



Heritage News

**CENTRAL OKANAGAN HERITAGE SOCIETY
SPRING 2014**

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Wasson House on Royal Avenue, March 2014



COHS Benvoulin Heritage Park ~ Work Bee on May 10th

Volunteers Needed

Please contact the COHS Office for more Information: 250-861-7188;
cohs@telus.net

Wasson House – Heritage Gone

The Wasson House, at 434 Royal Avenue, came down on April 10th to make way for a 91 stall parking lot for the Emergency department at Kelowna General Hospital. The one and a half storey wood frame Period Revival cottage on the north side of Royal Avenue was built in 1939. Designed by well-known architect Charles Burwell Kerrens Van Norman, the house was a good example of the tentative acceptance of domestic—modernism at the time. During the 1930s, Van Norman’s residential work showed a transition from the popular Period Revival styles of the era. The Wasson House interior had a modern layout and plan while the exterior featured some traditional historical elements such as half-timbering decorative details.

As is the case with most heritage homes, the house was named after its first inhabitant Fredrick C. Wasson, a British Columbia dairy inspector. As the house was located across from Kelowna General Hospital, three subsequent owners were all doctors: John T. Cruise (an Ear Nose and Throat specialist); Allyn W. Brown and Ronald D. Ellis. Listed on the City of Kelowna’s Heritage Register and in the Heritage Conservation area, the loss is significant. The *Community Heritage Committee* – made up of community representatives voted to oppose the demolition.

The Wasson House’s heritage value includes its notable residential design by architect Charles Burwell Kerrens Van Norman.



Various ways were considered and explored to save the house including moving it to another location. The cost of such a move including the taking down of various types of cables and overhead wires made the moving costs prohibitive.

The Central Okanagan Heritage Society was given permission by the Interior Health Authority to go into the house and salvage windows, doors, hinges and hardware. Alasdair Smith completed the work for the society in early March. The material is currently safely stored and will be available either for sale, or used in other COHS or heritage projects in the community.



In George Washington’s days, Common entertainment included playing cards. However, there was a tax levied when purchasing playing cards but only applicable to the “Ace of Spades.” To avoid paying the tax, people would purchase 51 cards instead. Yet, since most games require 52 cards, there people were thought to be stupid or dumb because they weren’t “*playing with a full deck.*”

COHS Update

Spring is here and COHS is in full swing. We have a number of projects happening at our sites this year and our staff is hard at work. Maintaining these sites and buildings requires constant care and attention. We are delighted to be in a financial position to do some capital projects this year including:

- √ Replacing windows for Reid Hall (installation later this spring)
- √ Replacing of one of the three air-conditioners at the Benvoulin site
- √ Getting quotes on irrigation system for Benvoulin – currently watered with hoses and sprinklers
- √ Getting quotes for hooking up the Benvoulin site to the city's sewer (currently the site has two septic fields)
- √ Getting quotes on windows and some conservation work on the McDougall house at Guisachan Heritage Park

Several projects will be undertaken at our Benvoulin work bee on Saturday May 10th – including the repairs and re-roofing of a storage shed, some work on the grounds led by Jim Elwood, and a thorough cleaning of the kitchen. If you can spare a couple hours on the May 10th please join us!

Calendar of Events

Ripple Effect exhibition opens at the Kelowna Centennial Museum on April 10th and goes until September 27th. Through photographs, stories, videos and unique 3D installments, visitors will learn about the featured “Ripplers” and their passions, as well as advice on following in their footsteps. For more info: <http://www.kelownamuseums.ca/>

Lake Country Museum & Archives’ publication, *Kakonosedai: A Century of Community*, will be launched at the Bohemian Café on April 24th. The Book Launch is hosted by the Okanagan Institute. The book showcases the efforts by Japanese pioneers to blend the old and new to craft a new way of life in their Canadian homes. It celebrates the Japanese Canadians of Lake Country. For more info: <http://www.okanaganinstitute.com/events.php>

Kelowna Garden Club’s Annual Plant Sale, will be held on April 26th at Guisachan Heritage Park, from 9 am to 1 pm. For more info: <http://www.kelownagardenclub.ca/>

The Annual Fintry Spring Fair, in collaboration with the North Westside Fire Fighters, will take place on Sunday May 11 on the grounds of the Fintry Manor House in Fintry Provincial Park. Booths will be set up on the front lawn showcasing plants, gardening know-how, and arts and crafts. Local musicians will play from the veranda, and children of all ages will be invited to play games on the front lawn. Admission to the grounds and tours of Manor House and barns will be by donation. For more info email: info@fintry.ca



Kelowna Garden Club’s Juried Flower Show will be held on July 5th from 11 am to 3:30 pm at Guisachan Heritage Park. This annual event draws many entries in a number of categories of flowers and arrangements. COHS will be holding a sale of garden related and flower focused slightly used items. Donations can be dropped off at the COHS office at Guisachan. All proceeds to COHS projects.

Fintry Summer Fair celebrating BC Parks Day on Sunday July 13 will be held on the scenic lawns of the Manor House. Admission to the grounds and tours of Manor House and Barns will be by donation. For more info email: info@fintry.ca

Fintry Fall Fair will be held on Sunday September 13. Everyone is invited to bring a car or pick-up to the front lawn to sell produce, jams, jellies or family treasures from the trunk or tailgate. Admission to the grounds and tours of Manor House and Barns will be by donation. For more info email: info@fintry.ca

OHS Family Picnic will be held on Sunday July 20 at Parkinson Recreation Centre from 10am to 1pm. This year Rutland’s pioneering families will be recognized. For more info please email Lois Marshall: klmarshall@shaw.ca

Okanagan Antique Power Club’s “Antique Tractor and Machinery Fair” will be held on June 7th and 8th at the Father Pandosy Site. This event is one of the largest antique power exhibitions in B.C. and is a very popular family-oriented weekend.



COHS Annual Heritage Awards

The COHS annual heritage awards were handed out on February 20th, 2014 at Benvoulin Heritage Church. The awards ceremony is part of Heritage Week.

For the past 30 years, COHS has presented a number of awards to building owners for their efforts in preserving heritage homes, buildings and neighborhoods. In addition to acknowledging the work of property owners, COHS gives an award each year to someone who has shown dedication and outstanding support to the field of heritage conservation.

This year, the award for *Conservation of a Neighbourhood or Area* was awarded to the Thomson family and the Central Okanagan Land Trust for the Thomson Marsh Conservation area. This award was presented at the Heritage Week Kick Off Breakfast held on Monday February 17th at the Central Okanagan Sailing Association on Hobson Road.

The six awards presented were:

Distinguished Community Service: Larry Foster

Given to a person or persons in recognition of their service to the community in the heritage field.

Larry is a retired city of Kelowna planner. He was instrumental in creating Kelowna's heritage program in the early 1990s, including establishing the Kelowna Heritage Foundation (now City of Kelowna Heritage Grants Program), Community Heritage Commission, (now Community Heritage Committee) and the Heritage Conservation Areas. Larry also served on the Heritage BC Board, including a term as the HBC president. He also has served on the COHS board and as a CoKHGP committee member.



Continued Conservation of a Heritage Building: Stone House, 1806 Abbott Street, Kelowna, owned by Liz and Martial Vincent

Given to a building to recognize the high quality of its exterior preservation and maintenance over the years, in keeping with its original design and structure.

The Stone House, built in 1922, has been well maintained over the years. The house has seen few changes and additions, which has helped to retain its heritage value. The house was built for Mrs. Mary Rose Stone (1868-1943) and later owned by Albert and Jessie McNair, who owned a fruit and vegetable shipping business in Kelowna. The Stone House is also valued for its Craftsman influenced architecture.

The Craftsman style was typified by rational space planning, the use of natural materials and a mix of traditional design elements inspired by the Arts and Crafts movement. Decorative brackets, exposed rafter ends and a rich contrast in the textures of siding, shingles and smooth wooden trim identify the Craftsman influence. These important features have been maintained on the Stone House.



Conservation Project on a Heritage Building Currently in Non-Residential Use: Central Elementary School, 1825 Richter Street, Kelowna, maintained by School District 23 and owned by the City of Kelowna.

Central Elementary, built in 1913, was intended to impress with its two story red brick façade. Designed by architect George E. Nobles from Lethbridge, it adopted classical features of the Neoclassical and Georgian Revivals, set within the formality of Beaux-Arts planning. The building has been well maintained, including a number of major conservation projects over the past five years. This included work on the foundation, repointing the brick work and the repair and restoration of the 97 windows on the building. The window conservation work was undertaken last summer (2013) by Vintage Woodworks in Victoria. The school celebrated its 100th birthday in January of this year.



Conservation Project on a Heritage Building Currently in Residential Use: Bray House, 1810 Ethel Street, Kelowna, owned by Carol Gibney

The Bray House was built in 1907. For many years the home was owned by the Women’s Hope Foundation. A number of unsympathetic additions and renovations, both interior and exterior, were undertaken in order to accommodate the house’s various uses over the years. Carol Gibney purchased the house in 2012. Carol has undertaken work on both the interior and exterior of the house including a new landscape plan. Her garden work was rewarded with a *Communities in Bloom* award in 2013. The recent work on the building’s exterior includes; repair work on the porch’s pillars, ceiling and other elements; repair work on the exterior siding and other wood detailing; a new paint colour scheme; new eaves troughs and repaired /replaced soffits and fascia boards.

Construction of a New Building Compatible with its Heritage Surroundings: 275 Lawrence Avenue, Kelowna owned by FH&P Lawyers

This well-designed building’s use of both modern and traditional Kelowna materials is in keeping with the traditional character of Kelowna’s downtown. This building, located next to the Kelowna Fire Hall, is compatible with this important heritage designated building. The building was built by Shane Worman, who has designed a number of compatible new buildings in Kelowna’s character areas.



Conservation of a Neighbourhood or Area: Thomson Marsh Conservation Area, Thomson family and the Central Okanagan Land Trust

The marsh was created in 2001 to reduce the local water table and create a new wildlife habitat. The Thomson family donated two hectares of farm land to the City of Kelowna, destined to become part of the marsh and to be held in trust by the Central Okanagan Land Trust. Adjacent to the Thomson Marshes, the city created a multi-use pedestrian walkway with interpretation panels of the wetland area. Many varieties of trees are being grown along the path, that are identified with signage. COLT conducts annual inspections of the sanctuary to ensure the conditions outlined in the original baseline inventory prepared by Biologist Nicole Thomas in September, 2004 are maintained

Challenges with Saving our Built Heritage

The issues of heritage conservation are not unique geographically. World-wide communities are faced with choices and the reality of looking after buildings, landscapes, historic monuments and commemorative places.



The British government recently announced that such prominent historic sites as Stonehenge, Dover Castle, Charles Darwin's house and 420 other properties that adorn postcards and bring in millions of tourists dollars will no longer

“Try raising money for a leaky roof when issues like poverty, climate change, endangered species and affordable housing have been off-loaded into the non-profit sector”

be run by a government funded agency—English Heritage. Instead an \$80 million dollar endowment and a newly created charity will have the enviable task to take care of them. It's felt that the new charity “will have more freedom to generate commercial and philanthropic income and eventually become self-sustaining”. So if we take a look at what the reality of the situation is.....the new charity will have the interest on that \$80 million at roughly three percent which will generate \$2.4 million a year spread over 420 properties leaves \$5,700 per property for annual maintenance. Among its many challenges this new charity will be competing with an existing charity, the National Trust of England and Wales, for the heritage charitable dollar.

As Briony Penn reflected in her article *Who will pay for heritage?* “ even with a hoard of volunteers clipping the hedges and shining the brass” the charity will have to raise money –and lots of it. “Try raising money for a leaky roof when issues like poverty, climate change, endangered species and affordable housing have been off-loaded into the non-profit sector.” Relying on *heritage philanthropy* is a risky business.”



Kelowna Heritage Grants Program



COHS is in its seventh year of managing the City of Kelowna Heritage Grants Program (CoKHGP). The program was created to recognize the value of heritage in the community by providing financial support to owners of heritage register properties. One of the buildings that received a heritage grant in 2013 is the **Billy Lloyd-Jones House** located at 1449 Ethel Street.

This grand Edwardian era house's heritage value lies as an icon of the early developmental period when Kelowna was incorporated in 1905 and for its connection with prominent community member William 'Billy' Henry Lloyd-Jones. The grand style is representative of the emerging middle class in Kelowna. Many new settlers were coming to the area, with the promise of bountiful fruit crops and mild winters. The symmetrical Four-square floor plan, the full width verandah and detailing are all representative of this Edwardian-era design. The house's first owner, William Lloyd-Jones (1878-1956) arrived in Kelowna in 1900, where he managed Bernard Lequime's post office and store on Benvoulin Road. He became the manager of Lequime's Sawmill and stayed to the end of his career. Lloyd-Jones, an active community member, was involved in City Council (alderman), Rotary, the United Church and numerous lodges.

Over the years, the house has undergone additions to accommodate its evolving uses. The house, called the Lindon House, by its current owners, is a B&B, rented out for various functions and events. The house received a grant for the repair/replacement of the front veranda and second story balcony, as well as a new colour scheme on the building's exterior.



Future looks bright for Heritage BC

After several years of tough slogging for Heritage BC- the future looks bright. From literally being on life-support, to developing a new strategic plan, as well as receiving a \$500,000 transition grant from the province of British Columbia to allow HBC to re-invent itself and become self-sustaining, things are stabilizing.

HBC has three terrific staff in place. Kathryn Molloy as executive director is amazing – former executive director of the Sierra Club.....very entrepreneurial, and creative...Dr. Karen Dearlove is the new Heritage Capacity Planner, and Sarah Irwin, with a Masters degree in Leadership and Sustainability, supplies support to staff.



A new office space has been revealed – literally a “one in a million” opportunity in the Leslie House – the home of the famous Umberto's restaurant on Hornby Street. While things are progressing nicely, the building is not yet secured but the hope is that this will become the Vancouver-based offices for HBC.

HBC is now managing a provincial heritage granting program and is starting to do municipal workshops and webinars. A very exciting provincial conference is in the planning stages for Cloverdale, Sept 25/26. Part of the conference will be the presentation of the Provincial Heritage Awards. COHS was delighted to nominate.....Central School in Kelowna for the excellent conservation work on this important building.



HERITAGE NEWS

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COHS thanks the City of Kelowna for its support through an Arts, Culture and Heritage Operating Grant for 2014

LOCAL HERITAGE NEWS

Westbank First Nations Museum – the WFN has now established the Sncəwips Heritage Museum. Pronounced SEN-CH-WEE-PS, a metaphor for heritage, family and the background of the WFN artefacts. The Museum is hoping to open in early April at its location at 201-1979 Old Okanagan Highway.

Okanagan Historical Society – Local historian extraordinaire Bob Hayes has taken on the president position of the OHS. We look forward to continuing our work and cooperation with this important group.

COHS has received a small grant from the City of Kelowna to assist with the production of a brochure on the history of Guisachan Heritage Park. The society is gearing up with its research on the history of the park in anticipation of doing a third Community Memories Project for the Virtual Museum of Canada on the history of Guisachan. The brochure will be available this fall.

COHS has two new amazing gardeners Alison and Hermann who are making a real impact on the Cameron Gardens at Guisachan Park. The Kelowna Master Gardeners are helping out with pruning roses and giving a hand in a number of areas. Come by to check out the park. It truly is a special place.

Special Thanks to our Corporate and Group members.

We appreciate you!

Corporate:

Buildings by Design

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Group:

Kelowna South Central Association of Neighbourhoods (KSAN)

Lake Country Heritage & Cultural Society

Myra Canyon Trestle Restoration Society



Newsletter: Lorri Dauncey & Janice Henry (editor)