

# REPORT TO COUNCIL



**Date:** May 31, 2012  
**File:** 1240-20  
**To:** City Manager  
**From:** Planner, Policy and Planning  
**Subject:** Amendments to the Statements of Significance for Brents Grist Mill, Surtees and St. Aidan's church.  
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 May 31, 2012, with respect to amendments to the Statements of Significance for the Brents Grist Mill, the Surtees property and St. Aidan's church.

AND THAT Council approve the amended Statement of Significance for Brents Grist Mill, Fleming House and Dairy Barn, at 2128 Leckie Place as reflected in Appendix A in the report from the Policy and Planning Department dated May 31, 2012;

AND THAT Council approve the amended Statement of Significance for Surtees House and Barn, at 4629 Lakeshore Road as reflected in Appendix B in the report from the Policy and Planning Department dated May 31, 2012;

AND FURTHER THAT Council approve the amended Statement of Significance for St. Aidan's church at 365 Rutland Road as reflected in Appendix C in the report from the Policy and Planning Department dated May 31, 2012.

**Purpose:** To receive Council's approval to amend the Statements of Significance for the Brents Grist Mill, the Surtees property and St. Aidan's church.

**Background:**

In April, 2012, staff began to review the Statements of Significance (SOS) for the three City-owned heritage properties that were identified as a priority in the Heritage Asset Management Strategy: the Brents Grist Mill, the Surtees property and St. Aidan's Church. The original Statements of Significance, written in 1997, represented the heritage significance of each property as a whole, rather than the heritage significance of each individual building on the property. Staff from the Policy and Planning Department have revised the original three Statements of Significance to create one Statement of Significance for each heritage building - a total of six new Statements of Significance.

The revised Statements of Significance include:

-3 Statements of Significance for Brents Grist Mill (Grist Mill, Fleming House and the Dairy Barn)

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-2 Statements of Significance for the Surtees property (House and Barn)

-1 Statement of Significance for St. Aidan's Church

Staff met on April 18, 2012 with community representatives to identify constraints and opportunities associated with the three City-owned heritage properties that were identified as a priority in the Heritage Asset Management Strategy. Staff gave representatives an opportunity to provide feedback on the revised Statements of Significance (SOS).

On May 5, 2012 staff reviewed the revised Statements of Significance with the Community Heritage Committee. The committee members were supportive of the separation of the Statements of Significance and felt it was important to have one Statement of Significance per building as opposed to one Statement of Significance per property. Staff also gave members an opportunity to provide feedback on the revised Statements of Significance.

An associated report regarding initiatives for the Heritage Asset Management Strategy will be brought forward by Infrastructure Planning. In order to move forward with the initiatives proposed, Statements of Significance for each of the six buildings must first be approved by Council.

**Internal Circulation:**

Director, Infrastructure Planning

**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 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 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.*

**External Agency/Public Comments:**

Staff from the Central Okanagan Heritage Society (COHS) participated in the Heritage Asset Management Strategy Workshop on April 18, 2012. COHS also has a representative and an alternate member on the Community Heritage Committee. Staff received two letters (attached) from COHS noting that they are not in support of the revised Statements of Significance. Concerns were general, not specific, due to COHS time constraints.

Since receiving the letters, staff have incorporated the suggestions from COHS into the revised Statements of Significance. COHS has been advised that staff are receptive to feedback at any

time from heritage stakeholders regarding SOS work on heritage properties. In response to future feedback, staff may bring follow-up reports to Council regarding additional amendments.

**Considerations not applicable to this report:**

Legal/Statutory Procedural Requirements:

Existing Policy:

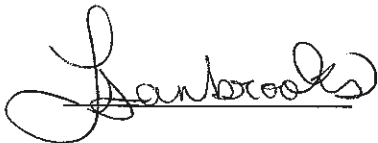
Financial/Budgetary Considerations:

Personnel Implications:

Communications Comments:

Alternate Recommendation:

Submitted by:



Lauren Sanbrooks, Planner, Policy and Planning

Reviewed by:



Theresa Eichler, Manager, Community Planning

Approved for inclusion:



Signe Bagh, Director, Policy and Planning

cc: Director, Infrastructure Planning

Attachments: Appendix A: Proposed Statements of Significance for Brents Grist Mill  
Appendix B: Proposed Statements of Significance for the Surtees property  
Appendix C: Proposed Statements of Significance for St. Aidan's Church  
Appendix D: Current Statements of Significance  
Appendix E: Letters from the Central Okanagan Heritage Society

## Appendix A

### Heritage Building

#### 2128 Leckie Place - Fleming House - Proposed Statement of Significance

**Place Description:** This historic 1871 farmhouse is closely associated with the Fleming Property which was divided from the original Brent's Mill estate. It was relocated from the original site at 2590 Harvey Ave. to the newly created Heritage Park at 2128 Leckie Pl. in 2002. It was installed on new concrete foundations which retain the orientation relationship with Brent's Grist Mill and the Dairy Barn.

**Heritage Value:** The existing form and detailing of the farmhouse reflects its 1871 appearance inspired by John Dilworth that is reminiscent of a vernacular farmhouse, belying the fact that underneath is a rare surviving 2 storey log house built from hand hewn pine logs in 1871 by Frederick Brent. Brent, whom after completing his house constructed the Grist Mill; the oldest surviving Grist Mill in British Columbia.

The farmhouse is a rare surviving structure from the 1870s, when there was a recession throughout the province and little construction occurred. As such, it is a valuable representation of the building practices of pioneer times. The large two-storey house was built in 1871 of large squared logs up to 35 centimeters high by 17 centimeters thick. The site was acquired by John Dilworth in 1900, and prior to 1908 he installed milled siding on the house and added plaster walls on the inside, indicating the pattern of improvements made to pioneer houses as the settlers prospered and more refined materials and techniques became locally available.

In 1893, Frederick Brent sold his property that had then grown to 2000 acres to Englishman J.T. Davis who used the house as a hunting lodge and papered the walls of the log house with British newspaper sheets and who in turn sold the property to John Dilworth in 1900. Between 1900 and 1908 Dilworth undertook a major remodeling of the log house adding the rear shed roofed storage area, the porch and veranda and two corbelled chimneys. In 1908, soon after these alterations were completed, Dilworth sectioned the Brent Farm and an 87 acre lot that included the house and mill was purchased by William Fleming. Fleming farmed the property until 1925 and then sold the property to John Gervers who lived on the farm property for the next thirty four years.

**Character Defining Elements:** Key elements that define the heritage character of the Fleming House include:

- Form, scale and massing expressed by its two storey height and symmetrical plan with a central front entry
- Side gabled roof, later extended over the front verandah and rear addition, with three front gabled dormers
- Square hewn log construction dating from 1871
- Lapped wooden siding added prior to 1908
- Additional exterior elements such as projecting eaves, corner boards, brick chimneys and a front verandah with square columns
- Regular fenestration: multi-pane 6-over-6 double-hung wooden-sash windows
- Interior features such as its lath and plaster walls, wooden floors and river rock fireplace added in the 1920s
- Oriented to maintain original close relationship with Grist Mill and Dairy Barn

**2128 Leckie Place - Dairy Barn - Proposed Statement of Significance**

**Place Description:** This historic 1912 vernacular gable rafted Dairy barn is closely associated with the Fleming Property which was divided from the original Brent's Mill estate. It was relocated from the original site at 2590 Harvey Ave. to the newly created Heritage Park at 2128 Leckie Pl. in 2002. It was installed on new concrete foundations which retain the orientation relationship with the Fleming House and Brent's Grist Mill.

**Heritage Value:** In 1893 Frederick Brent had increased his land holdings to 2,000 acres and sold the property to J.T. Davis who in turn sold the estate to John Dilworth in 1900. In 1908 William Fleming purchased a portion of the property which contained the original Brent's House and Grist Mill. Around 1912 the mill was converted by Fleming for use as dairy shed. The 800sf, 2 storey dairy shed is a surviving vernacular pioneer farm building associated to the Brent's Grist Mill's (later used as a dairy barn). Its likely purpose was to store milk in churns in the cool below grade basement prior to pick up.

**Character Defining Elements:** Key elements that define the heritage character of the Dairy Barn include:

- Form, scale and massing expressed by the one story structure set on a partially below grade basement
- 1912 Vernacular 2 story gable roofed dairy shed with rural character
- Drop beveled siding
- Located in a wooded setting, close to Mill creek with large trees.
- Oriented to maintain original close relationship with Fleming House and Grist Mill

## 2128 Leckie Place - Grist Mill - Proposed Statement of Significance

**Place Description:** This historic 1871 vernacular gable roofed 2 level Grist Mill is closely associated with the Fleming Property which was divided from the original Brent's Mill estate. It was relocated from the original site at 2590 Harvey Ave. to the newly created Heritage Park at 2128 Leckie Pl. in 2002. It was installed on new concrete foundations which retain the orientation relationship with the Fleming House and the Dairy Barn.

**Heritage Value:** Brent's Grist Mill is of heritage value as an excellent and rare surviving example of pioneering agricultural and production practices in Kelowna. It was one of the first industrial enterprises in the Okanagan Valley and is the oldest surviving purpose-built grist mill building in B.C.. Frederick Brent faced many challenges in establishing his milling operation. He had to travel to San Francisco to buy his equipment, then move it by sailing ship, train, freight wagon, lake and river steamers, row boat along Okanagan Lake and for the last 6.5 kilometers by horse-drawn sledge, representing the challenges faced by early settlers at a time when this area was remote and transportation was difficult. At the end of each season, the millstones had to be dressed with steel picks, which until 1885 had to be sent to San Francisco for sharpening. The mill was an immediate success, and settlers and local natives from throughout the Valley brought their grain to be ground into flour, with up to a dozen camps at a time being set up on the creek waiting their turn at the mill.

The demise of the mill indicates the rapidly-developing food supply networks being developed throughout the province. Brent sold the property in 1893, and milling operations ceased, a result of cheaper flour being available from the steam-driven mills at New Westminster. The grist mill was later adapted for use as a dairy barn, and another dairy barn structure was added to the site circa 1912. Although the milling operation was dismantled, Brent's portable mill, with its imported millstones, survives and is displayed at the Kelowna Museum.

Additionally, the Grist Mill site is of value for its association with Frederick Brent (1827-1919), one of the earliest European settlers in the Kelowna area. He acquired his land, over 800 hectares, in 1870, and Peon Creek was renamed Mill Creek after his milling operation. Brent was well-known for his hospitality and for hosting the annual 'Bachelor Ball' at his house. He was appointed as a Justice of the Peace in 1872, and raised a family of six children; some of his descendants are still located throughout the Kelowna area.

The grist mill is a rare surviving structure from the 1870s, when there was a recession throughout the province and little construction occurred. As such, it is a valuable representation of the building practices of pioneer times. The grist mill was built of hand-hewn pine logs for the posts and beams, joined with pegged mortise and tenon joints. The siding is whip-sawn lumber, attached with forged square nails. The site was acquired by John Dilworth in 1900.

The preservation of the Grist Mill building reflects the community's commitment to conserving and interpreting their built heritage.

Character Defining Elements: Key elements that define the heritage character of the Grist Mill include:

- Form, scale and massing expressed by the two story structure with attached shed roofed mill set on a concrete grade foundation
- 1871 Vernacular 2 storey gable and shed roofed barn with rural character
- Vertical whip-sawn planking with battens and attached with forged square nails
- Hand hewn pine log post and beam using pegged mortise and tenon joints
- Remnants of 1900's Knob and Tube electrical system
- Oriented to maintain original close relationship with Fleming House and Dairy Barn

## Appendix B

### Heritage Building

#### 4629 Lakeshore Road - Surtees House - Proposed Statement of Significance

**Place Description:** The historic place is the rural, 1.5-storey wood-frame Surtees House, built around 1912 at 4639 Lakeshore Road, in Kelowna's Mission Sector. The Surtees House is closely associated to the dairy barn on the same property.

**Heritage Value:** This house and barn have varied and important heritage value. In its first phase the house was what is probably the only remaining 'sin' centre from the area's early days, and is linked to the building of the Kettle Valley Railway. The second phase has aristocratic connections, reflecting the strong English character of Okanagan Mission. In its third phase the house accommodated a 'war bride' and highly respected museum curator.

The first part of the house, what now comprises the entrance porch and two rooms facing the lake, was built around 1912 on land owned by J.H. Baillie. It was occupied by the Ritz Cafe, which flourished for a year or two while Okanagan Mission was the supply base for the more than 2,000 workers building the Hydraulic-Penticton stretch of the KVR. As described by a later occupant of the house, the establishment 'was operated by two "ladies" who catered to all appetites.' When construction of the KVR was completed, the Ritz Cafe, operated by Messrs. Edgelow and Lister, closed 'for lack of business.'

About 1919, after the end of the First World War, the house and property were bought from Baillie by Allen V. Surtees, a young Englishman from a well-off family. His sister Molly was sent over from England to keep house for him, but she reportedly refused to move in because of a large pack rat. Surtees fixed up his house, about 1924 adding the rear portion. He courted and married Ishbel Marjoribanks of Coldstream, the niece of Governor General Lord Aberdeen and Lady Aberdeen and granddaughter of Baron Tweedmouth. Surtees was on the Okanagan Mission cricket team in 1924, and was a trustee of Okanagan Mission School in the 1920s.

Ishbel Surtees inherited two small fortunes. The first helped to build the Surtees' 'Greenways' dairy barn in 1927. Ishbel's second fortune, inherited from her grandfather, Baron Tweedmouth, was invested in building the Three Gables Hotel in Penticton and in the less successful Kelowna oil wells. She died just before the Second World War. Allen Surtees went into service in the war, and the house and dairy farm were sold to E. Coelan, later passing to G. Coe.

In the early 1960s the property was bought by Allen Surtees' son John, who had been born there. He met and married his wife Ursula in England, and in 1946 she came out with their infant daughter on the Queen Mary to rejoin him, one of thousands of 'war brides'. After some years at Penticton, they returned to Kelowna, when John bought his childhood home.

Ursula Surtees involved herself in local heritage work, and in 1968 she became curator of the Kelowna Centennial Museum, a position she held until her retirement. About 1993, after her husband's death, she sold the property. It is currently owned by the City, vacant, and boarded up.

**Character** Key elements that define the heritage character of the Surtees House include:



## Defining

- Elements:
- 1910 vernacular wood frame house without stylistic pretensions, and rural character
  - 1.5-storey, "L"-shaped plan with enclosed ground floor rooms at the angles
  - Cross-gable roofs, with hipped roofed dormer facing the front
  - 3 corbelled brick chimneys
  - Entrance porch covered by a shed roof and supported by four square posts with brackets
  - Room to left at entrance covered by a shed roof
  - Left side has hipped roof over rectangular projecting one-storey bay window
  - Horizontal drop wood siding
  - Wood sash double hung windows
  - Exposed "Tudor" style wood ceiling beams in living room
  - House and barn are in a wooded setting, with large trees, mostly pines, which form a backdrop to the buildings
  - Property is City-owned and at the beginning of a linear park

## 4629 Lakeshore Road - Surtees Barn - Proposed Statement of Significance

**Place Description:** The historic place is the rural, 2 storey gambrel rafted barn, built around 1927 at 4639 Lakeshore Road, in Kelowna's Mission Sector. The barn is closely associated to the Surtees House on the same property.

**Heritage Value:** The dairy barn, one of the most up-to-date in the district when it was built, for many years housed a prize-winning dairy operation, and later provided studio space for several important local artists.

After the end of the First World War, about 1919, the house and property were bought by Allen V. Surtees, a young Englishman from a well-off family, who in 1924 courted and married Ishbel Marjoribanks of Coldstream.

Ishbel Surtees later inherited two small fortunes. The first helped to build the Surtees' 'Greenways' dairy barn in 1927. It was reportedly the finest barn in the district, with double walls, draft-free windows, and hay chutes, and it was the first in Okanagan Mission to have electricity. Surtees imported dairy cattle from the Channel Islands, and Mr. and Mrs. T. Apsy, who had come from Scotland to work for the Aberdeens at Coldstream in 1910, moved here to work at Greenways. The local riding club, formed in 1931, used the upstairs of the barn for its dances. Ishbel Surtees died just before the Second World War and Allan Surtees sold the house and dairy farm before joining the services to fight in the war.

In the early 1960's the property was bought by Allen Surtees' son John, who had been born there. He met and married his wife Ursula in England, and in 1946 she came out with their infant daughter on the Queen Mary to rejoin him, one of thousands of 'war brides'. With the dairy farm no longer in operation, John Surtees rented out the barn to local artists. Two well-known potters, Walter Dexter and Bob Kingsmill, had studios in the lower part, while the hayloft was used as a studio by painters Gwen Lamont and Don Li-Leger. For a number of years the barn also housed Jester's Antiques, operated by Barbara Keller, widow of the highest-ranking officer Kelowna has produced, Major-General Rodney Keller, CBE, and commander-in-chief of the 2nd Canadian Division during WWII.

The barn has been altered on a number of occasions since its construction. Externally these changes are relatively minor and involve the addition and/or removal of doors and windows, and the replacement of the original wood shingle roof. Internally walls have been constructed, plumbing and electrical services installed to facilitate its use as an Artist Studio during the 1960's.

Similar to the Surtees House, the barn is currently owned by the City, vacant, and boarded up.

**Character Defining Elements:** Key elements that define the heritage character of the Surtees Barn include:

- 1927 vernacular 2-level gambrel rafted wood frame barn and rural character
- Internally braced gambrel rafters
- “T”-shaped plan with gabled roofed wing with full basement below
- Flared eaves on barn

-2 square gabled ridge ventilators

-Property is City-owned and at the beginning of a linear park

## Appendix C

### Heritage Building

#### 365 Rutland Road North - St. Aidan's Church - Proposed Statement of Significance

**Place Description:** 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-paneled 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:** 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 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 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 rafter tails and the use of roughcast stucco.

Character Defining Elements: Key elements that define the heritage character of St. Aidan's Church include:

- 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 smaller gabled vestry projection at side of church
- Post and beam frame construction and rock-dash stucco cladding
- Features of the British Arts and Craft style including: steeply pitched roofline with exposed rafter tails and decorated bargeboards, curved upper window openings, and entryway with curved doorway and crenellated parapet
- Exterior features such as chimney clad in stucco
- Sidewall insets
- Original round arched window openings, with inset Gothic pointed-arch multi-paned wooden-sash windows
- Round-arched, vertically-paneled 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 the chancel
- Associated landscape features such as a mature deciduous tree at front of property, a portion of non-original coursed rock perimeter wall, and the original porch now used as a lych-gate

## Appendix D

### Heritage Building

#### 2128 Leckie Pl - Brent's Mill House - Current Statement of Significance

**Place Description:** Brent's Grist Mill consists of a grist mill and two associated buildings; Brent's residence and a dairy barn. The three buildings are located on a large site at the northwest corner of Dilworth Drive and Leckie Place, adjacent to Mill Creek and the CN railway. The buildings were relocated here in 2002, and were sited to retain their original orientation to one another, including their location along Mill Creek. The buildings are in the process of being restored by the Central Okanagan Heritage Society.

**Heritage Value:** Brent's Grist Mill is of heritage value as an excellent and rare surviving example of pioneering agricultural and production practices in Kelowna. It was one of the first industrial enterprises in the Okanagan Valley and is the oldest surviving purpose-built grist mill building in B.C. Frederick Brent faced many challenges in establishing his milling operation. He had to travel to San Francisco to buy his equipment, then move it by sailing ship, train, freight wagon, lake and river steamers, row boat along Okanagan Lake and for the last 6.5 kilometres by horse-drawn sledge, representing the challenges faced by early settlers at a time when this area was remote and transportation was difficult. At the end of each season, the millstones had to be dressed with steel picks, which until 1885 had to be sent to San Francisco for sharpening. The mill was an immediate success, and settlers and local natives from throughout the Valley brought their grain to be ground into flour, with up to a dozen camps at a time being set up on the creek waiting their turn at the mill.

The demise of the mill indicates the rapidly-developing food supply networks being developed throughout the province. Brent sold the property in 1893, and milling operations ceased, a result of cheaper flour being available from the steam-driven mills at New Westminster. The grist mill was later adapted for use as a dairy barn, and another dairy barn structure was added to the site circa 1912. Although the milling operation was dismantled, Brent's portable mill, with its imported millstones, survives and is displayed at the Kelowna Museum.

Additionally, the Grist Mill site is of value for its association with Frederick Brent (1827-1919), one of the earliest European settlers in the Kelowna area. He acquired his land, over 800 hectares, in 1870, and Peon Creek was renamed Mill Creek after his milling operation. Brent was well-known for his hospitality and for hosting the annual 'Bachelor Ball' at his house. He was appointed as a Justice of the Peace in 1872, and raised a family of six children; some of his descendants are still located throughout the Kelowna area.

The grist mill and house are rare surviving structures from the 1870s, when there was a recession throughout the province and little construction occurred. As such, they are a valuable representation of the building practices of pioneer times. The grist mill was built of hand-hewn pine logs for the posts and beams, joined with pegged mortise and tenon joints. The siding is whip-sawn lumber, attached with forged square nails. The large two-storey house was built in 1871 of large squared logs up to 35 centimetres high by 17 centimetres thick. The site was acquired by John Dilworth in 1900, and prior to 1908 he installed milled siding on the house and added plaster walls on the inside, indicating the pattern of improvements made to pioneer houses as the settlers prospered and more refined materials and techniques became locally available.

The preservation of the Grist Mill building reflects the community's commitment to conserving and interpreting their built heritage.

Character Defining Elements: Key elements that define the heritage character of the Grist Mill, Brent's Residence and the dairy barn include their:  
- location adjacent to Mill Creek in their original configuration; and  
- landscape features such as its mature riparian tree species and a stone cairn installed in 1958 to mark the historic significance of the site.

#### Brent's Grist Mill

- form, scale and massing as expressed by its utilitarian form and split level configuration;
- front gabled roof with lean-to structure on the side;
- hand hewn wooden post and beam structure; and
- whip-sawn vertical plank exterior boards with original forged square nails.

#### Brent's Residence

- form, scale and massing as expressed by its two-storey height, and symmetrical plan with central front entry;
- side gabled roof, later extended over front verandah and rear addition, with three front gabled dormers;
- square hewn log construction dating from 1871;
- lapped wooden siding added prior to 1908;
- additional exterior elements such as projecting eaves, corner boards; brick chimneys and a front verandah with square columns;
- regular fenestration: multi-pane 6-over-6 double-hung wooden-sash windows; and
- interior features such as its lath and plaster walls, wooden floors and river rock fireplace added in the 1920s.

#### Dairy Barn

- form, scale and massing as expressed by its one-storey height with a partially-exposed lower level;
- gabled roof; and
- beveled wooden siding.

## Heritage Building

### 4629 Lakeshore Road - Surtees House and Barn - Current Statement of Significance

**Place Description:** The historic place is the rural, 1.5-storey wood-frame Surtees House, built around 1912 at 4639 Lakeshore Road, in Kelowna's Mission Sector. The historic place includes the large barn associated with the house, and built in 1927.

**Heritage Value:** This house and barn have varied and important heritage value. In its first phase the house was what is probably the only remaining 'sin' centre from the area's early days, and is linked to the building of the Kettle Valley Railway. The second phase has aristocratic connections, reflecting the strong English character of Okanagan Mission. In its third phase the house accommodated a 'war bride' and highly respected museum curator. The barn, one of the most up-to-date in the district when it was built, for many years housed a prize-winning dairy operation, and later provided studio space for several important local artists.

The first part of the house, what now comprises the entrance porch and two rooms facing the lake, was built around 1912 on land owned by J.H. Baillie. It was occupied by the Ritz Cafe, which flourished for a year or two while Okanagan Mission was the supply base for the more than 2,000 workers building the Hydraulic-Penticton stretch of the KVR. As described by a later occupant of the house, the establishment 'was operated by two "ladies" who catered to all appetites.' When construction of the KVR was completed, the Ritz Cafe, operated by Messrs. Edgelow and Lister, closed 'for lack of business.'

About 1919, after the end of the First World War, the house and property were bought from Baillie by Allen V. Surtees, a young Englishman from a well-off family. His sister Molly was sent over from England to keep house for him, but she reportedly refused to move in because of a large pack rat. Surtees fixed up his house, about 1924 adding the rear portion. He courted and married Ishbel Marjoribanks of Coldstream, the niece of Governor General Lord Aberdeen and Lady Aberdeen and granddaughter of Baron Tweedmouth. Surtees was on the Okanagan Mission cricket team in 1924, and was a trustee of Okanagan Mission School in the 1920s.

Ishbel Surtees inherited two small fortunes. The first helped to build the Surtees' 'Greenways' dairy barn in 1927. It was reportedly the finest barn in the district, with double walls, draft-free windows, and hay chutes, and it was the first in Okanagan Mission to have electricity. Surtees imported dairy cattle from the Channel Islands, and Mr. and Mrs. T. Apsey, who had come from Scotland to work for the Aberdeens at Coldstream in 1910, moved here to work at Greenways. The local riding club, formed in 1931, used the upstairs of the barn for its dances.

Ishbel's second fortune, inherited from her grandfather, Baron Tweedmouth, was invested in building the Three Gables Hotel in Penticton and in the less successful Kelowna oil wells. She died just before the Second World War. Allen Surtees went into service in the war, and the house and dairy farm were sold to E. Coelan, later passing to G. Coe.

In the early 1960s the property was bought by Allen Surtees' son John, who had been born there. He met and married his wife Ursula in England, and in 1946 she came out with their infant daughter on the Queen Mary to rejoin him, one of thousands of 'war brides'. After some years at Penticton, they returned to Kelowna, when John bought his childhood home.



The dairy farm was no longer in operation, and the Allen Surtees rented out the barn to local artists. Two well-known potters, Walter Dexter and Bob Kingsmill, had studios in the lower part, while the loft was used as a studio by painters Gwen Lamont and Don Li-Leger. For a number of years the barn also housed Jester's Antiques, operated by Barbara Keller, widow of the highest-ranking officer Kelowna has produced, Major-General Rodney Keller, CBE, commander-in-chief of the 2nd Canadian Division during WWII.

Ursula Surtees involved herself in local heritage work, and in 1968 she became curator of the Kelowna Centennial Museum, a position she held until her retirement. About 1993, after her husband's death, she sold the property. It is currently owned by the City, vacant, and boarded up.

- Character  
Defining  
Elements:
- Vernacular house without stylistic pretensions, and with rural character
  - 1.5-storey, L-shaped plan with enclosed ground floor room at the angle
  - Cross-gable roofs, with hipped dormer facing the front
  - Corbelled brick chimney
  - Entrance covered by a shed roof and supported by two square posts with brackets
  - Room to left at entrance covered by a shed roof
  - Left side has hipped roof over rectangular projecting one-storey bay window
  - Horizontal bevelled wood siding
  - House and barn are in a wooded setting, with large trees, mostly pines, which form a backdrop to the buildings
  - Property is City-owned and at the beginning of a linear park

## Heritage Building

### 365 Rutland Road North - St. Aidan's Church - Current Statement of Significance

**Place Description:** 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-paneled 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:** 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 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-paneled 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

# Appendix E



CENTRAL OKANAGAN HERITAGE SOCIETY

May 8, 2012

City of Kelowna  
1435 Water Street  
Kelowna, BC  
V1Y 1J4

Theresa Eichler – Community Planning Manager

## Re: Statements of Significance

The City of Kelowna and the Central Okanagan Heritage Society have been in contact of late with respect to two city projects:

- Two new SoS's on the Milk Shed and Garden Shed at Guisachan Heritage Park
- Three revised SoS's on the Surtees House and Barn; Brent's Grist Mill, Fleming House and Dairy Barn; and the St. Aidan's Church.

While we still have some concerns with respect to process, we are encouraged by the work that was done last week to strengthen the SoS's on the two Guisachan buildings.

The draft SoS's on the three sites and their buildings have raised concerns at COHS. With current timelines we are not in a position to be able to fully respond to the draft SoS's on all six buildings. We agree with the decision to review the SoS before significant work is to be under-taken and also agree that doing a separate SoS on each of the buildings on the site is a good step.

We would like to touch on our concerns with respect to process and some specific comments with respect to one of the buildings...namely the Fleming house.

## **Concerns with respect to process:**

- The current SoS's were written by heritage conservation professionals, fully qualified in the research, requirements and the format of writing Statements of Significance.
- The language of the values section of the SoS is carefully developed to indicate why a place is important, not just tie it to historical facts.
- The creation of the SoS involves significant amount of input from knowledgeable community stakeholders, and where possible should include those who have been directly involved or who have specific knowledge. (Not all members of the CHC are qualified to provide proper feedback).
- Sufficient time for stakeholder involvement.





CENTRAL OKANAGAN HERITAGE SOCIETY

Examples of specific concerns with the draft SoS on the Fleming House:

- Under Place description. In our opinion the reference to *rural Quebec farmhouse* is a reach. This building would be better described as a *vernacular farmhouse*. The building was adapted over a period of time reflecting growing families, finances and building trends.
- Under the Heritage Value section - there are references to the building size. This is not appropriate information for the SoS. The building size is not unique. While interesting and should be recorded, this is not the place for this information. There is nothing about the size of the building that makes it "more valuable".
- I quote from the Guidelines for Writing Effective Statements of Significance – from the Heritage Branch, BC Provincial Government "Interesting or historic facts do not necessarily constitute value" ..... "Only include associated events, persons, organizations, architects and builders if they are integral to the value of the historic place. Historic associations do not always constitute heritage value". Reference to McDougall and Copp as the two axe-men is not adding any heritage value to the house, unless it can be fleshed out – who these two men were.
- Important events and references that add to the Heritage value were taken out of this new draft. Frederick Brent is the most notable person to have lived in this house. The original document outlines the role he played in the community.
- Under Heritage Value – there should be a sentence added that COHS as well as the Rutland Resident's Association worked with the city to save these buildings and move them to their current location. This shows the value put on these buildings by the broader community.
- Under Character defining elements – we would propose a number of changes to the draft. One example would be the reference to the *two corbelled brick chimneys*. These chimneys were removed so that the building could be moved to the new location. To be included in the SoS, a reference should be made to the fact that they are not currently there and will be replicated in the restoration of the building.

Again this is not an exhaustive list but is meant to highlight some of the changes we would propose to the current draft. It is our opinion that the current SoS's reflect the necessary information that should be included in a Statement of Significance and any changes to the originals should be minimal. To correct any errors, omissions and updates to the original Statement of Significance should include partnerships with the community.

Sincerely,

Janice Henry  
Executive Director  
Central Okanagan Heritage Society



CENTRAL OKANAGAN HERITAGE SOCIETY

May 16, 2012

City of Kelowna  
1435 Water Street  
Kelowna, BC  
V1Y 1J4

Theresa Eichler - Community Planning Manager

**Re: Statement of Significance:**

This letter is written as a follow-up to our letter dated May 8<sup>th</sup>, 2012, and subsequent correspondence with Lauren Sanbrooks, Planner.

While we understand the City's desire to move forward with the *Heritage Asset Management Plan* for the three priority city-owned heritage sites on May 28<sup>th</sup>, we need to reiterate our position on the Statements of Significance outlined in our letter of May 8, 2012.

Our position has not changed. We continue to propose that the existing SoS's should be reviewed with minor changes considered after proper research and consultation has been conducted. COHS is not in a position to do this work at this time. We would estimate the time required to do a full review including the research, the public process, and to bring forward a revised draft would be in the neighborhood of 40 hours. For us to attempt to do so, with the proposed time-line would be a disservice to the process and the final product. With two part-time staff whose current hours are not adequate for the work of the society we are not in a financial position to undertake this work.

We have shared our concerns with the level of expertise on the CHC to review these types of documents. The SoS workshop to be presented by the *Heritage Branch* on May 25<sup>th</sup>, will be a good opportunity the CHC members to learn more about the process, creation and requirements of Statements of Significance.

We cannot support the draft documents going forward as they are currently written and would ask that any report that goes to council reflect our position.

Sincerely,

Janice Henry  
Executive Director  
Central Okanagan Heritage Society

