

Memo



Date: September 29th, 2010
File: 6800-00
To: City Manager
From: M. Stanborough, Planner Specialist, Policy & Planning
Subject: Heritage Interpretation and Recognition

Recommendation:

THAT Council direct staff to erect a way-finding structure presenting information on the Chinatown site, and a way-finding structure marking the entrance to the North End Neighborhood;

AND THAT Council direct staff to change the statement of significance for 1570 Water Street as noted in the Sep.29,2010 report from the Policy and Planning Department;

AND THAT Council direct staff to erect a plaque commemorating the significant visit of Sun Yat-sen to Kelowna in 1911;

AND THAT Council direct staff to add 'V for Victory' symbols on street signs in the North End, should this be supported by further research and consultation;

AND THAT Council direct staff to determine the feasibility and costs of changing the signs at the foot of Knox Mountain and at the first lookout of Knox;

AND FURTHER THAT Council direct staff to implement the above using up to \$10,000 from 2010 Policy and Planning Department budget allocations.

Purpose:

To seek Council approval for the heritage recognition of two significant heritage sites in Kelowna.

Background:

In February, 2010, staff presented a report to Council with information as to the activities of the Community Heritage Commission (CHC) for 2009, and to seek approval for direction of the CHC's activities for 2010 including, "Determine priority sites for heritage plaques and interpretation throughout Kelowna, which may include Chinatown (*Heritage Strategy 2007* strategy 6.2)." Council endorsed this report and the directions set for the CHC in 2010. At the presentation to Council, staff clarified that up to \$10,000 would be available for the heritage interpretation project, money available for implementation of the *Heritage Strategy 2007* (approx. \$5,000 from 2010 budget, and \$5,000 rollover from 2009).

An opportunity to partner with the History Department of UBC-O allowed for the CHC and staff to work with Prof. James Hull and two students, Ross Huyskamp and Lindsay Amantea, in the heritage recognition project. In their meeting of Thursday, April 8, 2010, the CHC selected Chinatown and the Historic North End as the top two priority areas to research. Over the course of the summer the students: researched the heritage sites within and characteristics of these areas: provided feedback to and got direction from the CHC at the monthly meetings, and; compiled the information in a final report (see Appendix A and B). At the CHC meeting in August, Ross and Lindsay presented their final reports and their recommendations for heritage recognition.

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The CHC reviewed the recommendations at the September 9th meeting, and made the following recommendations:

“The Community Heritage Commission chose the following recommendations recognizing Chinatown:

- No. 1: Erect a way-finding structure in City Park at the west end of Leon Avenue. This board will have pictures and information on Kelowna’s former Chinatown and its significance in Kelowna’s history. This would also include a contemporary photograph of Tun Wong’s family, to show the inherent connection between present-day Kelowna and the historic Chinatown.
Cost: approx. \$4000
- No. 5: Change the Statement of Significance of 1570 Water Street.¹
Cost: approx. \$250
- No. 8: A plaque commemorating the significant visit of Sun Yat-sen to Kelowna in 1911.
Cost: approx. \$1000

The Community Heritage Commission chose the following recommendations recognizing the North End:

- No. 1: Add distinctive icons to the street signs of the neighborhood. Since they were called ‘Victory Houses’ it would be fitting to add the V for Victory symbol that was used on Allied propaganda. This would help to mark the boundaries of the historic North End, as well as provide a reminder of the original reason that the North End was built.
Cost: approx. to be determined (may only require minor addition)
- No. 3: Create a way-finding sign, which would stand at the corner of Bay Avenue and Ellis Street, marking the entrance to the North End Neighborhood.
Cost: approx. \$4000
- No. 7: Update existing signage at the foot of Knox Mountain and at the first lookout of Knox to include information on the Historic North End.
Cost: to be determined at time of updating the existing information panels

If Council endorses these recommendations, Policy and Planning staff will work with related departments, including Infrastructure Planning, Cultural Services and Transportation Services, to implement these measures. Staff has already communicated with these departments about the potential heritage recognition initiatives.

Internal Circulation:

Terry Barton, Parks Planning Manager
Mahesh Tripathi, Engineering Traffic Technician, Infrastructure Planning
Sandra Kochan, Manager, Cultural Services Branch
Fred Wollin, Traffic Supervisor, Transportation Services

Legal/Statutory Authority:

Local Government Act, sections 176 (e) and section 953
Community Charter, section 143

Existing Policy:

Official Community Plan policy 16.1.5 “**Awareness.** Take opportunities to increase awareness of the significance of heritage issues amongst City staff, community organizations and the general public”

Heritage Strategy 2007 strategy 6.2, “Continue to encourage and support special events and initiatives that educate, commemorate, and build emotional attachment.”

¹ Currently identified as part of Chinatown, but not shown to be in the research conducted.

Heritage Strategy 2007 strategy 7.2, “Seek to strengthen existing relationships with community organizations, and coordinate joint initiatives and alliances with other community organizations and agencies.”

Financial/Budgetary Considerations: up to \$10,000 for heritage recognition, available from the existing budget for Heritage Strategy implementation.

Personnel Implications: Planner Specialist to work with other City staff and external agencies to implement initiatives.

Community & Media Relations Comments:

All signage and plaques must follow the City’s visual standards guidelines and signage guidelines.

Considerations not applicable to this report:

Alternate Recommendation:

Legal/statutory Procedural Requirements:

External Agency/Public Comments:

Submitted by:



M. Stanborough, Planner Specialist, Policy and Planning

Approved for inclusion:



S. Bagh, Director, Policy and Planning

cc: Deputy City Clerk



Appendix A

Please see following Report on Kelowna's Historic Chinatown Site



Report on Kelowna's Historic Chinatown Site

by

Ross Huyskamp,
UBC-O History Major

for

The City of Kelowna's Community Heritage Commission

Supervised by:

Dr. James P. Hull

Ms. Maria Stanborough

Presented on Thursday August 5, 2010

Acknowledgements

I would like to thank the following people: Dr. James P. Hull and Ms. Maria Stanborough for their enthusiasm, support, reading of countless drafts, and kind suggestions and corrections throughout this process, and Mr. Darren Genge, who provided me with many maps of Kelowna's historic Chinatown.

I also wish to offer my sincere thanks to the Okanagan Heritage Museum, especially Donna Johnson for her assistance and support of this project. I would also like to thank the Community Heritage Commission for their suggestions, and especially Mrs. Dorothy Zoellner, for putting me in touch with Mr. Tun Wong.

Finally, I would like to acknowledge the tremendous help of Mr. Tun Wong, whose knowledge and assistance was invaluable to this project.

- Ross Huyskamp, August 2010

Place Description:

The site is Kelowna's former Chinatown, located in the block bordered by Abbott Street (west), Leon Avenue (north), Water Street (east), and Harvey Avenue/Hwy 97 (south). In this block lived the majority of Kelowna's Chinese population, beginning in the late 1800s, with the last business closing in 1978.

Heritage Value:

The site of Chinatown is significant due to its deep historic association with the Chinese-Canadian community of Kelowna in particular, and British Columbia at large. Similar-sized Chinese communities existed in Vernon and Armstrong, while a much smaller Chinatown, known as "Shanghai Alley," existed in Penticton. The substantial size and density of Kelowna's Chinatown - about 15% of Kelowna's total population in 1909 - indicates the strength and importance of the Chinese community to Kelowna's history. It is estimated that in 1909, out of a total population of 1,650, roughly 250 were of Chinese descent, most of which were men, and only two or three women, and about half-a-dozen children.

The location of Kelowna's Chinatown lay far outside Kelowna's main business center. When Chinatown was first established in the late 1800s, Harvey Avenue, then called Eli Avenue, was a road without any significance until the opening of the Okanagan Lake Bridge in 1958.

The predominantly male population consisted mostly of "male-bachelors" - labourers unable to bring their wives to Canada due to the large head tax required. The head tax was a measure introduced by the Canadian government to put a stop to Asian immigration immediately following the completion of the Canadian Pacific Railway. It was introduced in 1895 and required Asian immigrants to pay \$50 to immigrate to Canada. It was later increased to \$100 in 1900, and to \$500 in 1903. The 1923 Chinese Immigration Act eliminated the head tax but effectively closed the door on Asian immigration by requiring special labour permits for labourers to enter Canada. The Chinese Immigration Act, also known as the Exclusion Act, was not repealed until 1947, two years after the Chinese were given the right to vote in Canada. However, independent Chinese immigration to Canada came only after the liberalization of Canadian immigration policy in 1967.

The Chinese were first lured to British Columbia by the Gold Rush of 1858. When the gold petered out most found work on the British Columbia section of the Canadian-Pacific Railroad (though none worked on the construction of Myra Canyon). Most of those who stayed in the interior upon completion of the CPR found work in the agricultural industry. Farmers, orchardists, and anyone else who needed cheap labour employed them. The men generally lived on the farms and orchards where they worked, and only returned to Chinatown in the off-season, when the population density of Chinatown would increase tremendously. Chinese labour bosses contracted the immigrant labourers to the local employers while also operating rooming houses where the men quartered over the winters, building up debts, which ensured the labour contractors authority over the workers.

Chinatown remained largely separate from Occidental Kelowna society. There was very little social mixing between the two ethnic groups, and even the police dared not venture into Chinatown. Because nobody had first-hand familiarity with the place, the most outrageous claims about Chinatown emerged. It was made out to be an opium den where gambling and prostitution were the order of the day. These claims were not only false, they were also damaging to Chinatown itself, which became an increasingly insular society.

The one exception to this seems to be City Park Café, affectionately known as Quong's. Quong Tape, who died in China in 1938 at the age of 76, founded the City Park Café soon after coming to Kelowna in 1929. His cousin, Jim and another relative, Won (Fats) Quong, operated the Café until it closed in 1964. This two-storey stucco building was the gathering place on Fridays and Saturdays for Kelowna's Caucasian population. When Quong's Café was closed a group of over 50 citizens gathered to honour Quong.

Quong's experience was not that of the majority of Chinatown residents. Deprived of the comforts of family, pressured by the debts they had incurred over the winter, and generally not welcomed into Occidental society, Kelowna's Chinese population had little opportunity to become involved in Kelowna's broader community. As a result, they kept mainly to themselves. The physical character of Kelowna's Chinatown illustrates this social situation well. Chinatown literally faced inward, as the main street of Chinatown was the alley that ran between Leon Avenue and Harvey Avenue. All the buildings fronting Eli Avenue were built to front on the alley. The buildings on Abbott and Leon fronted those streets, but all of the buildings had access from the alley. A raised wooden sidewalk ran half the length of this alley on the south side. This linear organization was very common for Chinatowns throughout British Columbia.

The buildings in Chinatown were predominantly two-story wooden structures that had rooming houses on the second floor, while the first floor was commonly used for entrepreneurial ventures, such as cafés, laundries, or general stores. Some of the men had small cubicles in the rooming houses while other shared larger rooms. On the first floor, generally at the back, the owner provided a communal kitchen, where the men individually prepared their meals. Given the specific design and low quality materials of these buildings, only one, at 265/269 Leon Avenue has survived. It formerly housed Jung Shoe Repair and Kwong Sing Laundry. The one-storey concrete block building was built in the late 1940s. Another structure is on display at the Okanagan Heritage Museum at 470 Queensway Avenue. This structure is a great representation of the commercial buildings of the period, but itself was never a part of Kelowna's Chinatown. Rather, it is a collection of several artifacts from different buildings that were a part of Chinatown. For example, the steep wooden staircase was once part of the Chinatown "hospital," a small two-storey brick building located between the Masonic Hall and the Dart Coon Club.

The Chinese population in Kelowna peaked in the 1930s, when it reached between 400 and 500. After this, the population went into decline because the men moved to

other towns with larger Chinese communities (such as Vancouver and Victoria), accumulated enough money to go back to China, or passed away (as identified in the large Asian section of the Kelowna Memorial Park Cemetery). Because there were so few women, there were virtually no births and internal-racial marriage was very uncommon. By the 1960s only about 60 people remained in Chinatown, and the last business, Kwong Sing Laundry closing its doors in 1978.

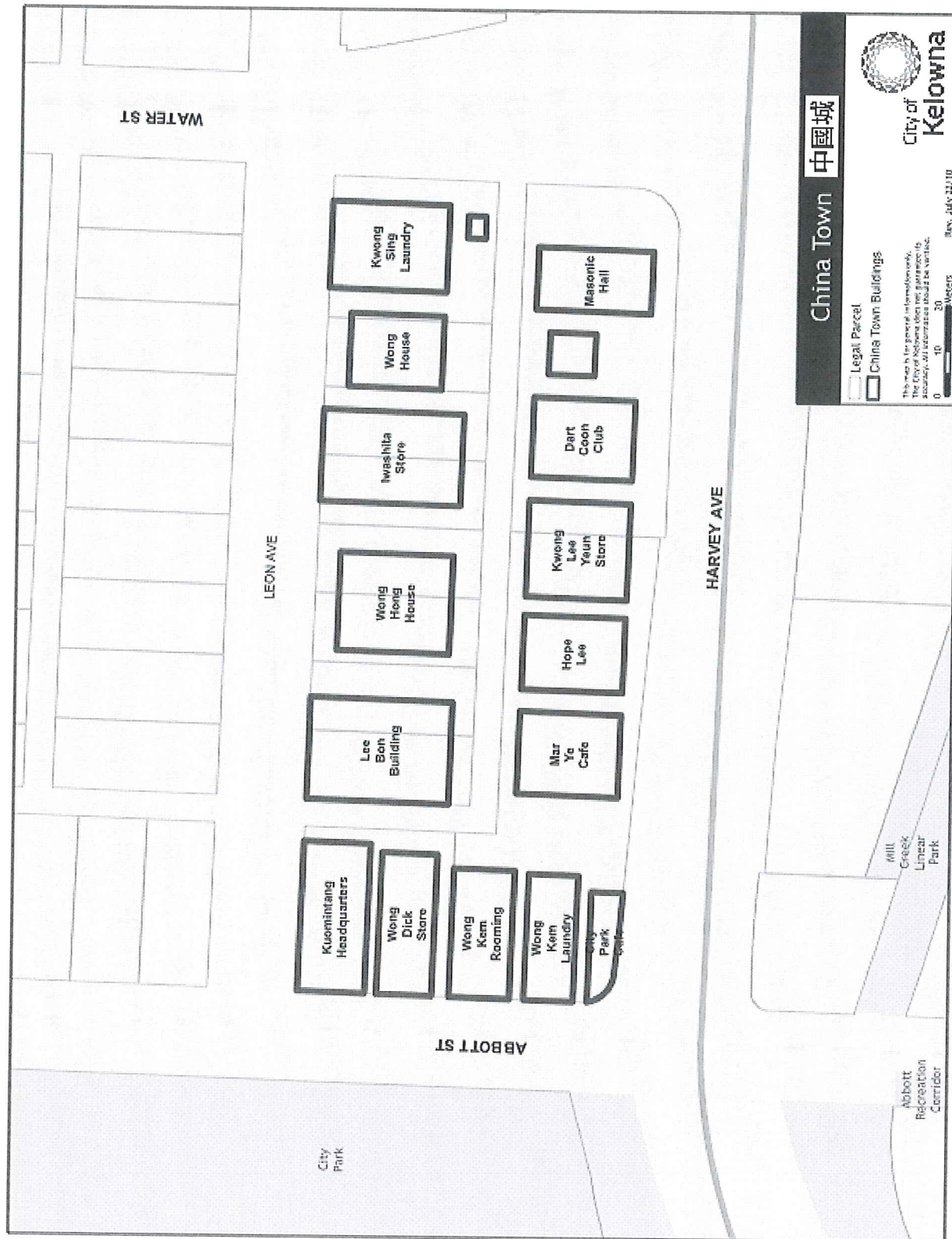
Although Chinatown no longer exists today, the 2006 federal census identified approximately 1,236 people of Chinese heritage in Kelowna, or about 1% of the population. Descendants of Chinese pioneers include former Kelowna city councilor Ben Lee (originally from Armstrong), and Tun Wong, who worked as in the Financial Services Department for the City for three decades.

Character Defining Elements:

- Area bounded by Abbott Street, Leon Avenue, Water Street, and Harvey Avenue, with some outliers located south of Harvey avenue, north along Water Street, mid-way between Bernard Avenue and Leon Avenue, and east, on the corner of Ellis Street and Leon Avenue (now demolished).
- The alleyway that runs between Leon Avenue and Harvey Avenue.
- The two-storey structure representative of commercial buildings common in Chinatown, located in the Okanagan Heritage Museum.
- Asian section of the Kelowna Memorial Park Cemetery
- 265/269 Leon Avenue, a single-storey brick building that housed Jung Shoe Repairs and Kwong Sing Laundry, the only remaining vestige of Kelowna's Chinatown.

Recommendations for Recognition/Interpretation of Chinatown

1. Erect a wayfinding structure in City Park at the west end of Leon Avenue (see fig. 1, 2). This board will have pictures (eg. Fig. 3, 4, 5) and little blurbs of information on Kelowna's former Chinatown and its significance in Kelowna's history. This would also include a contemporary photograph of Tun Wong's family, to show the inherent connection between present-day Kelowna and the historic Chinatown.
2. Add Chinese translations to the street signs of Abbott Street, Leon Avenue and Water Street (see Fig. 1, 6, 7, 8).
3. Recognize the location of Chinatown by somehow delineating the Leon/Abbott/Water/Harvey block on the existing kiosks throughout downtown. If changing all is not feasible, the kiosk next to the Sails will be most preferable.
4. Create a mural on the western wall of the Kelowna Mission Gospel building (see fig.1 for location, fig. 8 for picture of the wall itself).
5. Change the Statement of Significance of 1570 Water Street.
6. Draft a Statement of Significance for 265 Leon Avenue (Fig 10, 11) and potentially add it to the Heritage Register.
7. Draft a Statement of Significance for 269 Leon Avenue (Fig 10, 11) and potentially add it to the Heritage Register.
8. A plaque commemorating the significant visit of Sun Yat-sen's to Kelowna in 1911.
9. Virtual tour of Chinatown to be played on a screen in the museum or on the internet.
10. A [murmur] Project installation at 265/269 Leon Avenue. [murmur] is a documentary oral history project that records stories about specific geographic locations, collecting people's personal histories about the places that are important to them. In each location a sign is installed with a telephone number which can be called to listen to a piece of oral history, engaging in the physical experience of being right where the story takes place. Patti Kilback from the Kelowna Heritage Museum has already begun the necessary preparations start such a project.



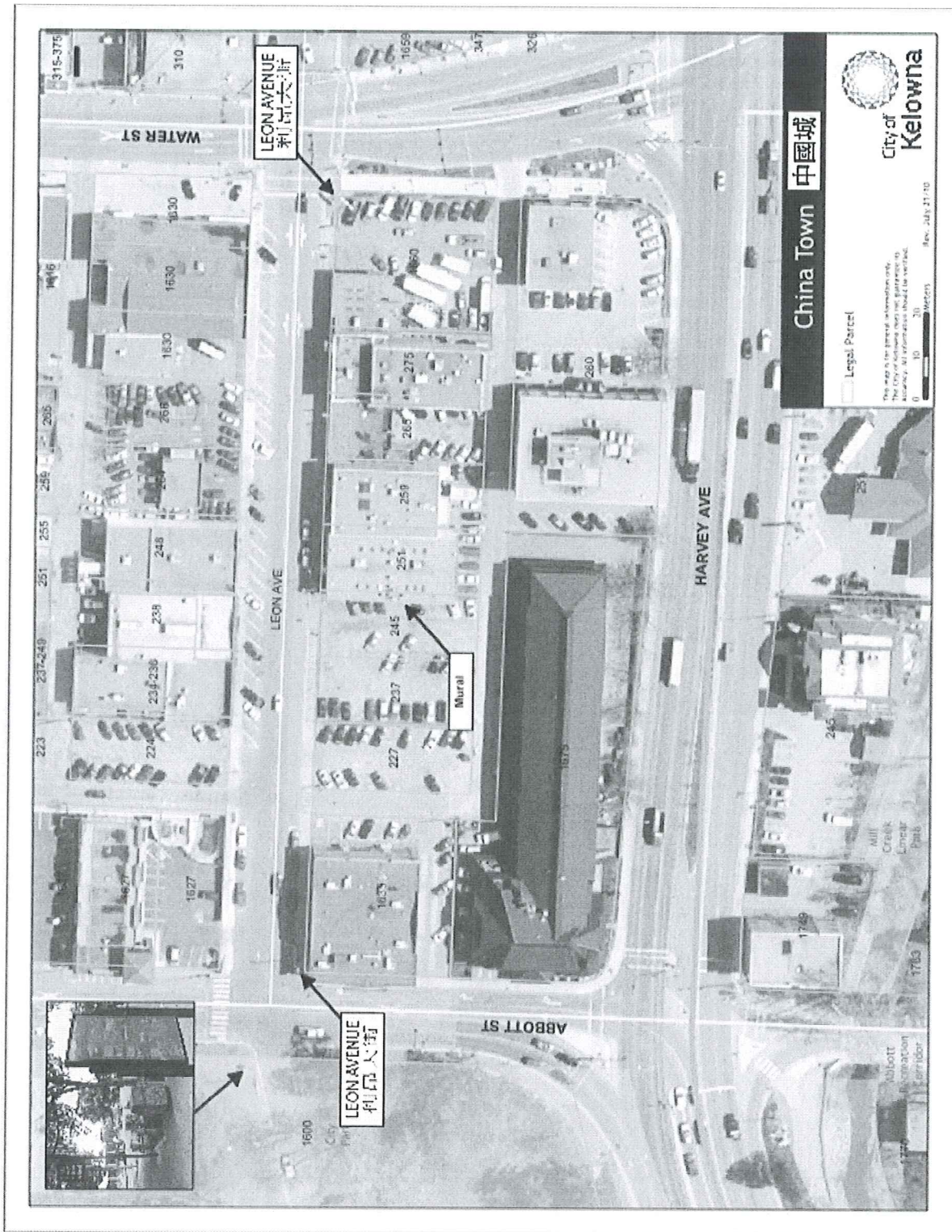


FIG. 1, Map of Chinatown site, with proposed interpretation sites

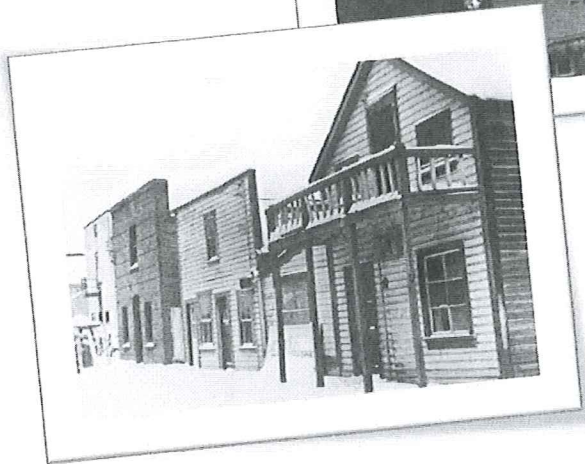
This square is currently sitting empty. From this location people have a great view down Leon Avenue and up Abbott Street towards Harvey Avenue.



FIG. 2



FIG. 3



< FIG 4

FIG 5 >



Some suggestions for pictures to be put on the kiosk at the west-end of Leon Avenue. Figure 3 shows the divide between Asian (foreground) and non-Asian society. Figure 4 shows the alley with the Dart Coon Club, Kwong-Lee Yuen Co., Hop Lee Residence, and the Mar Jok Chop Suey House. Figure 5 shows inside the City Park Café.



FIG. 6



FIG. 7



FIG. 8

Some suggestions of how we can include Chinese translations on street signage.



FIG. 9

Proposed wall for the mural; the space in front is an overflow parking lot. There is a clear view of this wall from the proposed City Park kiosk at the west end of Leon Avenue.



< FIG. 10: 265 (left) and 269 (right) Leon Avenue. This building once housed Jung Shoe Repair (265) and Kwong Sing Laundry (269). The one-storey concrete block building was built in the late 1940s.

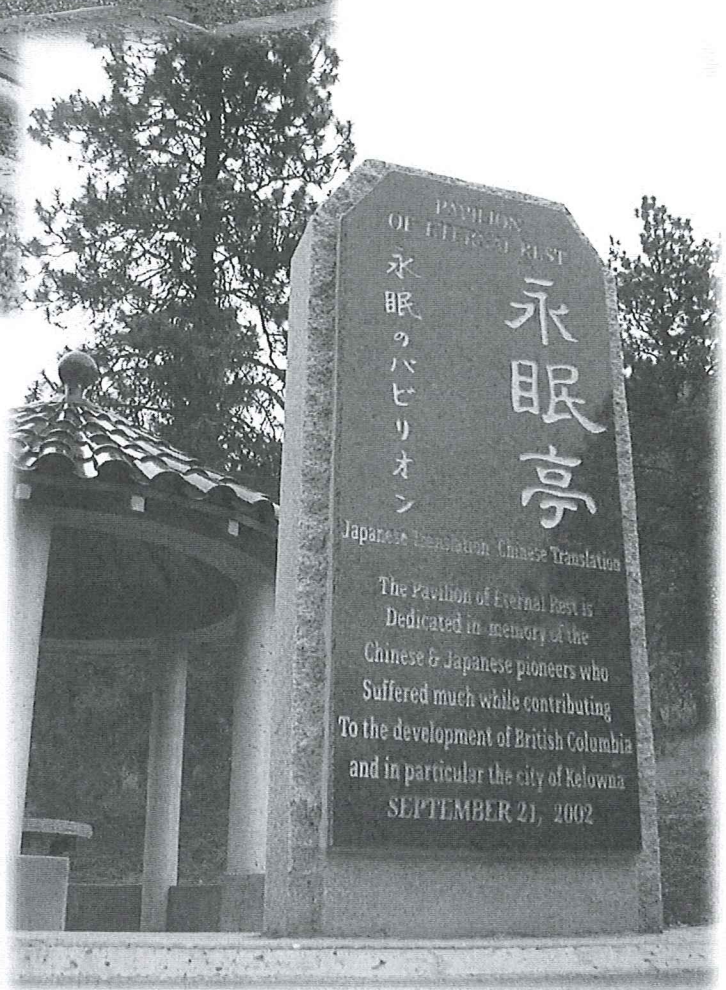
FIG. 11 >

The back of the building, as viewed from the alleyway clearly shows that 265/269 Leon Avenue is one physical building. The building has housed two different businesses since it was built in the late 1940s. The chimneys are a great indicator of the building's age.





Headstones and commemorative sign in the Asian section of Kelowna's Memorial Park Cemetery.



Appendix B

Please see following **Report on Kelowna's Historic North End**

Report on Heritage:

Kelowna's Historic North End

For the City of Kelowna's Community Heritage Commission

And in partial completion of History 489

Supervised by Dr. James Hull and Maria Stanborough



Lindsay Amantea

Submitted July 26, 2010

Acknowledgements

I would like to thank everyone who has been involved with this project. Maria Stanborough for her knowledge of the City of Kelowna and heritage legislation, and for editing the Statement of Significance. Dr. James Hull for his vast knowledge on everything. The Community Heritage Commission for their insights and help making connections. Darren Genge for taking all my jumbled drawings and making a real map out of them. Cherie Hanson for introducing me to the North End. Anita and Cesar Turri for telling me their memories of Kelowna over the past 70 years. Donna and the archives staff for their finding skills and spirit.

The Historic North End

Place Description:

The historic North End is a single family residential area made up predominantly of houses built immediately after WWII and in the two decades following. The majority of houses that exist in this area are “Wartime Houses,” homes built by the Federal government in response to veterans’ housing needs following WWII. The area is bordered by Broadway Avenue to the north, Bay Avenue to the south, Ellis Street to the west and Richter Street to the east. The area sits at the foot of Knox Mountain, with industrial areas to the south and west of the neighborhood.

Heritage Value:

This neighborhood is valued as a representation of a federal initiative to create affordable housing for WWII veterans and their families. Wartime Housing Ltd., a Crown corporation, took a mostly empty area in the north end of Kelowna and built a suburb. The North End was part of a national project, the first time that the Canadian government built non-profit subsidized rental housing. The construction project was part of a comprehensive plan to address potential housing shortages and unemployment following the demobilization of WWII soldiers, and to help promote postwar economic stability.

Prior to the construction of the houses by Wartime Housing Ltd., two houses had been built in the North End, in 1923 and 1924 when the area was largely open field. There were more houses that appeared in the 1930s, as well as “Newton’s,” a general store which is in operation today as “Knox Mountain Market” (built 1936). Throughout the 1940s there was further private development, mainly along Roanoke Ave.

The majority of housing in the North End neighborhood was constructed by Wartime Housing Ltd. which commissioned more than 32,000 houses across Canada during and immediately following WWII,¹ dubbed ‘Victory Houses.’² Houses were constructed for munitions workers and families of servicemen during the war, and throughout demobilization to provide shelter and work for returning veterans. The houses built in the North End in 1946 and 1947 were part of the latter.

The buildings were designed by McCarter Nairne, a prominent Vancouver architecture firm between the 1920s and 1950s. This firm was responsible for designing all of the wartime housing throughout British Columbia. Following this national project, Wartime Housing Ltd. became the Central Mortgage and

¹ “Victory Housing.” International Metropolis, Friday Feb. 17, 2006.
<<http://www.internationalmetropolis.com/?p=80>>.

² Kluckner, Michael. *Vanishing British Columbia*. (Vancouver: UBC Press): 2005, 20.

Housing Corporation, and later the Canadian Mortgage and Housing Corporation (CMHC).³ Later, John Y. McCarter would go on to become the director of the CMHC.⁴

While there were about a dozen designs that were used by Wartime Housing Ltd., construction in the North End was limited to three distinct designs.⁵ As building materials were scarce, these houses were built to include only the bare essentials: most were 25' x 32' (800 sq. ft.) with a concrete foundation only at the perimeter of the structure.⁶ The structure of the house was designed to allow for future additions⁷ if the residents wanted to increase the size of the home.⁸

The City of Kelowna has identified three houses as prototypes of the building styles used in the Wartime Housing Ltd: Prototype 1 at 567 Okanagan Boulevard; Prototype 2 at 507 Oxford Avenue as, and; Prototype 3 at 547-576 Okanagan Boulevard. Prototype 2 is a small 2-bedroom building while Prototypes 1 and 3 are larger with 4 bedrooms. All are single family dwellings, 1 to 1 ½ storeys in height. There are numerous other examples of these prototypes throughout the neighborhood, some of which have been modified while others have been left mostly intact.

To make construction move along speedily, the neighborhood was laid out in a grid pattern. Wartime Housing Ltd. recognized this pattern could be very austere and negatively affect the residents and acted to improve the feel of the neighborhood by planting many non-indigenous trees.¹ On streets where the trees have been preserved they provide a suburban residential feel to the neighbourhood.

Many of the residences have been modified over the years to suit the needs of the occupants. The 1950s and 1960s saw many home owners build carports and garages. There have also been many other additions to the modest structures, from rooms to entire floors. The last twenty years have also seen the addition of a second residence, or 'carriage house,' on many properties. The carriage house is located between the main house and the back lane running behind the properties, the lanes being another important feature of this neighborhood.

The roads of the North End retain their original design, and are wide with gravel lanes bordering the tarmac. The gravel borders were used as 'soaker

³ McAfee, Ann. "Housing and Housing Policy." Historica Dominion Institute.

<<http://thecanadianencyclopedia.com/index.cfm?PgNm=TCE&Params=A1ARTA0003865>>.

⁴ Monteyne, David. "McCarter Narine." Historica Dominion Institute.

<<http://thecanadianencyclopedia.com/index.cfm?PgNm=TCE&Params=A1ARTA0011491>>.

⁵ Wade, Jill. Wartime Housing Limited, 1941-1947: an overview and evaluation of Canada's first national housing corporation. Masters Thesis, University of British Columbia, 1984: 99-102.

⁶ Kluckner, 20.

⁷ Wade, 96.

⁸ International Metropolis, 1.

strips' to handle storm runoff before there was an underground sewer system. When the sewer lines were connected to the area in 1949 many of the houses were still owned by the CMHC as rental properties, although there was a push as early as 1947 to sell the houses to the tenants living in them.⁹

Many of the houses built by Wartime Housing Ltd. were at the northwest end of the neighborhood, away from any existing housing and the downtown. In the 1950s approximately 40 houses were built to fill in the gaps between housing, built by construction companies as well as private individuals. The 1960s saw the construction of almost 20 more houses as well as Pleasantvale Homes, a retirement facility close to the base of Knox Mountain. Since then there has been only a handful of new houses built in the neighborhood, on the sites of demolished older structures.

While there have been many additions to the residential properties over the years, such as carriage houses, fences and garages, the look and feel of the historic North End has been retained to a great degree. There are no industrial, educational, spiritual or recreational buildings within the neighborhood - they exist around the outskirts. The area is still predominantly filled with single family dwellings. To-date, there are 102 homes built by Wartime Housing Ltd. that are still standing (August 2010), one of the largest consolidations of wartime housing in British Columbia.

Character Defining Elements:

- Area bounded by Broadway Avenue to the north, Bay Avenue to the south, Ellis Street to the west, and Richter Street to the east (fig. 1);

- Located at the foot of Knox Mountain (fig.2-3)

- Three distinct prototypes of wartime houses:

Prototype 1, 567 Okanagan Boulevard (fig. 4):

- Residential form, scale and massing, as expressed by the 1.5-storey height and rectangular plan
- Medium-pitch gabled roof, with small roof projection sheltering the entrance
- Horizontal wide beveled wood siding with wood board trim
- Small porch with its roof supported by 2 pairs of narrow wood columns

Prototype 2, 507 Oxford Avenue (fig. 7):

- Residential form, scale and massing as expressed by the one-storey height and rectangular plan
- Medium pitch hip roof and small roof projection sheltering the front entrance
- Horizontal, wide beveled wood siding
- Brick chimney
- 6-over-6 double hung wood sash windows and plain trim

⁹ Ibid. 117.

Prototype 3, 574-576 Okanagan Boulevard (fig. 10):

- Residential form, scale and massing as expressed by one-storey height and rectangular plan
 - Medium pitch hipped roof with a small gable over the main entrance
 - Brick chimney
 - Open porch with its roof supported by 2 pairs of narrow wood columns
- The 500-block of Okanagan Boulevard between Ellis Street and Kingsway, one of the best examples of a block of wartime homes;
 - Modified prototype houses throughout the neighborhood including:
 - 569 Broadway Avenue (fig. 5)
 - 548 Okanagan Boulevard (fig. 6)
 - 611 Broadway Avenue (fig. 8)
 - 599 Central Avenue (fig. 9)
 - 537-539 Central Avenue (fig. 11)
 - 542 Oxford Avenue (prototype 3, fig. 12);
 - 641 Broadway Avenue (prototype 3, fig. 13);
 - 621 Broadway Avenue (prototype 3, fig. 14).
 - Examples of intact and significantly modified homes side by side, such as: 577 Oxford (fig. 15) and 565 Oxford Avenue (fig. 16);
 - Carriage Houses (i.e. 558B Cambridge Avenue (fig. 17), 588B Central Avenue (fig. 18) and 566B Central Avenue (fig. 19);
 - Large additions to the rear of buildings which have less of an impact on the streetscape (i.e. 524B Oxford Avenue, fig. 20, 21);
 - Carports (i.e. 577 Oxford Avenue, fig. 22)
 - Laneways (such as the lane bounded by Cambridge and Broadway, Kingsway and Richter (fig. 23);
 - Wide roads with gravel lanes between the road and sidewalk (fig. 24);
 - Mature, non-indigenous trees throughout neighborhood (fig. 25);
 - Industrial, educational and recreational areas surround, but are not incorporated into, the area, and very little commercial as well.

Recommendations:

The following are a number of suggested ways that the City of Kelowna can recognize the heritage of the North End:

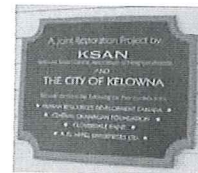
1. Add distinctive icons to the street signs of the neighborhood. Since they were called 'Victory Houses' it would be fitting to add the V for Victory symbol that was used on Allied propaganda. This would help to mark the boundaries of the historic North End, as well as provide a reminder of the original reason that the North End was built.



2. Add either part or the whole of the North End to the Heritage Register. Putting the entire area on the Register may not be advisable, as there are some houses which are relatively new. That being said, the stretch of houses on Okanagan Boulevard between Kingsway and Ellis Street which exist largely unaltered and could be added.

3. Create a wayfinding sign, which would stand at the corner of Bay Avenue and Ellis Street, marking the entrance to the North End Neighbourhood.

4. Locate plaques throughout the North End, detailing specific physical attributes as well as the broader history and context of the area.



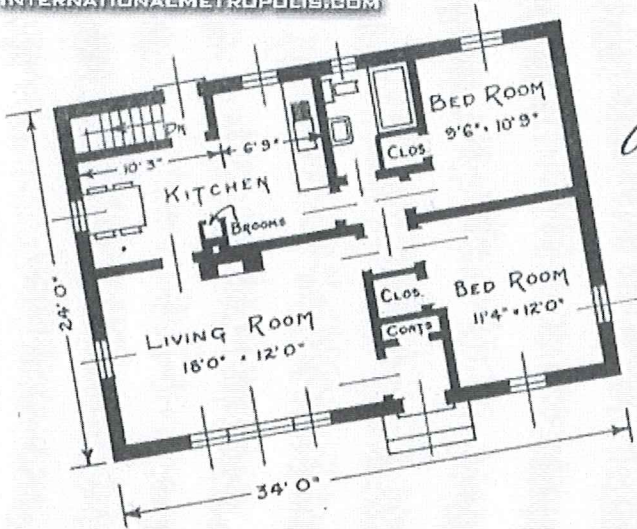
5. Create a brochure of the North End, available at the wayfinding sign and elsewhere, marking the direction of a walk through the area, with information on the North End and Wartime Housing, as well as further reading (such as books or websites).
6. Support the North End Residents Association in the creation and maintenance of various forms of social media to promote the North End. This could include Facebook, Twitter, or Flickr. The social media allow residents an outlet for creative expression of their neighborhood as well as a forum for discussion of recognition projects. It would also allow more people to have input into the heritage recognition process for this neighborhood in the future.
7. Update existing signage at the foot of Knox Mountain and at the first lookout of Knox to include information on the Historic North End.

Fig. 1 - North End Map



Archival Advertising for Wartime Housing

INTERNATIONALMETROPOLIS.COM



The floor plan shows a rectangular house with overall dimensions of 34' 0" wide by 24' 0" deep. The layout includes a Living Room (18' 0" x 12' 0") with a fireplace, a Kitchen (10' 3" x 6' 9") with a broom closet, a Dining area, a Bathroom, and two Bed Rooms. One Bed Room is 9' 6" x 10' 9" and the other is 11' 4" x 12' 0". Closets are located in the bedrooms and a central hallway. The entrance is on the right side.

Just So!

THIS splendid little economy home was built recently in the Mount Royal section of Calgary, Alberta, for Mr. and Mrs. J. L. Sloan. The floor plans deserve your close attention. See how the kitchen and dining area have been blended. There is very little waste space in this house! Halls have been reduced to a minimum. The placement of the bathroom is good, providing privacy and easy access from the bedrooms, as well as from kitchen or living room.

McTavish, McKay & Co. Ltd., Contractors

B.I.C. Staff Photo

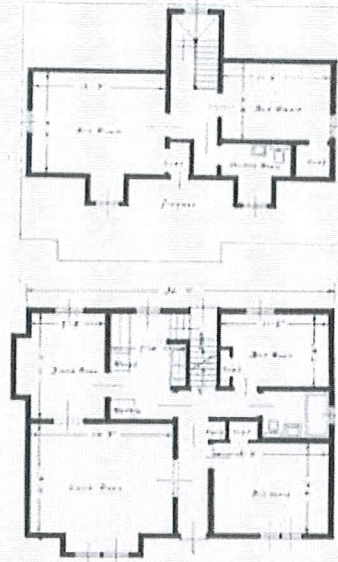


"Building Canada - Small Homes - 1946"

Planned for tomorrow and *for today*

WHAT a lot of house is condensed in an area 32' x 24'! There are five rooms on the first floor and two on the second. An examination of the floor plan will reveal how well adapted this design is to completing the ground floor alone, then, when necessity demands, the two bedrooms and washroom upstairs can be finished. This is just what the owners, Mr. and Mrs. A. F. McDiarmid of Winnipeg, Manitoba, are doing and they have found the scheme very successful. They plan on turning the smallest first floor bedroom into a den at some later date.

Exterior walls are white, with the roof bright green. Both surfaces are of British Columbia cedar shingles. The deep shadow lines caused by thick butt shingles have given the facade much of its appealing character. The house was erected on Ash Street, Winnipeg, by Peter McDiarmid, builder.



COMPACT PLAN — TWO FIRST-FLOOR BEDROOMS — SECOND FLOOR COULD BE COMPLETED LATER



“Building Canada - Small Homes - 1946”

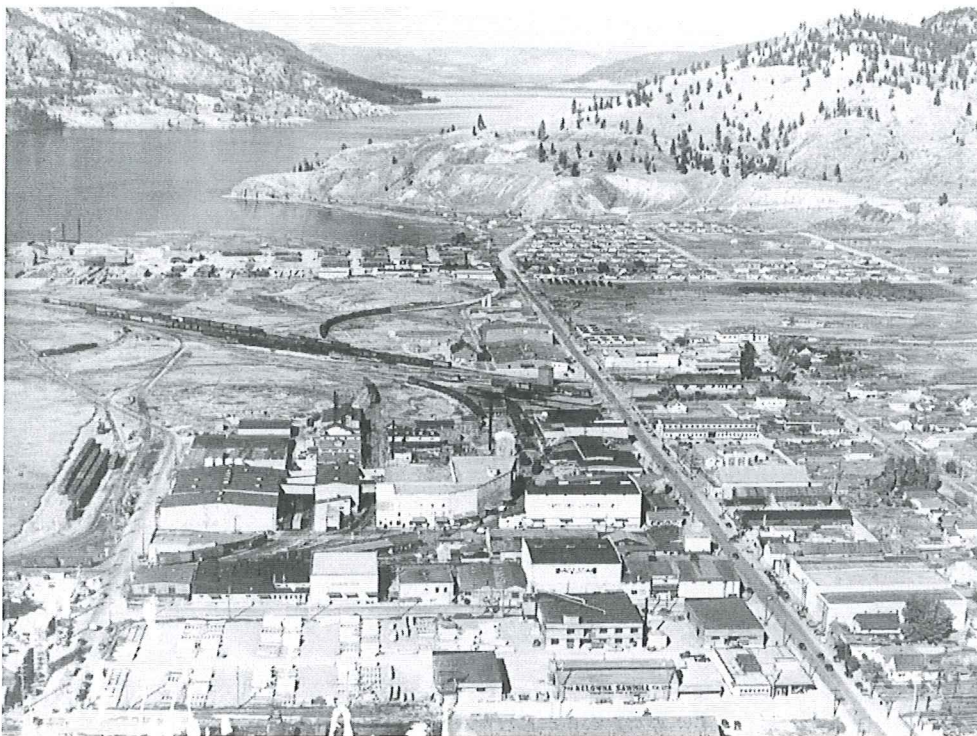


Fig. 2 - Aerial view of the North End, circa 1949



Fig. 3 - The North End as viewed by from Knox Mountain, summer 2010.

Prototype 1 and modifications

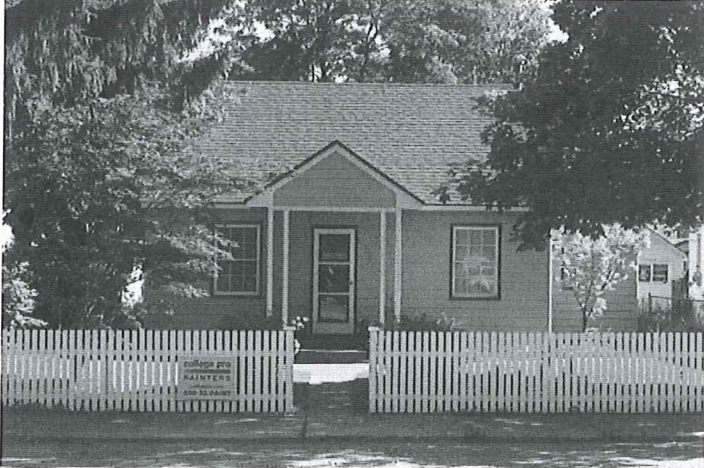


Fig.4 - 567 Okanagan Boulevard (prototype 1)



Fig. 5 - 569 Broadway Avenue



Fig. 6 - 548 Okanagan Boulevard

Prototype 2 and Modifications



Fig.7 - 507 Oxford Avenue (prototype 2)



Fig. 8 - 611 Broadway Avenue



Fig. 9 - 599 Central Avenue

Prototype 3 and Modifications



Fig.10 - 574-576 Okanagan Boulevard (prototype 3)



Fig. 11 - 537-539 Central Avenue



Fig. 12 - 542 Oxford Avenue

Other Modified Wartime Houses



Fig. 15 - 641 Broadway Avenue



Fig. 16 - 621 Broadway Avenue

Intact and modified houses side-by-side

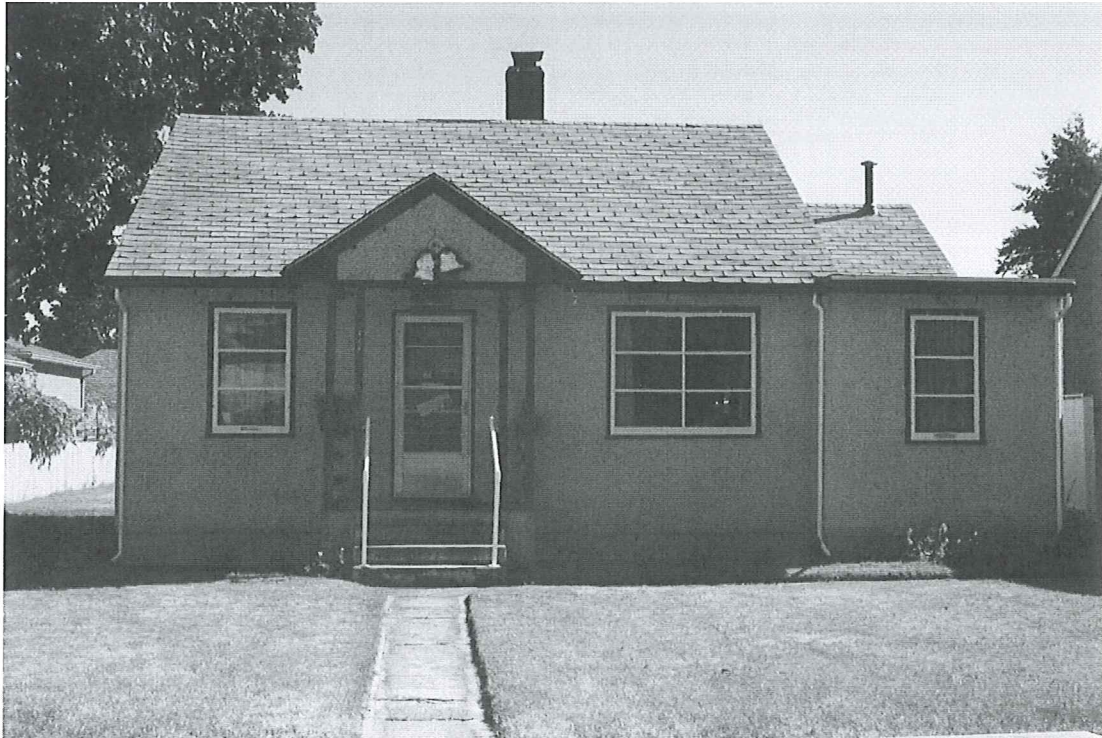


Fig. 13 - 577 Oxford Avenue



Fig. 14 - 565 Oxford Avenue

Carriage Houses



Fig. 17 - 558B Cambridge Avenue



Fig. 18 - 588B Central Avenue



Fig. 19 - 566B Central Avenue

Large additions to rear of property, away from streetscape



Fig. 20 - 524 Oxford Avenue (from front)



Fig. 21 - 524 Oxford Avenue (from back)

Carports and Laneways

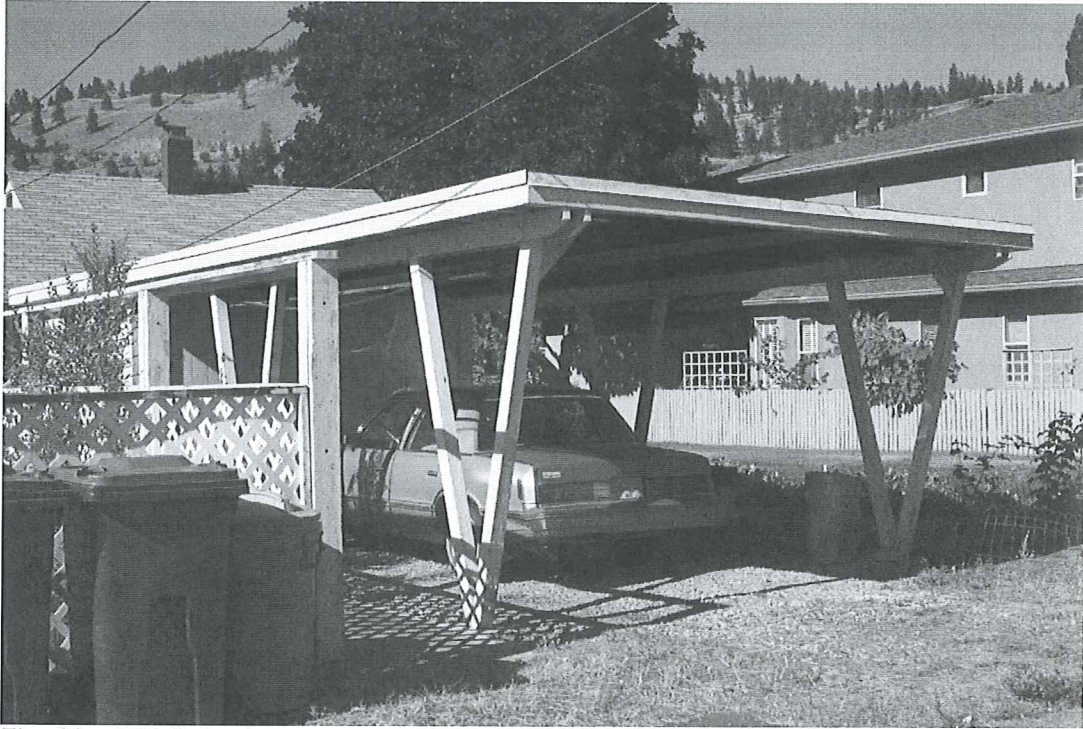


Fig. 22 - 577 Oxford Avenue



Fig. 23 - Lane between Cambridge Avenue and Broadway Avenue, Kingsway and Richter Street

Roads and trees

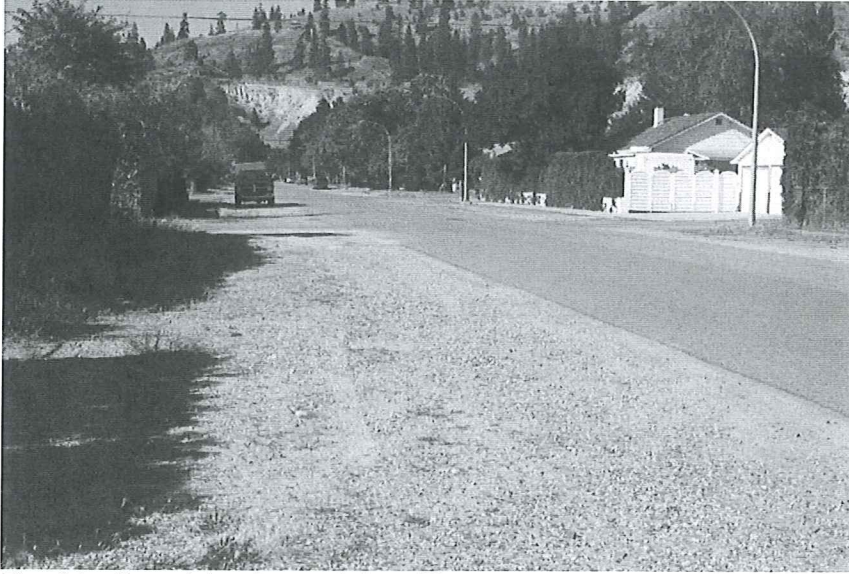
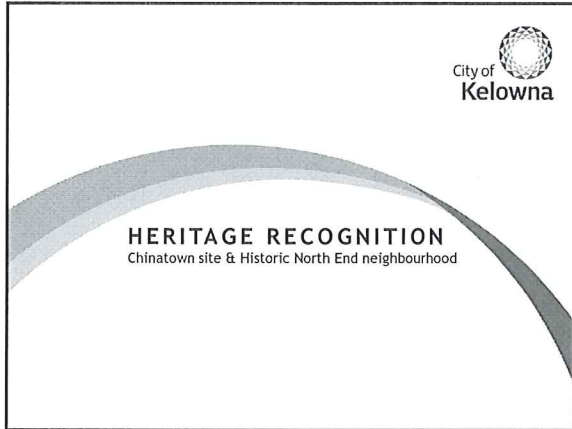


Fig. 24 - Gravel 'soaker strip' on Kingsway



Fig. 25 - Trees along Kingsway



THE PROJECT

- ▶ In early 2010, Council endorsed the Community Heritage Commission (CHC) objective to “determine priority sites for heritage plaques and interpretation throughout Kelowna”
- ▶ Opportunity to work with UBC-O Prof. James Hull and 2 history students to research 2 sites in Kelowna

THE PROJECT

- ▶ The CHC selected the former Chinatown Site and the Historic North End as the locations to be researched
- ▶ Ross Huyskamp, Lindsay Amantea and Prof. Hull worked with the City from May - August, researching, attending CHC meetings and providing regular updates

PROJECT COMPLETION



CHINATOWN HIGHLIGHTS



HIGHLIGHTS CONT'D

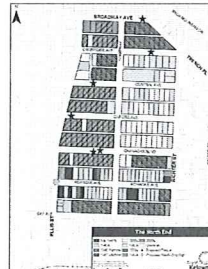


RECOGNITION OF CHINATOWN (CHC)

- ▶ Way-finding sign near the site
- ▶ Revise Statement of Significance for 1570 Water Street
- ▶ Plaque commemorating the 1911 visit of Sun Yat-Sen to Kelowna



HIGHLIGHTS OF NORTH END



HIGHLIGHTS CONT'D



RECOGNITION OF NORTH END (CHC)

- ▶ Way-finding sign at entrance to North End
- ▶ 'V for Victory' symbols on street signs in the North End
- ▶ Changing signs at the foot of Knox Mountain and at the first lookout, if feasible



THANK YOU

- ▶ Questions?