

# Report to Council



**Date:** August 20, 2012  
**File:** 1240-20  
**To:** City Manager  
**From:** Planner, Policy and Planning  
**Subject:** Addition of 822 Lawrence Avenue to the Heritage Register

Report Prepared by: L. Sanbrooks, Planner

**Recommendation:**

THAT Council endorse the addition of 822 Lawrence Avenue to the Kelowna Heritage Register;

**Purpose:** The purpose of this report is to request that Council endorse the addition of 822 Lawrence Avenue to the Kelowna Heritage Register.

**Background:**

**822 Lawrence Avenue**

822 Lawrence Avenue is located within the Character Neighbourhood boundaries. Properties located within the Character Neighbourhood require a development permit addressing design guidelines for the construction of, addition to, or alteration of a building or structure. The guidelines aid to preserve and enhance the scale and character of individual neighbourhoods and streetscapes as well as ensure compatibility with existing dwellings on a lot or with surrounding properties.

Built in the early 20<sup>th</sup> century, 822 Lawrence Avenue has ties to significant people of Kelowna including, Robert Morrison, Pasquale "Cap" Capozzi and Maria "Mary" Mussatto. Specific detail regarding the property is outlined in the attachment 'Request to add 822 Lawrence Avenue to the Heritage Register'.

At the July 5, 2012 Community Heritage Committee (CHC) meeting, the committee supported the addition of 822 Lawrence Avenue to the Heritage Register. Using the evaluation criteria, 822 Lawrence Avenue scored a total of 66 points out of a possible 100 points, which was enough to qualify to be put on the register.

Staff agree with CHC's recommendation to add 822 Lawrence Avenue to the Heritage Register. Should Council endorse adding this property to the Heritage Register, staff would subsequently prepare a Statement of Significance that would summarize the description, heritage value and character-defining elements of this historic place.

**Legal/Statutory Authority:**

Local Government Act, section 954

**Legal/Statutory Procedural Requirements:**

Heritage Procedures Bylaw, section 9.10 Kelowna Heritage Register

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

(a) Written requests by the **owner** will be reviewed by the Planning and Development Services Department on an annual basis, unless special circumstances require otherwise.

(b) Planning and Development Services Department staff compiles background information on the subject building(s).

(c) Planning and Development Services Department staff and the **Community Heritage Commission** evaluate the historical, architectural and contextual qualities of the subject building(s).

(d) Planning and Development Services staff and the **Community Heritage Commission** forward a recommendation to **Council** regarding the proposed removal or addition of the buildings to the **Heritage Register**.

(e) **Council** may add to or remove a building from the **Heritage Register** by resolution. The **owner(s)** of the subject building(s) is advised of **Council's** decision.

Buildings listed in the Kelowna Heritage Register can be altered and may even be demolished. Future requests for change or demolition of the building can be accommodated without removing the home from the Heritage Register. For homes on the Heritage Register, City Council may temporarily delay the issuance of any Permit to alter or demolish a listed heritage building in order to allow time for other development options to be fully explored with the property owner, City staff and the Community Heritage Committee. The owner would not be bound by the City's suggestions in pursuing a change that conforms to zoning. Due to the property's location, if demolition occurs, the homeowner would be required to rebuild in accordance with the Abbott Street Heritage Conservation Area guidelines regardless of whether or not the property is on the Heritage Register.

Unless the City chooses to confer heritage **designation** (which is different from being on the Heritage Register) on a property, demolition cannot ultimately be prevented. Heritage designation without a property owner's consent would leave the city liable for any reduction in value resulting from the designation.

**Existing Policy:**

Official Community Plan 2030, policy 9.2.1 **Heritage Register**. Ensure that the Heritage Register is updated on an on-going basis to reflect the value of built, natural and human landscapes.

**Internal Circulation:**

Director, Land Use Management

**Considerations not applicable to this report:**

Financial/Budgetary Considerations:

Personnel Implications:

External Agency/Public Comments:

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, Land Use Management  
Director, Communications

**Attachments:** Request to add 822 Lawrence Avenue to the Heritage Register  
Map Viewer - 822 Lawrence Avenue

-----Original Message-----

From: Shaun Bergen [mailto:sabergen@shaw.ca]

Sent: Monday, April 23, 2012 11:29 AM

To: Lauren Sanbrooks

Subject: Heritage Registry

Hello Lauren!

Remember me? Over the winter was a much better time for me to work on this letter. I am still interested in adding our property to the Heritage Registry. Attached is our letter for application. Please let me know what else I can do in regards to the application. Thank you!

Annie Bergen

822 Lawrence Avenue

## Lawrence Avenue

### Scope of work

Our intention is to return house to original style and appearance. The work will be contracted out. The expected date of commencement is October 2012. Planned changes include:

Foundation repair and a concrete skimcoat of dirt crawlspace

Wood siding and cedar shakes for exterior finishing materials

Wood frame windows

Extend front porch to wraparound style typical of the era

Interior renovations include kitchen, bathroom, and mudroom

Refinish original flooring

Replace baseboards to match originals and restore and reinstall some originals

Landscaping to improve drainage

Replace garage and finish it to match the new wood siding exterior of house

### Historical association with important people

Our home's history begins with a man named Robert Morrison. He was born at Hartford, Connecticut, in 1844, of Scottish parents. Orphaned as a young child, he moved to Canada in 1849, and was raised by his grandparents. He grew up in Ontario, and there received his education and found work in a general store business. While living in Ontario, he married Mary Elizabeth Frank; she was born at London, Ontario, in 1847.

In 1889, he moved to Boissevain, Manitoba, where he was in business for three years, eventually turning over the business to several of his sons. He then worked for 12 years as the clerk to three local municipalities. In 1904, as a result of failing health, he and some of his family moved to Kelowna. This family included his wife Mary Elizabeth, his daughter Kathleen and Mary's sister, Sarah H Frank. According to voting records from 1907 through 1918, Miss Sarah H Frank took residence at 822 Lawrence Avenue.

When Kelowna became a city, in May of 1905, Robert Morrison was hired as the first city clerk, a position he held until June of 1908. He was also a hardware merchant in partnership with J.N. Thompson. Robert Morrison died at Kelowna in 1909; Mary Elizabeth Morrison died in 1923. Both were buried in the Morrison/Frank family plot in the Kelowna Pioneer Cemetery. A large family was born to them: Thomas Nicol Morrison, Robert Frank Morrison, John Alexander Morrison, Charles H. Morrison, Sarah Elizabeth, Kathleen Jane and Louisa. Various members of the Morrison family were in the hardware business in Kelowna for many years.

The next family in our home's history immigrated to Canada as well. In 1906 at the age of 18, Pasquale "Cap" Capozzi arrived in Canada from Italy and worked as a railway labourer and store manager before opening his own store in the town of Phoenix in 1917. Two years later he moved to Kelowna, where he opened a grocery store in the old Lequime building at the foot of Bernard Avenue. The City Grocery (later called Capozzi's Cash Grocery) subsequently moved to 279 Bernard Avenue and operated there until 1962.

Cap Capozzi courted and in 1921 married Maria "Mary" Mussatto who was living at 822 Lawrence Avenue at the time of their courtship. In his book "According to Bill- The Time and Tales of C.W. Knowles" Bill Knowles recalls Cap at 822 Lawrence "courting one of the Mussatto girls there. I used to see his car parked in front of the house, late at night".

Mary Mussatto's sister, Gina, married Carlo Ghezzi who became a prominent local businessman and partner of Cap Capozzi. During the depression, Cap saw an opportunity to use apple surpluses to make wine. In 1932, with the help of W.A.C. Bennett and Carlo Ghezzi, Cap raised enough money to launch Calona Wines LTD. During the 1960s, under the management of Capozzi and his sons, Calona became the largest winery in BC. In 1971, Capozzi's family sold Calona Wines to Standard Brands. Net proceeds of \$8 million were used to further develop the Capri hotel and shopping centre in Kelowna and a variety of other investments, including "hundreds of acres" of Okanagan real estate.





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

Blue - Heritage Register  
Purple - Character Neighbourhood