



# Heritage News

Central Okanagan Heritage Society  
FALL 2018

*St. Andrew's Church*

## Heritage Lost

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"...these old buildings do not belong to us only; they belong to our descendants unless we play them false. They are not in any sense our property to do as we like with them. We are only trustees for those that come after us."

William Morris 1889

## Heritage Garden Open

### Benvoulin Pollinator Garden

Work at Benvoulin continues as a new vision comes to life.

A major overhaul of the old xeriscape garden on the northeast border of the property began this spring. The original garden had been created to house shrubs and perennials that require little water. Sadly, over time the entire space had become overgrown and was in major need of a complete overhaul. With the support of our head gardener, Jim Elwood, and the help of volunteers, the gardens are now being reworked to become a Pollinator Garden. It will help enhance our Okanagan bee population.

As part of the rehabilitation of the space, a donor brick pathway is currently being installed. The bricks are engraved with the names of each donor. This can recognize the donor, a family from the community or used as a memorial brick.

Minimum donation per brick is \$1,000, and a tax receipt will be issued for the full amount.

To be part of Benvoulin History and this exciting project please contact the COHS.

### Meet our Volunteers

Arina Elyzen has been a volunteer with COHS for many years, most recently with weekly visits to Benvoulin. She and a few friends with the *Kelowna Master Gardeners* have spent many happy hours volunteering in the park. We appreciate each one of you!

New volunteers are always welcome. For more information on volunteering with COHS contact the COHS office or check out our page at Volinspire at:

<https://dosomegood.ca/organization/central-okanagan-heritage-society-348681>



## Challenges in Maintaining a Heritage Building

Canada is losing its heritage building stock, both urban and rural at an alarming rate.

Throughout the Central Okanagan, many owners have taken on the responsibility of taking care of these historic places, often with a large personal commitment and financial cost. While the majority of these buildings were built to last, as time passes external factors and the elements can take their toll. A leaking roof or a cracked foundation can lead to significant damage to a structure. Often the damage caused can lead to difficult and costly repairs. Sadly, the owners of Summerhill Winery experienced this with the First Mallam House.

*(Editor's note: In speaking with local heritage experts, it appears that there may be an error in the SOS as to which of the two structures was built first. All signs point to the small cabin being the original home including the size, style, size of the addition and quality of construction. For the purposes of this article, we are assuming that the one-storey cabin was the original First Mallam House building.)*

When the Cipes family moved to the property in 1986, the dual building consisted of the original cabin and a two-storey addition. It was a modernized residence and the family lived in the house for a short period.

An examination of the First Mallam House in 2016 identified a leak in the breezeway between the two structures. The leaking occurred for quite some time and caused localized rot on the north side of the structure. A rough rubble foundation was in place but a lack of maintenance had allowed ground level water to creep up and make contact with the bottom logs causing them to rot. At this point two local heritage contractors put in a proposal to lift the building, replace/repair the logs, repair the foundation where necessary and repair the required work on the roof. In 2018, a local carpenter hired to do the repair work, did not have heritage expertise and the building fell down.

Owners of historic buildings can access a number of resources to help with the difficult decisions that need to be undertaken for good conservation practices. The *Standards and Guidelines for the Conservation of Historic Places in Canada* is one such resource. COHS has a hard copy in the office and it is available as a resource for community members. The document is also available on-line.

The city of Kelowna Heritage Grants Program is also an excellent place to glean expertise in heritage building conservation. Local heritage builders and resources are also available in the community. The Vancouver Heritage Foundation has created a resource page to help heritage property owners with the upkeep of their buildings. The page contains maintenance tips and tricks and advice for common problems. You can access the site through the Vancouver site listed below. Heritage BC also has excellent resources available on-line at [heritagebc.ca](http://heritagebc.ca)

*It is very unfortunate what happened, and my family is heart sick to lose this historical building but I don't see how it could have been avoided.*



First Mallam House (original cabin)



First Mallam House addition

***We have so much to learn from our ancestors. There are ways they did things without technology. And so much wisdom to glean from heritage. We need to respect and preserve this wisdom.***  
**Gabe Cipes**

The best preservation is achieved through consistent maintenance and regular care. In that spirit, the Vancouver Heritage Foundation has created a resource page to help heritage homeowners keep up with their building's needs and the challenges that can arise from caring for an aging structure. Below you will find maintenance tips and tricks, advice for common problems and several resources about home / building repair.

[vancouverheritagefoundation.org/maintaining-your-heritage-building](http://vancouverheritagefoundation.org/maintaining-your-heritage-building)



## Brent's Heritage Homestead and Grist Mill Park

Built in 1871, Brent's Grist Mill was the first industrial enterprise in the Okanagan Valley and is the oldest surviving grist mill building in British Columbia. For this reason the mill has both local and provincial significance. A stabilization project was undertaken on the mill building in 2016 by a team including a heritage consultant (conservation plan), heritage contractor and an engineer.



The Grist Mill, D. Whitham, 1958; KPA#5390

The Fleming House, built by Frederick Brent, was damaged extensively in a fire in early July 2018. In 2009, the house was re-roofed with cedar shingles using provincial grants at no cost to Kelowna taxpayers. Unfortunately, the roof is now destroyed.

The Heritage Homestead and Grist Mill site have been the subject of 4 feasibility plans, done in 2001, 2008, 2011 and 2014. Community meetings, studies and discussions have gone on for many years. The latest proposal done in 2014 by COHS was presented to the City of Kelowna with a three phase project totalling a projected cost of \$100,000. The proposal would have seen the site looking dramatically different than it does today. It was hoped a grand opening of the park would be ready for Canada's 150th birthday in 2017. With the new Rail/Trail cycling path running adjacent to the property, the time is **now** to put our community resources and tax dollars to work to bring this park to life!



The Fleming House today, 2018

### **Imagine:**

A ten-acre park at the base of beautiful cliffs and adjacent to the Rail/Trail welcoming people to enjoy the heritage and ambiance of this site. With washrooms and a parking lot off Leckie and paths meandering alongside Mill Creek, by the heritage buildings and into gardens such as at Guisachan, this park could be a jewel in the city parks network.

The buildings would be restored with signage to educate people about the Grist Mill and Fleming House, and Fleming House would become a gift shop and refreshment stop for walkers and cyclists alike. Educational tours of the mill would be made available by COHS and opportunities for musical events and fairs would happen.

The Pollinator garden, bee hotel and educational kiosk, would be accessible and the addition of community gardens (always seeming to be in need) would make the park a vibrant and active meeting place. With increased security, perhaps even a caretaker on site, the park would be a safe and welcoming park for a myriad of uses.

You could show your support by contacting the Mayor and Councillors to move forward with the plans already in place, this site could become a reality in the very near future.

The immediate concerns for the Fleming house are three fold:

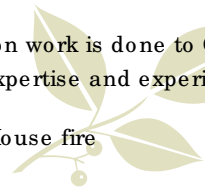
1. **Security.** The site does not have water or electricity so alarms, sprinkler systems and lighting do not exist. The house is now open and so there is a real concern about transients, as this is how the fire started in the first place.
2. **Environmental Factors.** With the building open to the elements and winter on the way, the building will deteriorate further with the rain and snow as well as damage by birds, rodents and insects.
3. **Loss of Heritage Value.** When clean-up occurs there is the potential for irreversible damage to the building's heritage value. A fire conservation plan, following the Heritage Standards and Guidelines, is important.



Fleming House, c.1960s; KPA #5397

### A History of Brent's Buildings

- |   |   |
|---|---|
| <p>1871 Grist Mill and square timber house were built by Frederick Brent</p> <p>1893 work as a grist mill ceased after sale of land and buildings to J.T. Davis</p> <p>1900 John Dilworth bought land and properties from Davis &amp; sells off parcels of land</p> <p>1908 W.H.Fleming bought mill complex and 87 acres of land &amp; updates house</p> <p>1926 Fleming sold to John Gervers</p> <p>1958 Rutland Centennial Committee unveiled a cairn to commemorate site</p> <p>1960 Rev. S. Fleming (son of W.H. Fleming) bought 7 3/4 acres of land &amp; buildings</p> <p>1967 The roof of the mill was replaced with hand-split cedar shakes by the community</p> <p>2001 G. Routley, city planner, recommended endorsement of Brent's Grist Mill Feasibility Plan by Donald Luxton &amp; Associates with True Consulting Group and Cuyler Page, Krahn &amp; Associates Engineering</p> <p>1999-2000 COHS and many volunteers spent many hours preparing for the move of the buildings. Lorri Dauncey photographed and documented the buildings and the archaeological work on the original site to discover the type of water wheel used etc.</p> <p>1999/2000–2007 COHS established a Brent's Mill Commit-</p> | <p>tee who worked diligently to get quotes for restoration costs, discuss possible uses for the mill and house, complete grant applications, apply to do a virtual museum for Virtual Museums of Canada, secure funds to help with costs for another feasibility study, create a brochure about the mill site, initiate discussions with many people invested in the site.</p> <p>2002 Buildings were moved to their current site from further up Mill Creek</p> <p>2004 Buildings and site were given Heritage Designation by the City of Kelowna</p> <p>2006 Statement of Understanding between the city and COHS to proceed with the development of the park and restoration of buildings was enacted</p> <p>2007 COHS completed a Virtual Museum of Canada — Community Memories Project — “A Mill that built a Community”</p> <p>2008 Restoration &amp; Building Plan were updated by D. Luxton &amp; Associates</p> <p>2009 COHS did repairs to the house and Milkshed, including new roofs with a grant through Heritage BC</p> <p>2014 Conservation Plan is done by Lorri Dauncey MA (heritage consultant)</p> <p>2015 Cost estimate for repair to Grist Mill (\$52,000) is done by Caherogan Enterprises</p> <p>2016 Stabilization work is done to Grist Mill by a team with heritage expertise and experience</p> <p>2018 Fleming House fire</p> |
|---|---|



## The McDougalls: Building History

The McDougalls were one of the first families to settle in the Central Okanagan and have had one of the largest impacts on our region's built heritage. It is indeed remarkable that so many of his homes have been preserved, including three of the houses the family lived in.

Patriarch John McDougall was born in 1827 at Fort Garry (today's Winnipeg) and entered the service of the Hudson's Bay Company at the age of 16. During his twelve year service, John travelled throughout the Okanagan driving pack trains on the old fur brigade trail. In 1854, he left the Company and became an independent fur trader. He married Amelie, a Similkameen woman circa 1848

and they had ten children, all boys. The McDougalls moved from Fort Kamloops in 1860 to pre-empt land in the Mission Valley and started trading with the local Okanagan people for furs. As skilled guides and trappers, the McDougalls gained a high reputation and the family was considered prosperous for the time. The first homestead was a rural claim of 160 acres—formerly known as Ford's claim, situated on the east side of Great Okanagan Lake between the Mission claim and William Peon's claim.

All three of these buildings have survived. The earliest, known as the McDougall Trading Post, was dismantled log by log in 1967 and reassembled in the Kelowna Centennial Museum (now the Kelowna Heritage Museum). The second house was moved from the Guisachan Ranch to the Pandosy Mission in 1968. The third family home is located at Guisachan Heritage Park, having been relocated from the Gordon Road right-of way in 1984. This building is currently owned by the Central Okanagan Heritage Society.

Other notable buildings constructed by John McDougall include the Allison cabin, which currently sits on the Quails Gate Winery property, and the original log home of David and Eliza Gellatly. Both of these buildings are located in West Kelowna. John McDougall also trained his sons as master builders. In 1890 son David McDougall built a large two-storey log home in the Ellison area, which was purchased by Joseph Christien. This house was moved from Ellison to the Pandosy Mission site in 1970.

This property eventually grew to 480 acres and the first log house served both as home for the McDougall family and as John's trading post. With a growing family, McDougall built two larger homes on his property.



Three of the McDougall brothers. Front row left Lesime, and his brother David. Back row Amabie as well as their three wives, names unknown. Courtesy of OHS



Christien House at Father Pandosy Mission

Each of the McDougall 's built houses are recognizable by their squared-log construction with dovetail joints and bottom "sill" log. This style of construction provided for a more weatherproof building and was preferred by the traders of the Hudson's Bay Company.

Local Kelowna business owner Robin Digby of *Digby Heritage Services* speculates that this style was taught to John McDougall during his time with the Company and he passed it along to his sons. Our local built heritage owes a large debt to this industrious family.



Second McDougall House, now at Pandosy Mission

## Kelowna Heritage Grants Program



COHS is finishing up its eleventh year of managing the City of Kelowna Heritage Grants Program (CoKHGP) for the City of Kelowna. The city allotment of \$35,000. was distributed in the first two meetings of the year, with a number of applications not receiving a grant due to limited funds. There will be a grant information session to be held in March 2019.

It is highly recommended that owners of heritage properties attend this session and submit applications for the April or June meeting. The program provides financial support to owners of heritage properties on the City of Kelowna Heritage Register. Grants assist with a portion of the costs in maintaining the buildings' exteriors including foundations. The maximum grant for a building on the Kelowna Heritage Register in a 3 year period is \$7,500. and a maximum of \$12,500 for Designated Heritage Buildings. All granting decisions are made by a committee of community volunteers with heritage expertise. The Kelowna Heritage Register can be accessed at: [www.kelowna.ca/our-community/arts-culture-heritage/heritag-register](http://www.kelowna.ca/our-community/arts-culture-heritage/heritag-register).

For more information contact Lorri Dauncey at [ldauncey.cohs@telus.net](mailto:ldauncey.cohs@telus.net)

### St. Michael and All Angels Cathedral, 608-650 Sutherland Avenue

This large stone church built in 1911-13 as the Parish Church of St. Michael and All Angels, was dedicated as a Cathedral in 1987. The church was designed by architect Wesley A. Peters and constructed by Harry W. Raymer in the Gothic Revival style with strong Craftsman influence.

St. Michael's recently received a heritage grant for conservation work on three of its corbels, the chimney flashing and stone repairs to the building and low stone wall.



## COHS Heritage Award Nominations

The Central Okanagan Heritage Society is again inviting nominations for our **Annual Heritage Awards** to be presented during Heritage Week, February 18–24, 2019. 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 addresses, a contact person, and a little history about the neighbourhood or area. Please include contact information and photographs.

**Special Heritage Project:** *To recognize and honour special projects and accomplishments in the Central Okanagan. This may include advocacy, awareness and planning heritage and historical projects.* To nominate a project, please give us the addresses, a contact person, and a little history about the project. Please include contact information and photographs.

**Construction of a new building compatible with its heritage surroundings:** *Awarded to a new building or structure that is in keeping with the heritage character of the surrounding area or neighbourhood.* To nominate a building, please give the address, the current owner, and information about the building including when it was built and its function. Please include photographs of the building, including the streetscape.

**Please submit your nominations by December 15, 2018 to the Central Okanagan Heritage Society:**

**Mailing address: 1060 Cameron Avenue, Kelowna, V1Y 8V3**

**Telephone: 250-861-7188**

**Email: [cohs@telus.net](mailto:cohs@telus.net)**



## COHS News in Brief—Upcoming Events

**Please Join Us for an Old-Fashioned Christmas at Benvoulin!**

**Sunday, December 2<sup>nd</sup> 2018 at 2pm**

**Admission by donation**



*Festive Christmas music by “8 Misbehavin”, seasonal goodies, Christmas crafts and more family fun at the beautiful historic Benvoulin Heritage Church.*  
 “8” Misbehavin’s new Christmas CD will be available for purchase after the concert.

**For more information, please call the COHS office at  
 250.861.7188**

**or email at [cohs@telus.net](mailto:cohs@telus.net)**

**Heritage Week February 18-24, 2019      Theme: The Tie That Binds**

The National Trust of Canada describes the theme:

*Our shared heritage in all its forms has the power to bring people together and create a sense of belonging. Gathering places like faith buildings, town squares, and pow wow grounds, and cultural objects such as artifacts, regalia and family memorabilia are tangible touchstones with the past that can root us in place and nourish the spirit. Intangible heritage – languages, traditional rituals, music, dance, storytelling and more – is at the heart of family and community.*

*In celebration of our past and our future, we encourage all Canadians – whether young or old, deeply rooted or new to Canada – to visit museums, historic sites and cultural centres, and connect with traditional knowledge keepers, educators, parents and grandparents to experience **Heritage: The Tie that Binds**.*

Stay tuned to our website to find out about various activities in which you can participate. From heritage awards to storytelling, there will be something for everyone!



## COHS News in Brief

**Advance with Courage: Lord and Lady Aberdeen in the Okanagan Valley.** COHS under the direction of Lorri Dauncey, Planning and Heritage Projects Director, and with the support of a number of volunteers, this exhibit is nearing completion. It is being created with the help and financial support of the Virtual Museums of Canada. The exhibit includes an easy to read history of the Aberdeen's time in the Okanagan Valley. This on-line resource will be used by middle, high school as well as university students, and those with an interest in local history. Watch for a launch date and event hosted by COHS in the spring of 2019.

The Aberdeen Family, 1897  
 Courtesy: Topley Studio / Library and  
 Archives Canada / PA-027853



### Benvoulin Tours and Tea

We were pleased to have held a series of tea and tour events in 2018. It has proven popular with senior's residences and service groups. For more information or to reserve a tour & tea, please contact COHS at 250-861-7188 or email at [cohs@telu.net](mailto:cohs@telu.net). Suggested donation \$5 per person.



**Pioneer & Places:** Local Historian Bob Hayes and COHS's Shannon Jorgenson created a slide show and talk entitled *Pioneers & Places*. The lively and informative two-part presentation focused on the region's early days of settlement from 1859 to the 1870s. The talk and slide show presentation was previewed at the Dorchester Retirement Residence in August. Then in September this slide show and talk was presented at Reid Hall, followed by a guided tour of the Pandosy Mission site. We hope to offer *Pioneers and Places* again in 2019.

**Year of Action:** The National Trust of Canada and Heritage BC are looking for support for a petition to significantly enhance the funding of Historic Places in the 2019 federal budget. The petition reads:

*We the undersigned, citizens of Canada, call upon the Minister of Environment and Climate change to demonstrate federal leadership for historic places by working with the Minister of Finance to create a multi-million dollar fund in Budget 2019 that would support the efforts of indigenous peoples, charities and not for profits to save and renew historic places, and encourage private sector investment and private philanthropy.*

Deadline for Signatures November 9<sup>th</sup>, 2018

Follow the link to <https://nationaltrustcanada.ca/what-you-can-do/advocacy-action>



## Legacy Gifts

Creating a gift in your will for the Central Okanagan Heritage Society is the simplest way to create a legacy of everlasting support of heritage in the Central Okanagan. Legacy gifts provide vital, stable support for our work and whether your estate is large or small, you can make a difference for our community and provide support for years to come. Some types of Legacy Gifts are:

**Cash bequest.** A straight cash donation from your estate. You may designate its purpose, or allow the Society to use it where it is most needed.

**Endowment Fund.** The establishment of a personal endowment fund in your name or in your family's name, from which the income is used for a particular purpose – such as conservation and stewardship of heritage sites or education and awareness programs for the public. The minimum amount for a personal/ family endowment fund is \$10,000. It is recommended that the personal endowment fund be administered by the Central Okanagan Foundation. Or, if you prefer, a contribution to the existing Central Okanagan Heritage Society's agency endowment fund with the Central Okanagan Foundation.

**Life Insurance.** The designation of the Central Okanagan Heritage Society as a beneficiary of a portion of the proceeds, or of the entire proceeds, or a life insurance policy.

A Gift in your Will provides benefits to you:

- Simplicity – just a few sentences in your Will or Trust are all that are needed to make a big impact.
- Versatility – You can structure the bequest to leave a specific dollar amount, or leave a percentage of your estate to the Central Okanagan Heritage Society.
- Tax relief – Potential to reduce your estate taxes through charitable tax deduction.
- Support heritage and heritage sites in the Central Okanagan.

When a charitable organization is written into your will, there is no cost to you during your lifetime. Your estate will be issued a tax receipt for 100% of the amount of the bequest, resulting in a tax credit on your estate's final income tax return. Independent of your Will, some of the above donations can also be made while you are living, with the satisfaction and reward of seeing your gift contribution at work in your lifetime.

For more information please contact us at:

**Central Okanagan Heritage Society**  
1060 Cameron Avenue (mailing address)  
#3 - 537 Bernard Ave (business office)  
Kelowna, BC V1Y 8V3

[cohs@telus.net](mailto:cohs@telus.net)  
250.861.7188

Charitable Registration #118843507RR0001

*The Central Okanagan Heritage Society strongly recommends professional advice to ensure that your financial goals are considered, your tax situation reviewed and your planned gift is tailored to your circumstances. Making a planned gift involves preparation and planning. Planned gifts should always be part of your estate and/or financial planning process.*

## HERITAGE NEWS

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#### Benvoulin Park Gardener

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#### Site Caretaker at Benvoulin Park

Percy Lujan

#### Office Administrator

Kathy Hrynuik

## Heritage News

The *Heritage BC Watch List* draws attention to a variety of at-risk places that are highly significant to the historic and cultural fabric of British Columbia. The Watch List identifies sites that are currently affected by threat of inappropriate alterations, neglect or demolition.

Historic places contribute to the identity and story of community and place, as well as adding to British Columbia's legacy. The listed sites represent broad categories of threatened heritage. Many other historic places face similar threats.

Through the Watch List, Heritage BC aims to stimulate awareness and conversation, foster protection and engagement, and encourage advocacy for improved stewardship.

### Morden Colliery

Morden Colliery, built in 1913, comprises the physical remains of a Vancouver Island coal mine, including the mine pithead, a reinforced concrete headframe and tibble, and the remains of related buildings and structures dispersed throughout a 4-hectare wooded site.



*Morden Colliery photo: Canada's Historic Places*

This historic place is located in Morden Colliery Historic Provincial Park, approximately seven kilometers south of Nanaimo, British Columbia, in the Regional District of Nanaimo. Morden Colliery Historic Provincial Park was added to the Provincial park system in 1972. The primary role of the park is to protect and preserve remnants of the Nanaimo region's coal mining history.

Nominations for the Watch List can be made throughout the year to Heritage BC at <https://heritagebc.ca/watch-list-introduction/>

Nominations are reviewed by a peer jury. The decision to include a site is based on submitted materials, professional and personal insights of the jury members, and additional research. The Watch List is not a permanent designation and inclusion does not reflect poor supervision or stewardship.



COHS thanks the **City of Kelowna** for its support through an Arts, Culture and Heritage Operating Grant for 2018

COHS thanks the **BC Government** for a **2018 BC Gaming Grant**

