceived as an integral part of the club-going experience; the patrons were greeted by an exuberant, curvaceous facade with fashionable detailing that projected a flashy and progressive image, and welcomed into a circular rotunda that led to the generous, connected meeting rooms. This is a significant surviving example of the work of its original designer and builder, Dominion Construction Company Limited, a highly successful firm founded in 1911 by Charles Bentall (1882-1974). For many years, Dominion Construction maintained in-house architectural staff, and provided the designs for many of their commissions, often employing a progressive modern idiom. After the Second World War, the company underwent a major expansion, continuing their success in providing design/build services, and in maintaining a consistently high-quality output of well-designed structures. Dominion Construction remains a Canadian powerhouse in the design and delivery of large construction projects.

The building is now utilized as the Ki-Low-Na Friendship Centre, demonstrating continuous community use over time.

Character-Defining Elements

Key elements that define the heritage character of the Kelowna Club include its:

- downtown, mid-block location, set back from street with a small plaza space in front
- institutional form, scale and massing as expressed by its one-storey height, central front entry and flat roof
- masonry construction of smooth cast-in place concrete (as expressed on the front facade) and board-formed concrete (expressed in the side and rear elevations)
- Streamline Moderne details of the front facade original to its construction, such as: the symmetrical downward curving inset with corrugated texture contrasting the smooth wall surfaces; central entry with curved eyebrow canopy over; and central flagpole with ringed base and top
- interior features such as the circular rotunda and connected meeting rooms, with linoleum flooring and wood-panelled walls

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[Courtesy Kelowna Club]

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MINETTE RESIDENCE, 858 LAWRENCE AVENUE



Owner & Builder: John Peter Minette

Date: 1947

Description of Historic Place

The Minette Residence is a one-storey postwar residence with symmetrical massing and smooth stucco cladding at the main elevation; modern flagstone has been added at the basement level. It is situated on the north side of Lawrence Avenue, in the historic Bernard-Lawrence neighbourhood of Kelowna.

Heritage Value of Historic Place

The Minette Residence, constructed in 1947, is valued as a reflection of the post-Second World War development of Kelowna and for its simple, traditional architecture reflective of the economic and social climate of the time. Modest in size and detailing, this house demonstrates the conservative values that were echoed within the community following the Great Depression and the Second World War.

Further value is attained through this home's association with its builder and first resident, John Peter "Jack" Minette (1898-1970). Born in Minnesota, Jack came to Canada in 1917, at the time the United States entered the First World War, first settling in Strome, Alberta, where he was employed as a general farm labourer by his wife's father, John L. Scheelar. The Minettes

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moved to Kelowna in 1945, and John occupied the house with his wife, Alma Rose (1895-1989) and their daughter, June. The interior features suggest that the Minettes took in boarders to help make ends meet. The family still lived here at the time of Jack's death in 1970.

Character-Defining Elements

Key elements that define the heritage character of the Minette Residence include its:

- location on Lawrence Avenue, within the historic Bernard-Lawrence neighbourhood of Kelowna, with rear lane access
- residential form, scale and massing as expressed by its: symmetrical massing; one and one-half storey height; full basement; rectangular plan; side-gabled roof; and front-projecting entryway with arched openings and central entryway
- wood-frame construction and stucco cladding
- variety of windows including: 2-over-1 and 3-over-1 double-hung wooden-sash windows in single and triple assembly with central curved upper sash; 1-over-1 double-hung wooden-sash windows in double assembly; and small windows flanking the front entry
- internal red-brick chimney

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LEWIS RESIDENCE, 1852 WATER STREET



Owners: Frederick & Margaret Lewis
Designer and Contractor: Joseph Marcel Gagnon
Date: 1936

Description of Historic Place

The Lewis Residence is a one storey, stucco-clad, vernacular house with a low pitched side-gabled roof and a partial width, front-gabled projection. The house features an open, front-gabled porch with triangular-eave brackets, an internal red-brick chimney and flower boxes below the front-façade windows. It is situated on Water Street on the southern edge of Kelowna's downtown.

Heritage Value of Historic Place

Built in 1936, the Lewis Residence is significant as a demonstration of the economic activity and wealth of Kelowna during the 1930s. While most communities across the country suffered the disastrous effects of the worldwide depression, Kelowna maintained a viable economy. The completion of the Canadian National Railway between Vernon and Kelowna in 1925 facilitated the growth of agricultural industries such as canning and winemaking. By the 1930s, Kelowna's irrigation system was stabilized. This development, coupled with the National Products Marketing Act in 1934, helped the fruit industry become the driving economic engine of the area. Many of those involved in this business, such as the initial owner of this house, prospered during

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the time of country-wide depression. While residential construction across the country languished during this period, residential construction flourished in Kelowna.

The Lewis Residence features modest Arts and Crafts detailing and is a testament to the sustained popularity of this residential style. It was built by local orchardist Frederick E. Lewis (1898-1999) and his wife Margaret (1905-1990). In 1913, Frederick Lewis had pioneered with his family on an orchard in the Glenmore District. Margaret was the daughter of the founder of Fumerton's Clothing Store, and spent a great part of her adult life assisting in the family business. This house was one of two built on Water Street by local contractor Joseph M. Gagnon (1908-2001).

Character-Defining Elements

Key elements that define the heritage character of the Lewis Residence include its:

- location on Water Street on the southern edge of downtown Kelowna, with rear lane access
- residential form, scale and massing as expressed by its: one storey height; side-gabled roof with a front-gabled partial width projection; rectangular plan; and an open, front-gabled entry porch
- wood-frame construction with stucco cladding
- modest Arts and Crafts detailing such as its: low-pitched roof; built-in flower boxes; and triangular eave brackets at the front entry
- windows such as multi-paned wood-sash casement in the gable peaks
- additional features such as an internal red-brick chimney
- associated landscape features including mature coniferous trees, and a detached wood-frame garage at the rear, contemporary with the house

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BRUNETTE RESIDENCE, 1828 WATER STREET



Owners: Carl Gregory Brunette and Katherine Brunette

Designer: Carl G. Brunette

Contractor: Joseph Marcel Gagnon

Date: 1941

Description of Historic Place

The Brunette Residence is a one and one-half storey, wood-frame British Arts and Crafts cottage located on the west side of Water Street, south of downtown Kelowna. The house reflects the picturesque traditions and vernacular revivals in British domestic architecture. It features stucco cladding, two steeply-pitched projecting front gables, with lapped siding at one of the gable peaks, and the consistent use of multi-paned casement windows. The house is set well back from the road and is associated with houses of similar age and style.

Heritage Value of Historic Place

The Brunette Residence is valued as a sophisticated example of a typical Anglophile Period Revival-style house. Built in 1941, it illustrates the continued economic prosperity of the Okanagan Valley through the Great Depression and into the Second World War, and is unusual for its date of wartime construction. Kelowna's fruit growing industry continued to serve as an important local resource, with the establishment of the community's first wineries in the early 1930s and the expansion of local canneries during the wartime years. Fine quality homes, reflecting this economic prosperity were built during the 1930s and 1940s. The modest scale and historical elements impart a storybook cottage character to the Brunette Residence. In North America, from the late 1920s to the early 1940s, entrenched traditionalism presided in residential architecture, harkening back to the domestic values and ideals of an earlier age. It was

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considered the height of good taste at the time for houses to conform to a recognizable historical appearance while at the same time, embracing modern domestic ideals. The unadorned design and clean lines are representative of a transition towards modernism, which prevailed after the end of the Second World War.

The Brunette Residence was the family home of Carl Gregory Brunette (1906-1988), his wife Katherine "Kay" Brunette (née Mataya, 1914-2007) and their two sons. Carl Gregory was the son of A.O. Brunette, the founder of the Kelowna Machine Shop. Kay Brunette graduated from the Nursing School of the Kelowna General Hospital in 1936 and worked in the hospital from approximately 1958 until her retirement in 1978. Carl Brunette sketched the design of the house, which was inspired by the design magazines of the time; this house was based on an American house published in the *Studio* in 1928. It was one of two houses built on Water Street by local contractor Joseph M. Gagnon (1908-2001). The detached garage at the rear was added in 1947.

Character-Defining Elements

Key elements that define the heritage character of the Brunette Residence include its:

- location on the west side of Water Street, south of downtown Kelowna, amongst houses of similar age and scale, with rear lane access
- set back from the property lines, with generous front yard
- residential form, scale and massing as expressed by its: one and one-half-storey height; side-gabled roofline; three-sided bay at south side; and steeply pitched, front gable projections with clipped eaves
- wood-frame construction with stucco cladding, and wooden elements such as trim boards and cedar shingle roofing
- British Arts and Crafts details such as: wide wooden lapped siding at gable peak of one projecting front gable; rear projecting gable; front-gabled enclosed porch at rear; fascias terminating in cornice returns; two gabled dormers at north side of house, and period fittings such as the entryway lighting
- additional features such as the attic louvre in the projecting front gable; one internal and two external brick chimneys; and wood-frame garage at the lane
- windows such as multi-paned wooden-sash casement windows in single and multiple assembly
- associated landscape features including mature cedar trees, and a detached garage at the rear

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KELOWNA & DISTRICT MEMORIAL ARENA 1424 ELLIS STREET



Owner: City of Kelowna

Architects: McCarter & Nairne

Contractors: Smith Brothers & Wilson

Date: 1946-1948 (Designed 1946-47; Built 1947-48)

Description of Historic Place

The Kelowna & District Memorial Arena is a large sports arena with a low pitched, front gabled roof, centrally located at the corner of Ellis Street and Doyle Avenue in downtown Kelowna. The arena seats approximately 2,600 and is utilized by organized and recreational sports teams, mainly junior hockey.

Heritage Value

The Kelowna & District Memorial Arena is a significant representation of postwar community efforts to commemorate lost soldiers, build community pride and construct new recreational facilities. At the end of the Second World War, the return of the troops signalled the start of a boom in population growth and a gradual return to normal conditions. Wartime restrictions on non-military construction had deprived communities of badly needed recreational and educational facilities. Many communities enthusiastically supported initiatives to both

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memorialize as well as develop new sports facilities and Memorial Arenas were constructed in towns and cities across Canada. One reason that these community memorials were so important was the policy of the Imperial War Graves Commission that stated there would be no repatriation of bodies, and that soldiers should be buried together where they fell. This influenced the model of war memorialization that values the sacrifice of all soldiers over any individual act of heroism.

Funded and built by the community of greater Kelowna at a cost of \$235,000, The Kelowna & District Memorial Arena was conceived as a perpetual tribute to the local men and women who gave their lives during the Second World War. The facility officially opened on Remembrance Day, November 11, 1948. The keys to the arena were presented by A.K. Loyd, Chairman of the Kelowna & District War Memorial Committee, to Mayor W.B. Hughes-Games, who in turn gave them to George Brown, Chairman of the Arena Commission. Another link with military history and commemoration, the Okanagan Military Museum is now housed in the original part of the Memorial Arena.

The Memorial Arena is also valued for its association with the growth and importance of local organized hockey leagues in Kelowna and for its continuous use as a hockey venue. The first organized local hockey league was formed after the Second World War. The Kelowna Packers, a senior league, was formed in 1949 and played until the 1959-60 season. After the formation of the Kelowna Rockets in the 1995-96 season, this venue became the primary arena for the Western Canada Hockey League junior hockey teams until they moved into new facility at Prospera Place. The arena continues to be actively used by minor league hockey teams and the Okanagan College Hockey League.

Furthermore, the Kelowna & District Memorial Arena is a significant example of a utilitarian clear-span structure that is representative of contemporary engineering. Supported on a concrete base, the massive exposed steel truss roof supports heavy steel purlins and a plank roofing deck. The Arena was designed by McCarter & Nairne, one of the province's most prominent architectural firms. The modest nature of the detailing of this commission reflects the stringent economic conditions that followed the end of the Second World War, when construction materials were still in short supply.

Character-Defining Elements

Key elements that define the heritage character of the Kelowna & District Memorial Arena include its:

- central location at the corner of Ellis Street and Doyle Avenue in downtown Kelowna
- continuous public assembly and recreational use
- institutional form, scale and massing as expressed by its single-storey height, with ground floor space under raised bleachers; two-storey entrance pavilion; large rectangular open-span interior space; and low-pitched front gabled roof over the entire arena
- construction materials, including: board-formed reinforced concrete used for outer walls; octagonal louvres at gable peaks; and massive steel roof trusses with curved lower elements
- interior features including: concrete bleacher stands with wooden bench seating; exposed interior structure; massive octagonal concrete support posts; and original wood panelled doors

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Kelowna & District Memorial Arena, 1954 [Courtesy British Columbia Archives B-06163]

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WILLIAM LLOYD-JONES RESIDENCE 1449 ETHEL STREET



Owner: William Lloyd-Jones

Date: 1910

Description of Historic Place

The William Lloyd-Jones House is located in Kelowna's North End neighbourhood. It is a large, Edwardian-era house distinguished by its two storey massing, full-width open front verandah with square porch columns and central two-storey projecting bay.

Heritage Value of Historic Place

The William Lloyd-Jones House is valuable as an icon of the early developmental period of Kelowna. At the time of its incorporation in 1905, Kelowna was experiencing a great boom, with the transition of thousands of acres of cattle and grain fields into an irrigated fruit orchard oasis. New settlers, particularly European immigrants, were drawn in droves to the area with the promise of bountiful fruit crops and mild winters, that easily trumped the hardships of homesteading in the harsh climate of the Prairies. Kelowna was well-connected to transportation networks, with a rail spur line at Vernon, and CPR sternwheelers that made regular stops in Kelowna beginning in 1892. This grand Edwardian era house is representative of the emerging middle class in Kelowna as well as the adoption of what was, at the time, a more modern architecture which was transitioning from earlier Victorian / Queen Anne designs. The Edwardian-era design is reflected in the generally symmetrical Foursquare floor plan, the generally full width verandah and robust detailing.

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Additionally, the William Lloyd-Jones House is valued for its connection to original owner and long-time resident, William 'Billy' Henry Lloyd-Jones (1878-1956), a prominent and active community member and alderman. Born in 1878 in Burford, Ontario, Lloyd-Jones moved to Kelowna in 1900 where he managed Bernard Lequime's post office and store on Benvoulin Road. He became the manager of Lequime's Sawmill, later the Lequime & Lloyd-Jones Sawmill, owned by his cousin, pioneer settler, David Alan Lloyd-Jones (1862-1944), where he stayed until the end of his career. Lloyd-Jones was an active member of the community who was involved in City Council, Rotary, the United Church and numerous lodges. He was married to Naomi Jane (née Brisbin, 1888-1967), and remained as Secretary-Treasurer of the Sawmill, which was bought out by S.M. Simpson Ltd. in 1942, until his death in 1956.

Character-Defining Elements

Key elements that define the heritage character of the William Lloyd-Jones House include its:

- location in the North End neighbourhood
- setback from the street on a large lot
- residential form, scale and massing as expressed by its: two storey height; full basement; bellcast hipped roof, with wide overhanging eaves with closed soffits; bellcast front-gabled closed roof with cornice return over two storey, three-sided bay at front elevation; and projecting bellcast front gable to south; and one-storey projecting square bay with bellcast hipped roof to north
- wood-frame construction as expressed by lapped wooden siding on the main level, shingle siding at gable peaks, wooden detailing and trim
- Edwardian-era design features such as: generally symmetrical Foursquare plan; full-width open front verandah with side entry; square porch columns and scroll-cut balusters; second-floor porch above entry; and scroll-cut modillions at roofline
- fenestration such as: semi-oval feature windows at gable peak and adjacent to front door
- additional architectural features such as internal red brick chimney with corbelled details
- associated landscape features such a mature coniferous tree at the front

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ST. AIDAN'S ANGLICAN CHURCH 365 RUTLAND ROAD



Original Owner: Anglican Diocese
Designer: Enoch Mugford
Builder: Hector Maranda
Date: 1933; additions in 1938 and 1958

Description of Historic Place

St. Aidan's Anglican Church is a one-storey, front-gabled church distinguished by its square front-projecting entryway with crenellated parapets and a round-arched entry with a wood-panelled door. The church is located on a highly visible lot on Rutland Road, at the corner of Mugford Road, in the Rutland neighbourhood of Kelowna. The site is now owned by the City of Kelowna.

Heritage Value of Historic Place

St. Aidan's Anglican Church, built in 1933, is valued as a symbol of the importance of the Anglican Church to the early rural community of Rutland. It also represents the importance of local churches to rural settlements, and the central role they played in community life. The church's strategic positioning in a highly visible and central location in Rutland is a prominent statement of the importance of the Anglican Church to the early community. Rutland and East Kelowna were established as outstations of St. Michael and All Angels Anglican Church in 1912. A meeting was held in the Rutland Community Hall on January 9, 1929, to discuss the building of a church facility. At the time, there was no place for Anglican worship in Rutland

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other than a small room in the Community Hall. The site for a new church was donated by Mr. and Mrs. Ben Hardie, who owned the local grocery and hardware store. The design was provided by Enoch Mugford (1879-1969), superintendent of the Black Mountain Irrigation District, and prominent local developer and contractor Hector Maranda (1879-1967) led the mostly volunteer building crew. St. Aidan's Rutland was dedicated on June 18, 1933. In 1938, a chancel and a vestry were added. Of interest is the Norman arch between the chancel and nave, a replica of the entrance to St. Aidan's first church at Lindisfarne Abbey in Northumberland, England. In 1958, the original porch was moved to the front of the lot for use as a lych gate, to allow the construction of an enclosed front vestibule.

The church is also significant as a demonstration of simple British Arts and Crafts influences, which serves to honour the Diocese's motherland and illustrates a conscious shift to a traditional style reflective of the social and economic consciousness of the interwar period. At the time, buildings were expected to display some sort of historical reference in order to demonstrate good taste and underlying conservatism. The British Arts and Crafts influence is demonstrated in the steeply pitched, overhanging roof with exposed rafters and the use of roughcast stucco.

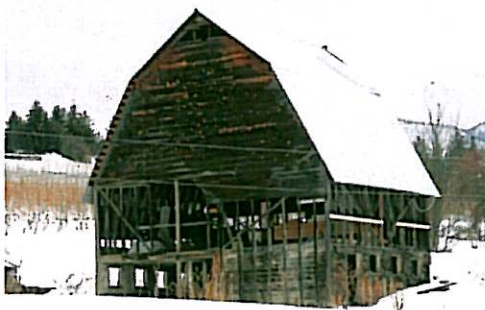
Character-Defining Elements

Key elements that define the heritage character of the St. Aidan's Anglican Church include its:

- prominent location at the corner of Rutland and Mugford Roads in the Rutland neighbourhood
- ecclesiastical form, scale and massing as expressed by its: rectangular plan; one-storey height; and front-gabled roof with gabled projection at side of church
- wood-frame construction with stucco cladding
- features of the British Arts and Craft style including: steeply pitched roofline with exposed rafter tails; decorated bargeboards, curved upper window openings; and entryway with curved doorway and crenellated parapet
- additional exterior features such as internal chimney clad in stucco
- original window openings, with inset Gothic pointed-arch multi-paned wooden-sash windows
- round-arched, vertically-panelled wooden front door with original hardware
- interior features such as fir floors and baseboards, lath-and-plaster walls, barrel-vaulted ceiling and arched entry to chancel
- associated landscape features such as a mature deciduous tree at front of property, a portion of the original coursed rock perimeter wall, and the original porch now used as a lych gate

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MALLAM BARN, 4870 CHUTE LAKE ROAD



Owners: Henry Cecil Mallam and Giffortina Matilda Mallam

Date: pre-1910

Description of Historic Place

Mallam Barn is located on the Summerhill Estate Winery in the Okanagan Mission area of Kelowna. The two-storey barn features a steep dual-pitched gambrel roof, a hayloft entryway with hay hood, and wooden plank siding. Located uphill from Chute Lake Road with spectacular views of Okanagan Lake, the barn is associated with a two-storey log house, a root cellar and a small ravine where Rembler Creek runs through.

Heritage Value of Historic Place

The Mallam Barn is valued as an extant early agricultural outbuilding that reflects the beginnings of farming at the south end of Okanagan Mission. Many of Kelowna's barns have been lost due to the decline in traditional agricultural production, modern industrial and residential development, and general neglect, combined with the loss of their original agricultural context to wineries, and this barn stands as a rare reminder of Kelowna's early agricultural origins. Built in the early 1900s, the barn was owned by Henry Cecil Mallam (1885-1967), who emigrated from England in 1903. In 1906, he married Giffortina Matilda Thomson (1878-1976), who was from a neighbouring pioneer family who moved to Okanagan Mission in 1892. This farm was purchased from A. 'Gus' Anderson in 1904. Anderson had pre-empted the land and built the two-storey log house on the property in 1900. The Mallams, who were fruit and dairy farmers, keen sportspeople and active in community affairs, lived here until their nearby new house was completed in 1910.

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The Mallam Barn and adjacent pioneer home remain as a tangible reminder of the importance of Kelowna's prosperous agricultural foundation. The barn is an early example of a utilitarian outbuilding that supported agricultural activity. With its two-storey rectangular plan and steep dual-pitched gambrel roof with a hay hood over the second-storey doorway, the barn was designed for the loose-baled hay system in use at the time, which required open storage in the hayloft on the upper floor.

Character-Defining Elements

Key elements that define the heritage character of the Mallam Barn include its:

- location uphill from Chute Lake Road, adjacent to Rembler Creek, with views of Okanagan Lake, in the Okanagan Mission area
- association with contemporaneous buildings in an agricultural setting including a two-storey log house and a root cellar
- agricultural vernacular form, scale and massing as expressed by its: two-storey height with upper floor hayloft; rectangular plan; steep dual-pitch gambrel roof; and hay hood at hayloft
- wood-frame construction with heavy timber structural framing and horizontal wooden plank siding

**PANDOSY MISSION CEMETERY
3607 GORDON DRIVE**



Description of Historic Place

The Pandosy Mission Cemetery is an early burial ground located in a rural farm setting approximately 300 metres west of the restored buildings of the Oblate Mission on Benvoulin Road, and covering an area of almost 400 square metres. The level, treeless grassed terrain was farmed for a number of years, and no early headstones, grave markers or cemetery features have survived above ground. Excavations have revealed thirteen sub-surface grave features. A stone marker and plaque commemorates the cemetery, which includes the grave of Father Pandosy. The site is reached by an easement that crosses private land. The Father Pandosy Mission has been designated as a British Columbia Provincial Heritage Site.

Heritage Value of Historic Place

The Pandosy Mission Cemetery is extremely significant as the location of the original cemetery for the Pandosy Mission and Immaculate Conception Mission Church, as well as being the location of the remains of pioneer Oblate missionary Father John Charles Felix Adolph Pandosy (1824-1891).

This was the first European burial ground in the region, and was likely in place as early as the 1860s. The location of the cemetery in relation to the Mission site was deliberate, as it was common practice to locate burials away from the dwellings. It appears to have been used until about 1906, by which time the Catholic Cemetery on Casorso Road was established. A church at the site, which was built in 1894, was demolished in 1912. The Mission land was sold, and the owner maintained the site until the enclosing fence fell down due to lack of maintenance in about 1922. At that time, the land was ploughed for agricultural production. The exact location of the

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cemetery was unknown until 1983 and once the location was pinpointed on this rural farmsite it was acquired by the Roman Catholic Church. Archaeological excavations in 1983 indicated that the remains of thirteen individuals interred at the site: eleven burials face to the northeast and two, presumed to be priests, are on an east-west axis. The site is commemorated with a granite boulder mounted with a brass plaque that dedicates the sites to the memory of the Pandosy settlers, the First Nations who inhabited the land and the pioneer families who first settled in Kelowna. The grave marker faces to the southeast, the direction of the Father Pandosy Mission.

The Pandosy Mission Cemetery is additionally valued for its association to the Father Pandosy Mission and the Oblates of Mary Immaculate. Father Pandosy and Father Pierre Richard were sent by the Oblates of Mary Immaculate Mission in 1859 to establish the first non-Native settlement in the Okanagan Valley in order to 'preach the gospel to the poor'. Also buried here is Father Florimond Gendre, the first principal of the Sisters of Saint Ann in Vancouver. The site was established in 1860 and originally covered over 809 hectares with the main settlement centred parallel to Mission Creek. Over the next thirty years, the mission constructed the area's first school, a successful farming and cattle ranch and built the first church, while providing a vital link for remote First Nations communities to non-Native society. The mission was in operation until 1902, when the land was sold to Father Eumelin and later in 1908 to the Central Okanagan Land Company. The buildings remained in disuse and disrepair until 1954 when a movement to restore the buildings occurred. This property is now owned by the Roman Catholic Bishop of Nelson and is managed by the Okanagan Historical Society.

Character-Defining Elements

Key elements that define the heritage character of the Pandosy Mission Cemetery include its:

- location in relation to the Pandosy Mission site, on a rural farm property on Gordon Avenue in the South Pandosy Sector in Kelowna
- flat grassed terrain
- granite boulder marker, with a commemorative brass plaque, facing southeast towards Pandosy Mission
- subsurface remains of a number of individuals buried at the site, including Father Pandosy, Father Pierre Richard and Florimond Gendre

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BINGER RESIDENCE, 343 CHRISTLETON AVENUE



Owners: George R. & A.G. Binger

Date: circa 1915, with later alterations

Description of Historic Place

The Binger Residence is a one and one-half storey, wood-frame Arts and Crafts-style house, with an open verandah that wraps around the front corner. The front of the house faces west, with the main yard facing Robin Way to the south, and the rear of the house facing Christleton Avenue.

Heritage Value of Historic Place

Built circa 1915 and later expanded, the Binger Residence is significant as a demonstration of the economic activity and wealth of Kelowna during the 1920s and 1930s when the fruit industry became the driving economic engine of the area. Many of those involved in this business, such as the initial owner of this house, could afford to build grand houses on large estate properties. The Binger Residence was originally a smaller cottage on a two-acre waterfront lot, and would have formed part of an assemblage of stately homes on the lakefront, demonstrating the importance Kelowna residents have placed on Okanagan Lake and on the lifestyle and recreation it provides. The original cottage was built for Mr. and Mrs. George R. Binger, likely about 1915, and then expanded with additions and alterations that increased the grandeur of the house. George Binger was involved in fruit farming and was Secretary of the Kelowna Hospital Board from 1917-1927.

The Binger Residence is also a fine example of the Arts and Crafts style that was popular at the time, using readily available local, natural materials, with its design focussed on form rather than

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detailing. It is notable for its low, horizontal appearance achieved by using a broad, low-pitched, front-gabled roof, banks of multiple assembly windows and a wraparound corner verandah.

Character-Defining Elements

Key elements that define the heritage character of the Binger Residence include its:

- location, with the front of the house facing west towards Okanagan Lake, the main yard facing Robin Way to the south, and the rear of the house facing Christleton Avenue
- residential form, scale and massing as expressed by its one and one-half storey height, full basement, rectangular plan, front-gabled roof, shed dormer facing south, and corner wraparound verandah with square columns and closed balustrades
- elements of the Arts and Crafts style such as exposed rafters and purlins, and an octagonal corner bay at the southwest corner
- wood-frame construction including double-bevelled wooden siding and dimensional window and door trim; elaborate crown moulding under some front windows
- original fenestration including: double-hung wooden-sash windows with multi-paned upper sash, in single and double assembly; multi-paned wooden-sash casement windows in the attic and basement; and original panelled wooden doors
- two internal red-brick chimneys
- associated landscape features such as a grassed yard and mature trees



Binger Residence, 1920s [Courtesy Kelowna Public Archives: Photo. No. 4921]