



Heritage News

CENTRAL OKANAGAN HERITAGE SOCIETY

FALL 2020

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The Charles Harvey House built in 1908 for his wife Margaret and young daughter Dorothy. The house was constructed using Knox Mountain Brick.

Photo above: the Harvey House circa 1915

Photo left: Charles Harvey and Margaret Robertson in 1905

Who says heritage is static?

In the world of heritage conservation, those of us who work in the field, or support heritage, can often get hung with the label “they don’t like change.”

In this newsletter we are going to feature two wonderful examples of historic buildings that debunk that myth.

One, a local example, the Harvey House in Kelowna and one that nearly the entire world has heard of, the White House. Yes that White House, the one at 1600 Pennsylvania Avenue, Washington DC.

President’s House - Executive Mansion - White House:

Construction on the White House began in 1792. It was built in the Neoclassical Palladian style using sandstone from nearby Aquia Creek, Virginia. A combination of labourers and artisans from Europe, Ireland and Scotland as well as Virginia and Maryland worked along with slaves, hired from their masters. The White House was completed in 1800 and welcomed its first President, John Adams and First Lady Abigail Adams that November. (George Washington did not live in the White House.)



The President’s House, December 1980.

The painting of a New Year’s Eve reception created by artist Tom Freeman in 2000 to mark the 200th anniversary of the occupancy of the White House. Credit: White House Historical Association.

Through the intervening years the White House has functioned as a ceremonial centre, a museum, a historic building and a family residence. 44 Presidents and their families have left their mark on this iconic building, witnesses to history and active participants in the shaping of the United States.

The White House is a unique private yet most public of places. Here is a sampling of what the building has undergone in the last 228 years:

In 1801, newly elected President Thomas Jefferson wrote that the White House was a “pleasant country residence” and promptly undertook its first expansion.

In 1814 the White House was set ablaze by British troops in retaliation for what the American’s had done in Toronto, during the War of 1812. A heavy rainstorm, the only thing that prevented its entire destruction.

Executive Mansion - White House

In 1824 the South Portico was added and in 1829 the North Portico.

In 1891 First Lady Caroline Harrison proposed major extensions, including a National Wing on the East Side for a historical Art Gallery.

In 1901 Theodore Roosevelt had all the offices moved to the newly constructed West Wing and created the Oval Office. The building's name was changed from the Executive Mansion to the White House.

During 1927, under President Coolidge, the third floor attic was transformed into the living quarters.

1947 saw a White House bowling alley built as a birthday gift for President Truman, in the location of the present day Situation Room. (The bowling alley was moved to its present location by President Richard Nixon).

The White House also went through a complete overhaul, known as the Truman Reconstruction, the project that saved the White house from collapse.

After a century and a half of war time destruction, hasty renovations, new advances in lighting, communications, plumbing and heating the building was in a sorry state. Early in 1948, The Public Buildings Administration investigated the condition of the White House. The load bearing walls were close to failure. They discovered split and gouged out beams. The report states" that the beams are staying up there from force of habit only."

That June, things got worse when First Lady Margaret Truman's piano leg went through the floor boards and into the ceiling of the dining room below. By October the East room ceiling was collapsing and the main stair case was crumbling. The President's bathtub had begun to sink into the floorboards.

Upon returning to the White House in November, the day after winning his second term, President Truman was informed by the Public Works Agency that he and Margaret needed to vacate the White House. The Trumans moved into the White House - guest house, just across Pennsylvania Avenue.

Three options were considered for what to do with the White House in its current condition:

- Demolish and rebuild the interior, keeping the exterior intact.
- Demolish the entire building and build a new executive mansion.
- Demolish the entire building, salvaging the exterior walls to be used in the rebuild.



White House

Both Truman's lobbied for the preservation of the building exterior, keeping the façade intact. In 1949 Congress authorized the spending of 5.4 million (\$57.6 million today) to reconstruct the White House interior while keeping the exterior walls in place.

The interior rooms were completely demolished. A new internal load bearing steel frame was built inside the existing exterior walls. The Mansion was modernized. The third floor expanded. Two levels of basement were added and the total number of rooms was doubled to 132.

In 1961 First Lady Jackie Kennedy established the White House Historical Association whose mission it is *to protect, preserve and provide public access* to the White House.

In 1964 President Lyndon Johnson established the Preservation of the White House Advisory Committee, whose members are appointed by the President and are made up of people with expertise in decorative arts, architecture and historic preservation.

Today the White House has stood the test of time. The additions, renovations, and rehabilitation that the building has undergone, have added layers of historic value, to this 55,000 square foot building.

In 2007 The American Institute of Architects created a list of America's top 150 Favorite Buildings. The White House ranked second only behind the Empire State Building.

Today, (pre and post Covid), US citizens, visitors and tourists from all over the world come to see this most impressive of historic buildings. We are grateful to those who fought to keep it.



Photo: White House September 2013 J. Henry

The Harvey House -715 Sutherland Avenue

The Charles Harvey House is a local example of a building that has undergone tremendous changes over the years, yet has retained much of its historic value.

The large brick home was built in 1908 for Charles Harvey, a Land Surveyor, by prominent local contractor H.W. Raymer who also served as Kelowna's first mayor.

As a sideline, Charles Harvey invested in Kelowna Brick Works, located at the foot of Knox Mountain. It is that brick that provided the material for the Harvey House. Built in a hybrid, Foursquare and Queen Anne style, this 2.5 storey home originally sat on five acres, complete with a circular driveway to the west.

Charles Harvey fell ill while down east after enlisting in WW1. In 1920 the house was sold to his brother George, who moved to Kelowna from Saskatchewan with his wife Bertha and their seven children. Three more children were born in Kelowna with the siblings affectionately called "The Harvey Ten."

In 1942 the house was purchased by the Anglican parish to serve as the manse for St. Michael and All Angels Church. In 1955 a new rectory was built next to the church and the house was subsequently sold. Mr. Cram, the new owner, transformed the Harvey House into a rooming house with nine suites called Sutherland Apartments. The adaptive reuse of the building shows the changes in family size. Such large homes were no longer viable as single family dwellings.

The Harvey House changed hands a number of times between 1974 and December of 1999.

Dan Spelliscy had admired the house for many years. "I would drop my children off at Central School, and drive down the lane towards the Harvey House. I had always loved heritage houses, particularly red brick ones. I had actually taken photos of it long before I bought it" states Dan.

When realtor/owner Doug Clark put the house up for sale in 1999, an accompanying sign read "suitable as a B&B or home office." Dan, a lawyer looking for home office space, contacted his realtor, put in an offer and the rest, as they say, is history.

Dan and Cheryl were married in 2005 and Cheryl joined Dan in caring for the 100 + year old home. They have undertaken seven major projects in the last twenty years.

Local landscape expert Don Burnett brought his skills to the table. The front yard was completely skimmed down, new lawns, driveway and a rose garden was created in memory of the Harvey Family.

Dan and Cheryl have kept in contact with the Harveys through the years, hosting a coffee party in 2008 as part of a Harvey family reunion. At that time the rose garden was dedicated and the Harveys were welcome to tour the house.

Harvey House Sept 2004 L. Dauncey



Harvey House

In 2004 Dan hired local heritage consultant, Lorri Dauncey, to create the *Harvey House Restoration Plan*. A comprehensive look at the building and its history. The plan looks at the changes to the building over the years and makes recommendations for how to care for the building and its materials.

The Restoration Plan was helpful when the Spelliscys asked Kelowna City Council to protect the Harvey House through a *Municipal Heritage Site Designation by-law*. The by-law was passed and protects the Harvey House from a number of future possibilities. The list includes: alter the building's exterior; make structural changes to the exterior; move the building on the property or alter, excavate or build on the property.

In 2014 the Spelliscys undertook their most ambitious project. When the main floor was taken down to the studs, a Structural Engineer was brought in to inspect the house. Much like the White House, the Spelliscys were shocked to hear that the beams were failing. The solution was to install six horizontal steel beams and seven steel support structures. With the height of the house, the posts were embedded in their own concrete pads, bolted in and extended 35 feet, to hold the house together. A massive undertaking.

To their credit, Dan and Cheryl are still passionate about their historic home. Dan has numerous files of articles and photographs that he has collected over the past twenty years. Their home is adorned with historic photographs. With the house being located on Sutherland Avenue, they have dedicated a bedroom in the house to the Sutherlands, and have incorporated the Sutherland tartan into the bedroom's décor.

Their next project, already in the works, is to have Peter Chataway from Fine Home Designs re-create the original blueprints for the house. Once complete, each floor's blueprint will be framed and put on that level of the house. A timeless reminder of what once was.

Dan and Cheryl received a *COHS Heritage Award* in 2007 in the category *Residential Restoration* for the Harvey House. Shortly after winning the award Cheryl was asked if she would be interested in serving on the COHS board of directors? Cheryl has served as an active member of the board for the last 13 years!



Photo Dan & Cheryl—Sept 2020 J. Henry

Courier Building – 1580 Water Street

Another Kelowna building that shows the layers of its past is the Courier Building at the corner of Water Street and Lawrence Avenue in Kelowna's downtown.

The building was built in stages from 1908 to 1939.

The original single storey building was constructed on the south corner by prolific builder M.J. Curts. Built in 1908 it housed the expanding local newspaper "the Kelowna Courier and Okanagan Orchardist." Publisher George C. Rose moved his operations to the new building from their previous location on Bernard Avenue. In 1921 the single storey building was expanded to the north to accommodate the growing newspaper business. In 1928 a second floor was added over the original block and was inscribed with the date 1928 in the parapet. Rose, who had been living on the main floor, moved up to the second floor freeing up more space for newspaper operations.

In 1957 the Daily Courier moved to larger premises on the corner of Ellis and Doyle. For a number of years the old Courier Building was used as a printing business. The Keg Restaurant operated out of the Courier building for a number of years reflecting the trend in this part of town from retail and light commercial to entertainment and leisure.

After sitting empty since 2015 the Courier Building will get a new lease on life. The building which is on the City of Kelowna's Heritage Register, has received approval for a comprehensive redevelopment plan. The plan includes the adjacent 1570 Water Street.



Courier Building 2020 J. Henry

1570 Water Street also on the Heritage Register has significant heritage value due to its close association with the Chinese-Canadian community. Built in early 1910's the building was constructed as a restaurant with the upstairs being used by Chinese men who boarded there. Most were married but were living as single men unable to pay the head tax to bring their wives and families from China. As the Chinese population in Kelowna dwindled the restaurant changed owners several times, reflecting new patterns in immigration.

The new development will preserve unique features of the two buildings. Project architect Randi Fox, stated that "historical photos from the city archives are being used to re-create the early appearance of the buildings. The *Standards and Guidelines for the Conservation of Historic Places in Canada* was used as a tool to help guide the project."

Work on the façade should be underway this fall, with completion expected in 2021.

3D concept rendering shows design intent but are not final. Supplied by Randi Fox, Architect. Fox Architecture



2021 Heritage Awards

The Central Okanagan Heritage Society is again inviting nominations for our Annual Heritage Awards to be presented during Heritage Week, February 15-21, 2021. We are interested in receiving nominations for projects within the geographic boundaries of the Central Okanagan region in the following categories:

Distinguished Community Service: *Awarded to a person or persons in recognition of their service to the community in the heritage field.* To nominate in this category please provide the person's name and contact information and a brief write-up outlining their service and accomplishments in heritage conservation.

Conservation project on a heritage building currently in non-residential use: *Awarded to a non-residential building that has recently undergone an exterior restoration and/or rehabilitation. The high standards, innovation and commitment to heritage conservation are recognized.* To nominate a building, please give the address, the current owner's name and a little history about the building and the conservation project. Please include photographs.

Conservation project on a heritage building currently in residential use: *Awarded to a residential building that has recently undergone an exterior restoration and/or rehabilitation. The high standards, innovation and commitment to heritage conservation are recognized.* To nominate a building, please give the address, the current owner's name, and a little history about the building and the conservation project. Please include photographs.

Continued conservation of a heritage building: *Awarded 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.* To nominate a building, please give the address, the current owner and a little history about the building. Please include photographs.

Preservation or restoration of a neighborhood or area: *Awarded to a neighbourhood or area that has largely remained unchanged over time or has been revitalized through the restoration and/or rehabilitation of its buildings and streetscape.* To nominate a neighbourhood or area, please give us the address, a contact person and a little history about the neighbourhood or area. Please include photographs.

Special Heritage Project: *To recognize and honour special projects and accomplishments in the Central Okanagan. This may include advocacy, awareness, planning heritage and historical projects.* To nominate a project, please give us the address, a contact person and a brief outline of the project. Where possible please include photographs.

A complete list of previous winners can be found on the COHS website at www.okheritatesociety.com

Please submit your nominations by **Friday November 27th 2020**

to the Central Okanagan Heritage Society:

Mailing address: P.O. Box 25025, Kelowna, BC V1W 3Y7

Telephone: 250-861-7188 Email: kathyh.cohs@telus.net

Kelowna Heritage Grants Program



In 2008 the Central Okanagan Heritage Society was given a contract by the City of Kelowna to manage the new Kelowna Heritage Grants Program (CoKHGP). The new program began after the Kelowna Heritage Foundation was dissolved. The Heritage Foundation, established in 1991, had been created to give grants for building conservation as well as heritage education and awareness projects.

The new program was set up and is still managed by Lorri Dauncey, an expert in heritage conservation and planning. The CoKHGP has evolved over the last 13 years into a well-used granting program for buildings on the Kelowna Heritage Register. The program also provides assistance and advice on conserving heritage properties. Heritage grant applications are considered by a volunteer committee with expertise in research, local history, architecture, building construction, heritage building conservation and heritage advocacy. This knowledgeable committee evaluates each application and provides direction to homeowners.

Over the years the increase in demand for funds, created a need to formalize a priority process for projects that apply. The 25 buildings that are protected with a Heritage Designation bylaw are considered first, followed by residential buildings then non-residential buildings such as halls, churches, barns and commercial buildings. Projects are further prioritized by type: new roof, stabilization/foundation repairs, prep & paint and conservation of specific building elements. For the past several years, the annual allocation of funds provided by the city has been fully allocated in the first half of the year.

The CoKHGP has paid out nearly \$415,000 in grants in the past 13 years. A range of 7-18 projects are approved for a grant each year. (Currently there are \$49,000 in grants approved awaiting completion.)

Each building on the Heritage Register may qualify for a full grant every three years. There are many heritage building owners that have applied for and received one or more grants. Most of the grant applications have been for a new roof or new paint. Examples of other projects that have been approved include front porch repairs, stabilization of building foundations, brick re-pointing and repair (chimneys and facades), conservation of barn cupolas and the restoration of traditional single-glazed hung windows and storms.

A successful heritage grants program helps ensure high quality projects in the community. Advice on the use of heritage colour schemes, the installation of high quality roofs and appropriate researched conservation work are all evidence of the benefits of the program. While the funds and heritage expertise help to maintain and conserve Kelowna's heritage buildings, there is also a positive ripple effect. The public dollars invested into these heritage buildings encourage additional investment by the buildings owner. Well maintained heritage properties also encourage their neighbors to care for their homes.

These special heritage buildings give a sense of place to their neighbourhoods and to the broader community.

For more information on the program contact ~ Lorri Dauncey at ldauncey.cohs@telus.net

Photo: The Gaddes House and the Maclean House on Maple Street, 2020



St. Aidan's Church - 135 Mugford Road

After being empty and boarded up for many years, St. Aidan's Church is getting repurposed.

The building, on the city of Kelowna's Heritage Register, was sold by the city in 2016 to the Okanagan Buddhist Cultural Centre, a local non-profit group. "The City of Kelowna were thrilled to have a multi-cultural project in the community" says Hoa Van Nguyen. We had been looking for a permanent home since 2013 when a committee was formed for that purpose."

The space will be used for Vietnamese Buddhists cultural activities including, chanting and meditation. The Head Monk from Edmonton will be coming several times a year for special teaching.

A Friendship Garden will complete the site and create a beautiful visual at the intersection of Mugford and Rutland Roads.

Delnor Construction Company brought in Phil Friesen from Edmonton to oversee the project.

The building was moved on August 20th, 2020 and put onto its new foundation.

Two local heritage craftsmen were also brought on board. Alasdair Smith and Robyn Digby whose work can be seen in many heritage projects throughout Kelowna are adding their expertise.

"The building is well constructed," says Alasdair Smith. "It is rural and rustic. Screams Anglican church in its design, looking much like an English stone church."

The Rutland residents who stroll by the construction site, often with stories of being married, or christened in the church, are happy to see work finally underway.

While Delnor carpenters are working on the new construction, Alasdair is able to focus on the overlap as well as the unique and unusual things that present themselves in these types of projects.

In the field of Heritage Conservation we tend to focus on the buildings exterior. In the case of St. Aidan's several of its Character Defining

Elements as laid out in the SoS (Statement of Significance) reference the building's interior. These include the fir floors and baseboards; the lath and plaster walls; the barrel-vaulted ceiling and the arched entrance to the chancel. This photo, one of the first times the building interior has been seen in the past 30 years.



Photo taken by Gary Nylander: Albert Blackwell left and Justin Hunt with Blackwell Building movers take down a piece of plywood that covered a section of the wall in preparation for the building's move.

News in Brief

Brent's Grist Mill Heritage Park

The City of Kelowna has installed lighting to help protect the Brent's Grist Mill property. After two fires at the site, the lighting will provide a level of protection. It has been reported that a security camera will also be installed. Discussions continue with the city over what to do with the logs from the Fleming House. COHS would like to see the logs retained for a future rebuild of the Fleming House.



409 and 374 Park Avenue

The downward slide of the Abbott Street Conservation area continued this summer, with the demise of the historic Groves House at 409 Park Avenue. This photo shows the now vacant lot which waits to be subdivided along with two new houses built.



The owners of 374 Park directly north from 409, proposed that their significantly smaller lot also be sub-divided with new construction in what is currently their back yard. This large in-fill leaves little yard for either residence. All but councillor Hodge supported the application.

Alasdair Smith—Caherogan Enterprises

Alasdair and his family arrived from the UK to Kelowna in 2006. He immediately plugged in with the heritage community and started to use his talents and unique skill set on historic buildings throughout the valley. The list includes; St. Michael's Anglican Church; various buildings at Gellately Nut Farm Regional Park including the log barn, root cellar and lakeside cabin; the McDougall House at Guisachan Park; the McIver House at Benvoulin Church Heritage Park; all the buildings at Brent's Grist Mill Heritage Park; several downtown commercial buildings as well numerous privately owned character or heritage homes.



Heritage Picnic—Culture Days

COHS celebrated Culture Days with a Heritage Picnic at Benvoulin Church Park on September 26th. The weather cooperated and Covid gave way to Culture with some great music by October Sky; Shamma Sabir and Sean Bray. Sheila Dyer brought some live 'art in the park' as she created a beautiful painting, Dan and Cheryl Spelliscy displayed their beautifully restored 1937 Packard and KCR brought several newcomers to Canada to enjoy some Kelowna hospitality! Thank you to Lynda Norman (Kelowna Arts Council) and all who participated!

Christmas at Benvoulin

Reluctantly, due to Covid 19, Christmas at Benvoulin has been cancelled for 2020. (Photos taken by J Henry and J Burkinshaw)



HERITAGE NEWS

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COHS NEWS

Heritage Week across Canada will be celebrated the third week in February. This years theme for British Columbia encourages each of us to self examine what heritage means to us.

Reid Hall Roof: Despite many repairs by Don, replacing the roof on Reid Hall was not going to wait any longer so the Board approved Elite Roofing to do the replacement. The job is now finished, ready for the winter weather. Major remediation and rodent control was also completed for the crawlspaces under the Benvoulin Heritage Church, Reid Hall and McIver Place. A failing AC unit was also replaced and an AED (Automated External Defibrillator) added in the Church foyer; a big year for repairs and maintenance!

Board Members: Ron Smith and Margot Pridham have both agreed to put their names forward as COHS Board Members. We are glad to have them!

Website: our COHS Website is being reviewed for a significant upgrade. With limited face-to-face events we are making a concerted effort to enhance our Social Media presence. The committee is 'dialing up' our Facebook posting and recently added Instagram to our online presence. Instagram gives us the opportunity to send regular pictures with brief comments on COHS activities; a great way to keep updated. Follow us on Facebook (www.facebook.com/okheritagesociety) and Instagram (CentralOkanaganHeritage).

Annual Strategic Planning. Now is the time of year when the Board sits down and evaluates our Strategic Plan; how we feel we are doing as a Society, what could be improved, what new initiatives to undertake. COVID of course gives us a whole new challenge to negotiate for the coming year. The planning process is vital to continued growth and allows us to create an intentional budget for the two years ahead. Input and feedback from our membership and supporters is always welcome!



COHS thanks the **City of Kelowna** for an Arts, Culture and Heritage Operating Grant for 2020

COHS acknowledges the financial support of the **Province of British Columbia**

The Central Okanagan Heritage Society acknowledges that we operate on the unceded territory of the Sylix Okanagan Peoples.