

# REPORT TO COUNCIL



**Date:** April 26, 2012  
**File:** 1240-20  
**To:** City Manager  
**From:** Planner, Policy and Planning  
**Subject:** Addition of Milk Shed and Garden Shed Statements of Significance for Guisachan Heritage Park at 1056-1060 Cameron Avenue  
Report Prepared by: L. Sanbrooks, Planner

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## Recommendation:

THAT Council receives, for information, the report from the Policy and Planning Department dated April 26, 2012, with respect to additional Statements of Significance for Guisachan Heritage Park;

AND THAT Council endorse the Statement of Significance for the Guisachan Heritage Park Milk Shed at 1056-1060 Cameron Avenue;

AND FURTHER THAT Council endorse the Statement of Significance for the Guisachan Heritage Park Garden Shed at 1056-1060 Cameron Avenue.

**Purpose:** The purpose of this report is to obtain Council's endorsement of Statements of Significance for the Milk Shed and the Garden Shed located in the Guisachan Heritage Park. Staff received a letter from Janice Henry, Executive Director of the Central Okanagan Heritage Society (COHS) on May 25, 2011 requesting that a Statement of Significance be added to both the Milk Shed and Garden Shed, two City-owned buildings. The Central Okanagan Heritage Society noted in the letter that they have had a blueprint drawn up by retired architect, Gordon Hartley, for the possible expansion of the Milk Shed. This expansion would include a larger exhibition space for Guisachan house and park materials and information as well as slightly larger offices for the Heritage Society. This expansion cannot occur without a Statement of Significance. Staff will address the possibility of a Milk Shed expansion at a later date. The sole purpose of this report is to formally add a Statement of Significance to the Milk Shed and the Garden Shed located in the Guisachan Heritage Park.

## Background:

Contained within the Heritage Register, a Statement of Significance (SOS) is the portion of each record that identifies the description, heritage value and character-defining elements of each historic place. The SOS reflects modern values concerning history and historic places, illustrating how today's society recognizes the significance of the places which embody its heritage character. The Kelowna Heritage Register includes 207 historical properties, all properties containing a Statement of Significance.

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In August, 2011, staff brought the idea of adding a Statement of Significance to the Milk Shed and Garden Shed, located on the Guisachan Heritage Park site, to the Community Heritage Commission (CHC) for consideration. The Commission agreed with staff's recommendation to hire a consultant to write the Statements of Significance.

In September, 2011, staff hired Denise Cook, a consultant with Birmingham and Wood, to write a Statement of Significance for the Milk Shed and a Statement of Significance of the Garden Shed. Staff received the final version of the Statements of Significance in March, 2012. On April 5, 2012, CHC reviewed the Statements of Significance and confirmed that they were in support of the final version of the Statements of Significance.

The Guisachan Heritage Park, located at 1056-1060 Cameron Avenue, is a municipally designated site and currently has two of its four buildings listed on the Kelowna Heritage Register; the Guisachan House and the McDougall House.

Constructed in 1925, the Milk Shed is valued as a remaining part of the overall suite of functional agricultural buildings related to the Gilbert Douglas (Paddy) Cameron farm. One of very few early agricultural buildings still existing within the city limits and very close to downtown Kelowna, its presence provides a reminder of early agricultural land uses in this now-developed urban area. As part of a local, accessible public city park, the Milk Shed today reflects the community vision and restoration efforts for the Guisachan property. Used in the past as a gift shop for local artists and artisans, the building continues its community use through the residency of the Central Okanagan Heritage Society. Constructed in the 1940s, the Garden Shed was likely built as a multi-use and storage structure to support Gilbert Douglas (Paddy) Cameron's farming operation, at a time when the Cameron farm was operating at its peak productivity.

#### **Legal/Statutory Authority:**

As noted in the "Guidelines for Writing Effective Statements of Significance" by the BC Heritage Branch:

*Under the Local Government Act (Part 27), local governments in B.C. have the authority to establish Community Heritage Registers (CHRs). A CHR formally lists heritage resources that the community identifies as having heritage value or heritage character. A CHR must indicate the reasons why a property is considered to have heritage value or heritage character.*

*Contained within the register, a Statement of Significance (SOS) is the portion of each record that identifie[s] the description, heritage value and character-defining elements of each historic place. The SOS reflects modern values concerning history and historic places, illustrating how today's society recognizes the significance of the places which embody its heritage character. The SOS serves to identify these values in order to ensure the conservation, preservation, and appreciation of these places which represent the historic foundation of a community.*

#### **Internal Circulation:**

Director, Land Use Management

**Considerations not applicable to this report:**

Legal/Statutory Procedural Requirements:

Existing Policy:

Financial/Budgetary Considerations:

Personnel Implications:

External Agency/Public Comments:

Communications Comments:

Alternate Recommendation:

Submitted by:



*for* Lauren Sanbrooks, Planner, Policy and Planning

Reviewed by:



Theresa Eichler, Manager, Community Planning

Approved for inclusion:



Signe Bagh, Director, Policy and Planning

cc: Director, Land Use Management

Attachments: Appendix A, Statement of Significance - Guisachan Heritage Park Milk Shed and Garden Shed - Denise Cook Design - Birmingham & Wood Architects and Planners

## **Statements of Significance**

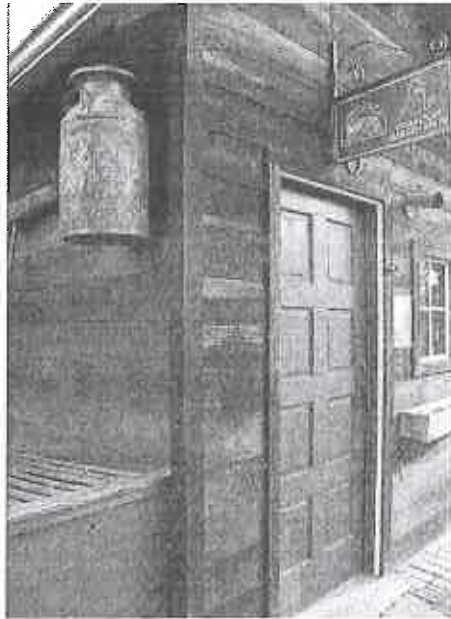
### **Guisachan Heritage Park Milk Shed and Garden Shed**

**City of Kelowna**

**March 2012**



Kelowna Public Archives



Central Okanagan Heritage Society

**Denise Cook Design • Birmingham & Wood Architects and Planners**

### **Brief chronology of the Guisachan Ranch**

- 1890 The Seventh Earl and Countess of Aberdeen purchase 480 acres of land in the Okanagan Mission Valley from pioneer and pre-emptor John McDougall.
- 1891 Guisachan House is built as a summer home for the Earl and Countess of Aberdeen, drawing its name from a family estate in Inverness-shire Scotland.  
A substantial orchard is established on 200 acres of the property, primarily apples, but including pears, plums, peaches, apricots, nectarines and grapes. The orchards are ultimately unsuccessful due to alkaline soils and high water table.  
The ranch becomes the center of social life for the community of Okanagan Mission.
- 1893 Lord Aberdeen is appointed Governor-General of Canada.
- 1900 The Guisachan Ranch is sold to ex-sea captain John Conlin.
- 1902 The Ranch is subdivided into four parcels.
- 1903 William C. Cameron, his wife and three children arrive at the Guisachan property. The land purchased is Parcel A, south of Guisachan Road and consists of 240 acres, half the size of the original Aberdeen ranch. The land is used for feed crops, fruit ranching, sheep and dairy cattle.
- 1923 W.C. Cameron's two sons, W.A. (Alister) and Gilbert Douglas (Paddy) Cameron are managing the ranch. Shortly after 1923, the two brothers decide to farm independently. Paddy Cameron, his wife Elaine and their children retain the original Aberdeen home as their residence. The Paddy Cameron farm is managed as a mixed farm that includes stock-raising, tobacco, feed crops (alfalfa, clover, corn) and vegetable crops (tomatoes, onions), with an increasing focus on the dairy herd.  
Elaine Cameron develops the extensive Edwardian ornamental gardens, which include perennial gardens and rockeries. A dairy barn is constructed, holding a purebred Guernsey bull with which Cameron intends to build up his dairy business.
- 1925 The Milk Shed is constructed.
- 1930s Paddy Cameron operates a successful dairy, bottling and delivering milk and running a small retail dairy store in Kelowna.

Elaine Cameron's garden is at its peak of beauty, winning numerous local and provincial garden competitions. Included are many species of trees, shrubs, perennials, annuals and herbs.

- 1940 A small all-purpose building (now the Garden Shed) is constructed.
- 1947 The Kelowna and District Riding Club is formed with Guisachan as its headquarters.
- 1950s The focus of the ranch shifts from dairy production to raising cattle.
- 1954 Paddy Cameron becomes an active participant in the Okanagan Historical Society
- 1964 The Cameron property is purchased by development syndicate Aberdeen Holdings. After some subdivision along the western boundary, the remaining land is frozen by the Barrett NDP government before further development occurs.
- 1984 The MacDougall House, constructed in 1886, is moved to its present location on the Guisachan Park site.
- 1986 A 2.4 acre parcel of the Guisachan Ranch is donated to the City of Kelowna by Aberdeen Holdings and becomes a Kelowna City Park.
- 1987 The Camerons' large cow barn is demolished. Restoration of the house and grounds is undertaken by the Central Okanagan Heritage Society, in conjunction with the City of Kelowna. Elaine Cameron's gardens are re-created based on information in her diaries. The Milk Shed is moved a short distance and placed on a concrete foundation. 250 volunteers assist with the restoration of the site over a two-year period. It is used in summer as a venue for craft sales to raise money for the Central Okanagan Heritage Society and to assist local craftspeople.
- 1990 The grand opening of Guisachan Heritage Park is held in May with visiting dignitaries the Marguess and Marchioness of Aberdeen officiating.
- c1992 The Milk shed becomes the formal office for the Central Okanagan Heritage Society.

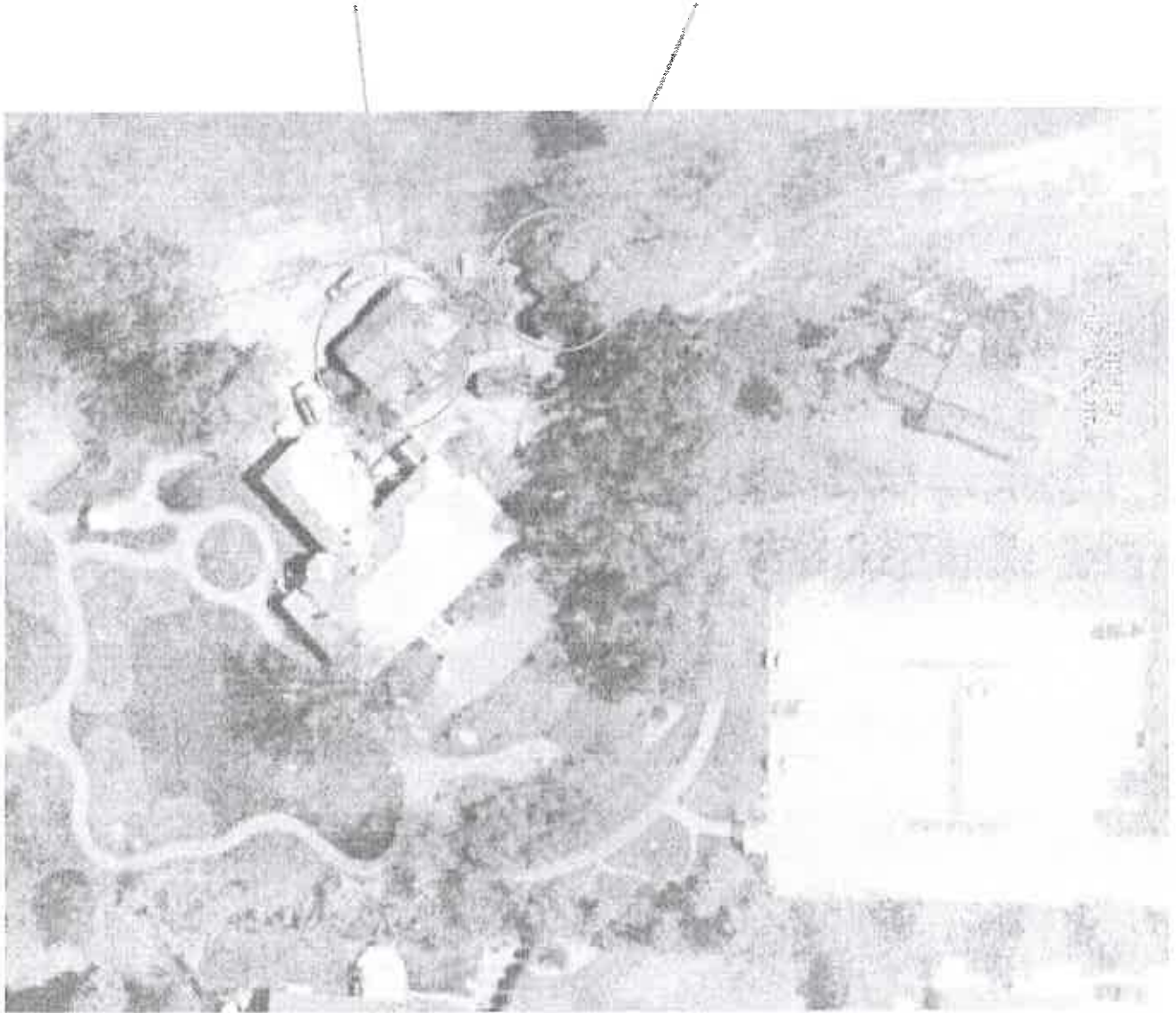
**Guisachan Heritage Park Statements of Significance: Milk Shed and Garden Shed**  
City of Kelowna



Birds-eye view of the Paddy Cameron farm (date unknown). Building #8 is the Cameron residence, #9 is the Milk Shed and #10 is the Garden Shed.  
(Central Okanagan Heritage Society)

**Guisachan Heritage Park Statements of Significance: Milk Shed and Garden Shed**  
City of Kelowna

Garden Shed, 1940s Milk Shed, 1925 (relocated 1984)



Current aerial of part of Guisachan Heritage Park.

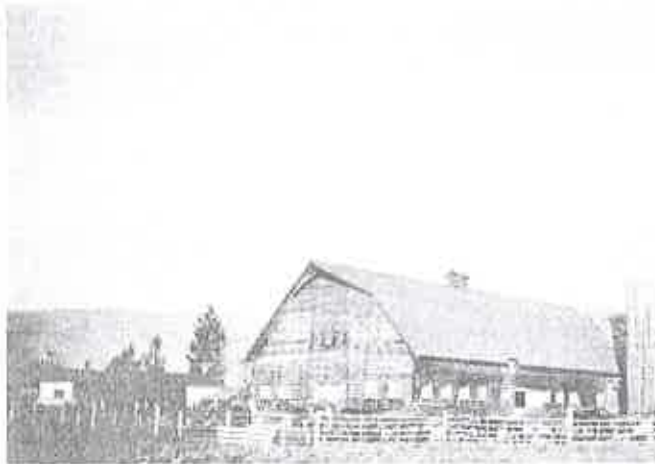


**Guisachan Heritage Park Statements of Significance: Milk Shed and Garden Shed**  
City of Kelowna

**Historical / visual context**



Guisachan ranch house and gardens, 1929.  
(Kelowna Public Archives)



Guisachan cow barn and corrals, 1941. (Kelowna Public Archives)



Group at Guisachan in the 1950s  
(Kelowna Public Archives)

**Statement of Significance: Guisachan  
Heritage Park Milk Shed 1056-1060  
Cameron Avenue Kelowna, B.C.**

**Description**

The Milk Shed is a one-storey, L-shaped wooden structure with a gable roof and gable addition located in the Guisachan Heritage Park in Kelowna's South Pandosy neighbourhood.

**Heritage Values**

The Milk Shed is important for its historical, agricultural and social values, particularly for its connection to the Cameron family, a well-known local farming family, its history as part of the Guisachan Ranch, and its current use by the Central Okanagan Heritage Society.

Constructed in 1925, the Milk Shed is valued as a remaining part of the overall suite of functional agricultural buildings related to the Gilbert Douglas (Paddy) Cameron farm. One of very few early agricultural buildings still existing within the city limits and very close to downtown Kelowna, its presence provides a reminder of early agricultural land uses in this now-developed urban area.

The Milk Shed has value as part of the historic Guisachan ranch, originally a 480-acre parcel first pre-empted in 1889, and owned by The Seventh Earl of Aberdeen, later Governor General of Canada, until 1903.

The simple, T-shaped, functional wooden building, designed and built for the storage and bottling of milk and the sterilizing of equipment, is important evidence of the size and nature of the historic dairy. The scale of the building including a cold storage room, facilitated the milk production from the Camerons' herd of 35 Guernseys.

The building is valued for being a physical testament to the ambition of Paddy Cameron and his wife Elaine to develop a successful dairy producing facility on one of the best-known farms in the Central Okanagan. The shed is important for being a rare surviving structure from the early dairy industry in the Okanagan, and in particular the Grade A dairy farm operation of the Camerons' that produced unpasteurized milk products, a process that involved raising cows, growing feed, bottling and delivering unpasteurized milk products, and operating a retail outlet. The building is a reminder of the Camerons' early and ongoing commitment to the cooperative marketing movement in the Okanagan, beginning with tomatoes and carrying over into their dairy operation. In the early the twentieth century, the BC Department of Agriculture encouraged co-op marketing, particularly among dairy producers.



## Guisachan Heritage Park Statements of Significance: Milk Shed and Garden Shed

City of Kelowna

The Milk Shed is valued for its connection to the Cameron family who were very active in the community, both through their involvement in equestrian events, the Kelowna Riding Club headquarters being located at Guisachan beginning in 1947.

As part of a local, accessible public city park, the Milk Shed today reflects the community vision and restoration efforts by both the Central Okanagan Heritage Society and the City of Kelowna for the Guisachan property. Used in the past as a gift shop for local artists and artisans, the building continues its community use through the residency of the Central Okanagan Heritage Society, locally active for 30 years, and whose ongoing presence in this historical park is significant.

### Character-defining elements

#### Siting and Context

- Location in the Guisachan Heritage Park nearby other original ranch buildings
- Exterior space for interpretive programs

#### Architectural Features

- T-shaped form of the original structure
- Gabled main roof
- Gabled roof extensions of varying pitch
- Gabled ventilation monitor on top of main roof
- Remaining original and early cladding and wood detailing, including corner boards, door and window trim, bargeboards and fascia
  - Remaining wood windows

#### Interiors

- V-joint wood board wall and ceiling finishes
- Faceted wood wall/ceiling detail
- Original and early cold-room door and window casing (one original door to the cold room which could remain a character-defining element – the other doors are recent additions and should not be included)

**Guisachan Heritage Park Statements of Significance: Milk Shed and Garden Shed**  
City of Kelowna

Milk Shed prior to restoration.  
(Central Okanagan Heritage Society)



**Guisachan Heritage Park Statements of Significance: Milk Shed and Garden Shed**  
City of Kelowna



Interior views of the Milk Shed.

**Statement of Significance: Guisachan Heritage Park Garden Shed 1056-1060 Cameron Avenue Kelowna, B.C.**

**Description**

The Garden Shed is a one-storey, rectangular wooden structure with a gable roof located in the Guisachan Heritage Park in Kelowna's South Pandosy neighbourhood.

**Heritage Values**

The Garden Shed is important for its historical, agricultural and social values, particularly for its connection to the Cameron family, a well-known local farming family, its history as part of the Guisachan Ranch, and its support function today for Elaine Cameron's historic gardens and the Guisachan Heritage Park grounds.



Constructed in the 1940s, the Garden Shed was likely built as a multi-use and storage structure to support Gilbert Douglas (Paddy) Cameron's farming operation, at a time when the Cameron farm was operating at its peak productivity. The farm included a successful dairy operation and mixed farm activities that included stock-raising, tobacco, feed crops and vegetable crops, as well as hosting the the Kelowna Riding Club beginning in 1947.

The Garden Shed is important as a remaining part of the overall suite of functional farm outbuildings related to the farm. One of very few early agricultural buildings still existing within the city limits and very close to downtown Kelowna, its presence provides a reminder of the early agricultural land uses in this now-developed area.

Through its current use as a garden and grounds maintenance shed, the building retains a connection to the extensive Edwardian gardens developed in the 1920s and '30s by Elaine Cameron. Consisting of many varieties of roses, trees, shrubs, herbs and perennials, the garden has historically won numerous local and provincial garden competitions. A number of the original plants, mature trees and shrubs still exist on the site, while the entire garden structure and planting has been rehabilitated using information found in Elaine Cameron's diaries.

The Garden Shed has value as part of the historic Guisachan ranch, originally a 480-acre parcel first

## **Guisachan Heritage Park Statements of Significance: Milk Shed and Garden Shed**

City of Kelowna

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pre-empted in 1889, and subsequently owned by The Seventh Earl of Aberdeen who later became Governor General of Canada, serving from 1893-1898. Key to the maintenance operations of this local, accessible public city park, the Garden Shed today reflects the community vision and restoration efforts for the Guisachan Heritage Park.

### **Character-defining elements**

#### **Siting and Context**

- Location in the Guisachan Heritage Park in the general vicinity of the ranch house and Cameron Gardens
- Adjacent outdoor space

#### **Architectural Features**

- Suite of gabled roof forms
- Remaining original or early wood windows
- Original and early wood cladding and trim, such as corner boards, bargeboards, door and window trim

**Guisachan Heritage Park Statements of Significance: Milk Shed and Garden Shed**  
City of Kelowna





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