

Heritage Assessment and Evaluation

180 Hwy 33 E, Kelowna BC
 July 17, 2018

Background Information

Neighbourhood: Rutland

Address: 180 Hwy 33 E

Plan: 10045*; Lot: 1

*Known as such from 1959 onwards. Prior to that it was known as: Plan 5971 from 1953; Plan 4033 from 1947; Plan 2773 from 1940; and Plan 2478 from 1936

Lot Size: 0.21 Acres

Property Type: P – Typical Property

Date of completion: 1906

Builder: M.J. Curts

Introduction

This report is a heritage assessment and evaluation of the wood frame construction located at 180 Hwy 33 E (Figs. 1 and 2). Please note that due to the age of the building and its location, there were fewer resources available than is typically desired for such an evaluation. A thorough search was conducted of: various City of Kelowna Departmental records, Kelowna Public Archives, City of Vancouver Archives, the Vancouver Public Library, the Victoria Public Library, the BC Archives and the Library and Archives Canada, however, some key documents were not found, such as the building permit information, building site plans and any fire insurance maps. Therefore, this assessment is conducted based on the information available. Please note that due to this shortage of information, it appears that the original Statement of Significance conducted on the site may have mistaken certain information about this place, as discussed in greater detail below.



Fig. 1: Aerial view of 180 Hwy 33 E, outlined in red, and its immediate surroundings. (Source: City of Kelowna Map Viewer, 2017)



Fig. 2: Street view of 180 Hwy 33 E taken from the northwest, along Sadler Road. It is believed this is a similar view of the house as illustrated in the 1906 historical photograph featured in Fig. 7 below. (Source: Google Street View, 2017)

Overview

The one and a half storey structure located at 180 Hwy 33 E is a very early 20th century wood frame construction occupying a corner lot along Hwy 33 E and Sadler Road (Figs. 3 to 6). Often referred to as the Sproul Farm House, it was built in an area known as Rutland, named after John Hope Rutland who “is reputed to have brought the first irrigation system in the district into operation” (Rutland Centennial Committee 1958, p. 23).



Figs. 3 and 4: Southern facing view (left), taken from Hwy 33 E and western facing view (right), taken from Sadler Road. (Source: John Douglas)



Figs. 5 and 6: Northern facing view (left) and eastern facing view (right) of 180 Hwy 33 E. (Source: John Douglas)

Today, Rutland is one of the larger neighbourhoods of Kelowna, but, historically, this was a separate rural town that did not become a part of the Greater Kelowna area until 1973, contributing to the scarcity of materials available both on the region and this building specifically. Despite this shortage of information, it is clear that the development of this area is connected to the irrigation network that was introduced and the subsequent growth of numerous orchards, a key feature of the area’s reputation and economy (Kelowna Museum 2005, p. 118). In fact, the first orchard grown on the Rutland Estate surrounded the Sproul Farm House (Rutland Centennial Committee 1958, p. 22), as illustrated in Fig. 7 below.

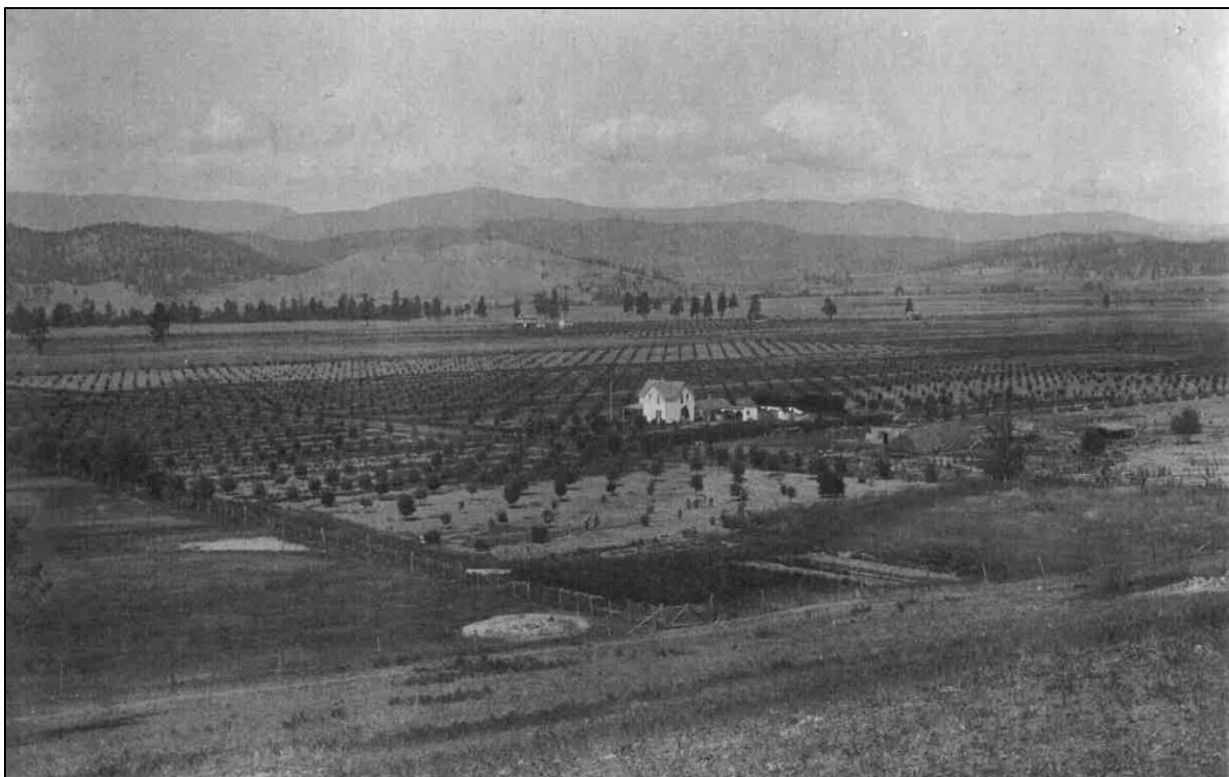


Fig. 7: Historical view of “Sproule’s Orchard, Kelowna,” c. 1905 (note the archival description states c. 1905, however, the Statement of Significance states it was built in 1906. It is unclear where that date was obtained. This is one of the information discrepancies, addressed below). (Source: Kelowna Museum Archives, 3119)

The namesake of this Farm House, Samuel Sproul and his brother Robert, were among the early pioneers to this area and are recorded to have “planted the first orchards from Hardie’s store to the foot of the benches” (Rutland Centennial Committee 1958, p. 31). As stated in this property’s Statement of Significance: “They came to the Black Mountain area from the United States with the ‘covered wagon’ group about 1893” (City of Kelowna). It goes on to say that they purchased the land in 1904 and commissioned the prominent builder, M.J. Curts to build their farm house (*ibid.*). M.J. (Michael ‘Johnny’) Curts was an important and prolific builder for the area in the early 20th century period. In fact, a collection of buildings from the Kelowna area that were designed and/or built by him are on the Canadian Register of Historic Places (Table 1).

Table 1: Consolidated list of Kelowna buildings associated with M.J. Curts that are recognised on the Canadian Register of Historic Places (Source: Canada’s Historic Places)

Building Name	Location	Construction Date
W.D. Walker House	4464 Lakeshore Road	1904
Sproul Farm House	180 Hwy 33 E	1906
C. Martin House	1441 Richter Street	1907
Courier Building	1580 Water Street	1908
Old Post Office	274 Bernard Avenue	1908
W.J. Marshall House	1869 Marshall Street	1908
OK Loan & Investment Building	280 Bernard Avenue	1909
Second Mallam House	4852-4856 Lakeshore Road	1910
Belgo House	1590-1640 Belgo Road	1912
Renfrew House	504 Keith Road	1913
The Raymer Block	289-299 Bernard Avenue	1917
Adams House	1998 Abbott Street	1922

It is important to note that it is unclear where the Statement of Significance obtained its information and how accurate the dating or builder information is. For example, without the building permit information it is hard to confirm these details. There are also concerns with regards to the accuracy of the information contained in the SoS, as its latter history appears to be incorrect. Based on the SoS content, the following is an outline of its later history.

Despite being named after Samuel Sproul, he only owned and occupied the land for less than a decade, selling “the house and the orchard in 1914 to Enoch Mugford (1880-1969)” (City of Kelowna). Enoch Mugford, on the other hand, is said to have occupied the house with his family for 55 years, until his death in 1969 (*ibid.*). Enoch Mugford was an important and prominent figure for Rutland, involved in community affairs and part of the group who helped to set up the Black Mountain Irrigation District (BMID) in 1920 to improve the water supply to Rutland. Mugford was part of the BMID’s first Board of Trustees, resigning in 1922 to become its Superintendent until his retirement in 1950 (Rutland Centennial Committee 1958, pp. 101-104).

Having said this, there appears to be some confusion as to Enoch Mugford’s use and occupancy of this place. It is possible that Enoch Mugford’s association was in fact with a different house belonging to Samuel Sproul, not in fact this structure at 180 Hwy 33 E. As stated in the book *Down Memory Lane Rutland*:

Sam Sproul bought a twenty-four acre block near the foot of McKenzie Hill. His brother Robert Sproul bought several parcels of the young orchard. Sam built a house on the property. (In 1914 Sam sold his house and property to Enoch Mugford.)

Joe Rich Road ran along the south boundary of the property.

Later in 1906, Sam Sproul had M.J. Curts build a high gable roof with a large gable dormer house for his daughter Lillian who married Ernest Dudgeon. This building has a bay window with decorative centre window and flat roof on the south side. The windows have a wide trim with a lug sill. The front entrance (facing south to Hwy 33) is set back with a covered veranda. (House on the corner of Sadler Road and Hwy 33).

McLeod's lived in this house then one of the Schneider families rented the house. Joe Horning bought the house in summer of 1945. After Joe Horning sold the remainder of the property, Hank and Anita Funk bought the house and land. The Mussel family rented the home and many others followed. The Funks still own the house and property in 2008, as a rental home. (Vielvoye and Senger 2008, p. 297)

The above suggests that there were in fact at least two houses on the Sproul land and that Enoch Mugford did indeed buy a property from Samuel Sproul in 1914, however, it seems it was not the house located at 180 Hwy 33 E, but instead another. The excerpt above, addressing the daughter's house, seems to be describing the appearance and location of the captioned study site. The key details are: gable roof; bay window; front entrance (facing Hwy 33) with veranda; corner house at Sadler and Hwy 33; and eventually bought by the Funks.

There are, however, a few challenges with regards to this publication worth noting. Unfortunately, there is no reference list or bibliography to it, so it is difficult to confirm its information as well. There is also a potential error in its facts. As stated in the *History of the District of Rutland, B.C. 1858-1958*, Lillian Sproul was in fact the daughter of Robert Sproul: "The Sam Sproul home was purchased by Mr. and Mrs. E. Mugford, Sr., who are still residing there. One of Bob Sproul's daughters, Lillian, married Ernest Dudgeon, and the former home is now occupied by Mr. and Mrs. Joe Horning and family (Rutland Centennial Committee 1958, p. 32).

It is worth noting that in this 1958 publication, Enoch Mugford and his wife are stated as still residing in the Sam Sproul house, however by 1962, as confirmed by the "Canada, Voters List," the Mugfords had left the house and moved into an elderly care facility, located at Apt 15, 1469 Bertram Road (Okanagan Regional Library 1962). This means that, no matter what, Enoch Mugford did not occupy the house until his death in 1969, as stated in the Statement of Significance (City of Kelowna). It is also important to note that, despite the authors' error above with regards to the Sproul daughter, one of the authors of this 2008 book is the Granddaughter of Mr. Horning and has memories of being in his house at 180 Hwy 33 E (personal communication, 2018). This ownership and occupation is also further confirmed through a 1959 subdivision plan of the area (see Fig. 8 below), as well as a family photograph from the Hornings clearly taken at the house (Fig. 9).

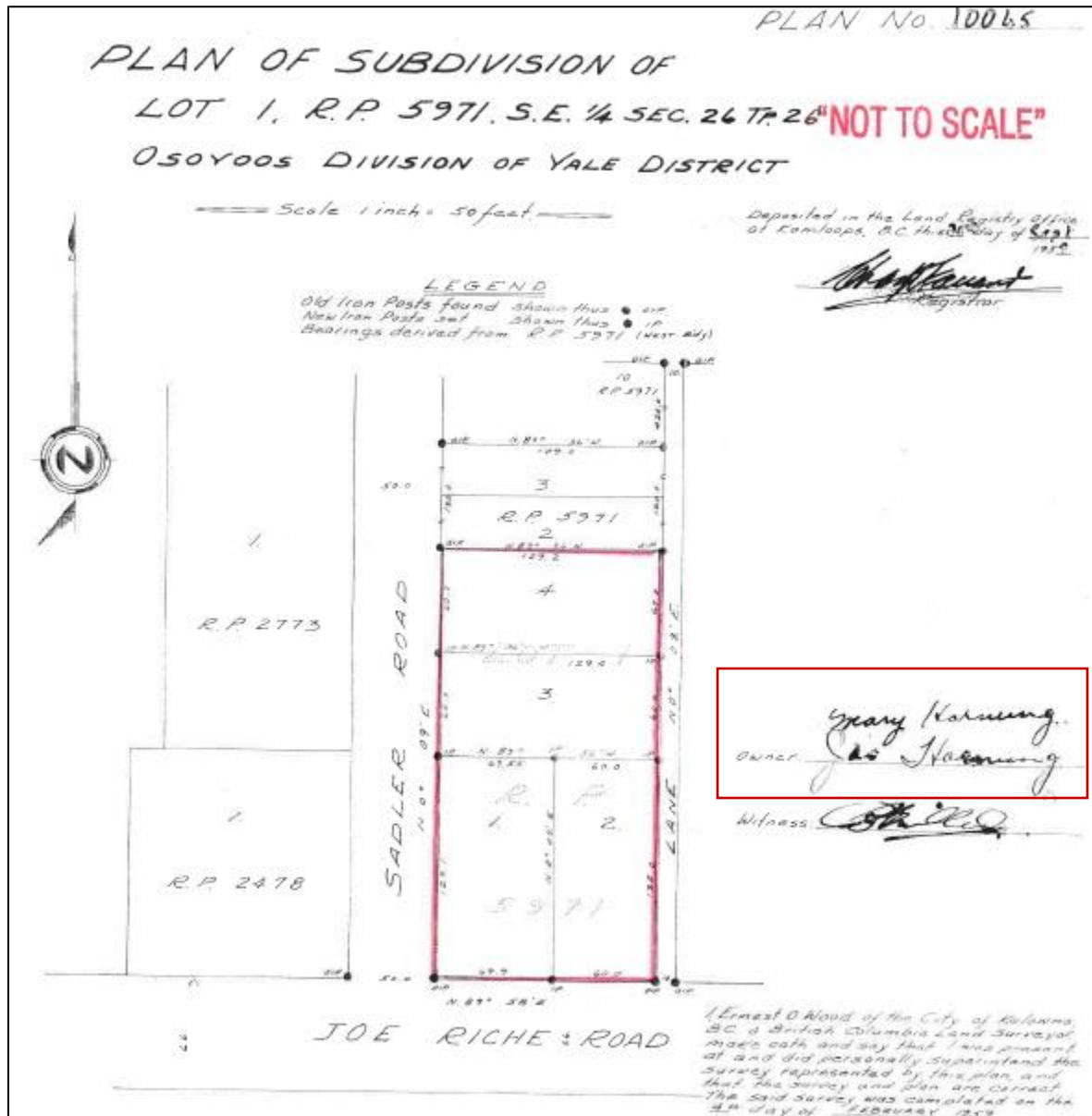


Fig. 8: Plan of Subdivision of Lot 1. R.P. 5971, 1959. Note the reference to the current numbering system, Plan 10045, and the ownership of "Joe Horning," outlined in red. (Source: City of Kelowna Registry, Plan No. 10045)

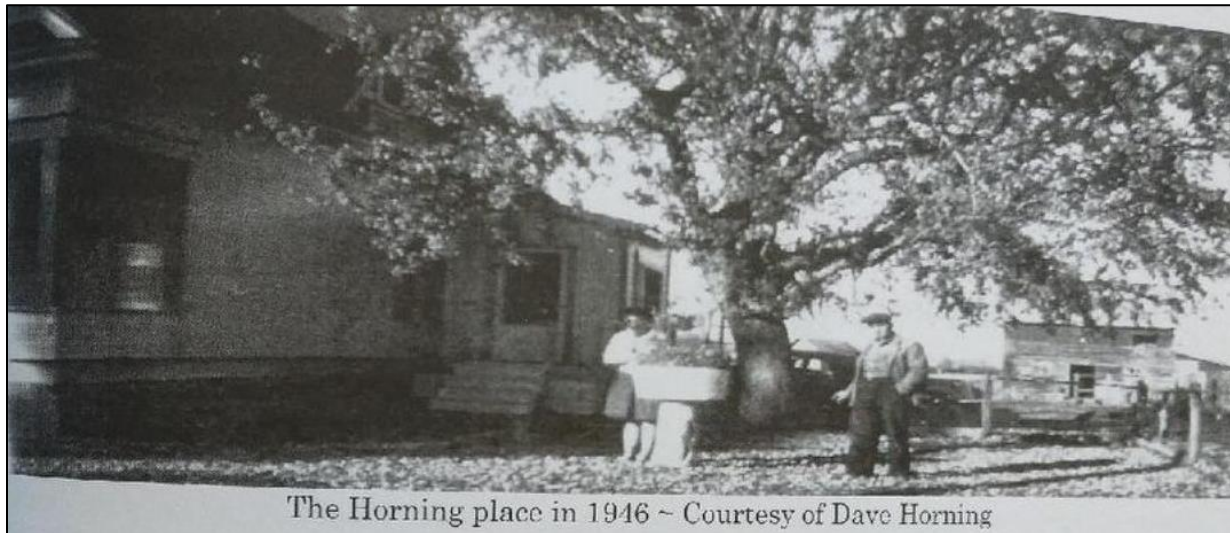


Fig. 9: Photograph of the Horning family occupying 180 Hwy 33 E in 1946, taken from the SE corner. The house is recognisable through its architectural features, such as the protruding entryway, the corner of the gable roof and the open porch on the far left of the photograph, in addition to showing one of the iconic trees. (Source: Vielvoye and Senger 2008, p. 239)

In the book *Down Memory Lane Rutland*, it goes on to explain more about Joseph Horning:

Joseph Hornung (changed name to Horning in Rutland) was born in Saskatchewan. He met and married Mary Flegel. In June 1945, they moved to Rutland, B.C. They bought a house on Joe Rich Road (now is Hwy 33) with about twenty acres of land that was associated with Sam Sproul; a huge two storey home with a balcony surrounding half the house, built in 1906 by M.J. Curts, a prominent builder, for Sproul's daughter who married a Dudgeon. The house was bought by the McLeod's and later rented to the Schneider family.

... Joseph's first job was at the Rutland Sawmill as steam Engineer. In the 1960-1970s, Joseph became a Water Bailiff for Black Mountain Irrigation...Mary worked for Rowcliffe Cannery for many years and then at Brown Brother's Book Binding, which is now the Kelowna Book Bindery.

Joseph was one person instrumental in Black Knight TV coming to Rutland, along with Alvin Angus. A Radio Repair Shop from Spokane ran a wire and transmitted to this area. Joseph was asked to put a TV in his house for free viewing and to let other people watch.

They split up their property to make lots in 1952. John and Julia Ottenbreit bought a good portion of this land at the north end by Mugford Road. Joseph had to provide a short road and supplied water to Husche's from their well. Later the rest was sub-divided and that was when the barn was taken down.

Mary's parents (Frank and Rose Flegel) bought a small lot across from the Ottenbreit home on Sadler Road, and their house from Moyer Road was moved to the existing lot. Joe and Mary built a new house next to the Heritage house [see Fig. 10 below].

Later, son Al built between his parents and grandparents places. The old house was rented to the Mussel family and later Henry Funk bought the house (lives at Carr's Landing) has rented it to various people over the years. It is still rented at present time.

(Vielvoye and Senger 2008, p. 239-240)

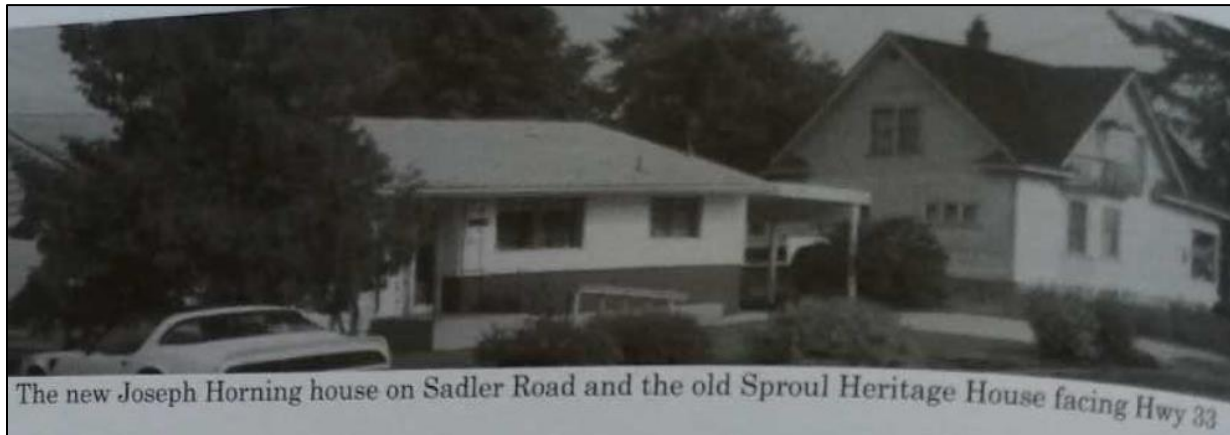


Fig. 10: Photograph of the “new Joseph Horning house” and the “old Sproul Heritage House”, taken from the NW. (Source: Vielvoye and Senger 2008, p. 240)

These details outlined above, in particular the subdivision of the lot and the various renters and owners, are confirmed from the records at the Land Title Office as well. Such as, “Title No. 211141F, (1959) Lots 1, (2,3,4) Plan 10045 R.O. ‘Hornung, Joseph & Mary’”; “R.P. 107172E, 14/2/1964 - Charles Henry John Mussell & Hilary Jean Josephine Mussell (Joint Tenants)”; and “B267373, 7/11/67 - Henry Funk” (Land Title Office 1959, 1964 and 1967). Although difficult to confirm, the description above could suggest that perhaps the actual Mugford residence was located further north on the original lot and could explain why Mugford Road is named “Mugford.”

Either way, from the above, it seems fairly clear that Enoch Mugford did not live at 180 Hwy 33 E, as originally attributed in the Statement of Significance. No matter though, the late 20th century marks an important transition for the house and the surrounding area. For most of the early and mid-20th century, the area of Rutland continued to be rural and modest. However, in the 1960s and into the 1970s, a number of changes began to take place, specifically a move towards more commercialisation in the area, compared to its rural past (City of Kelowna). This resulted in a series of boundary extensions for Kelowna. This was particularly the case following the development of the Orchard Park Shopping Centre in 1971 (Simpson 2011, p. 220) and the eventual amalgamation of the areas of Benvoulin, Glenmore, Okanagan Mission and Rutland in 1973 (Surtees 1989, p. 75) (Fig. 11).

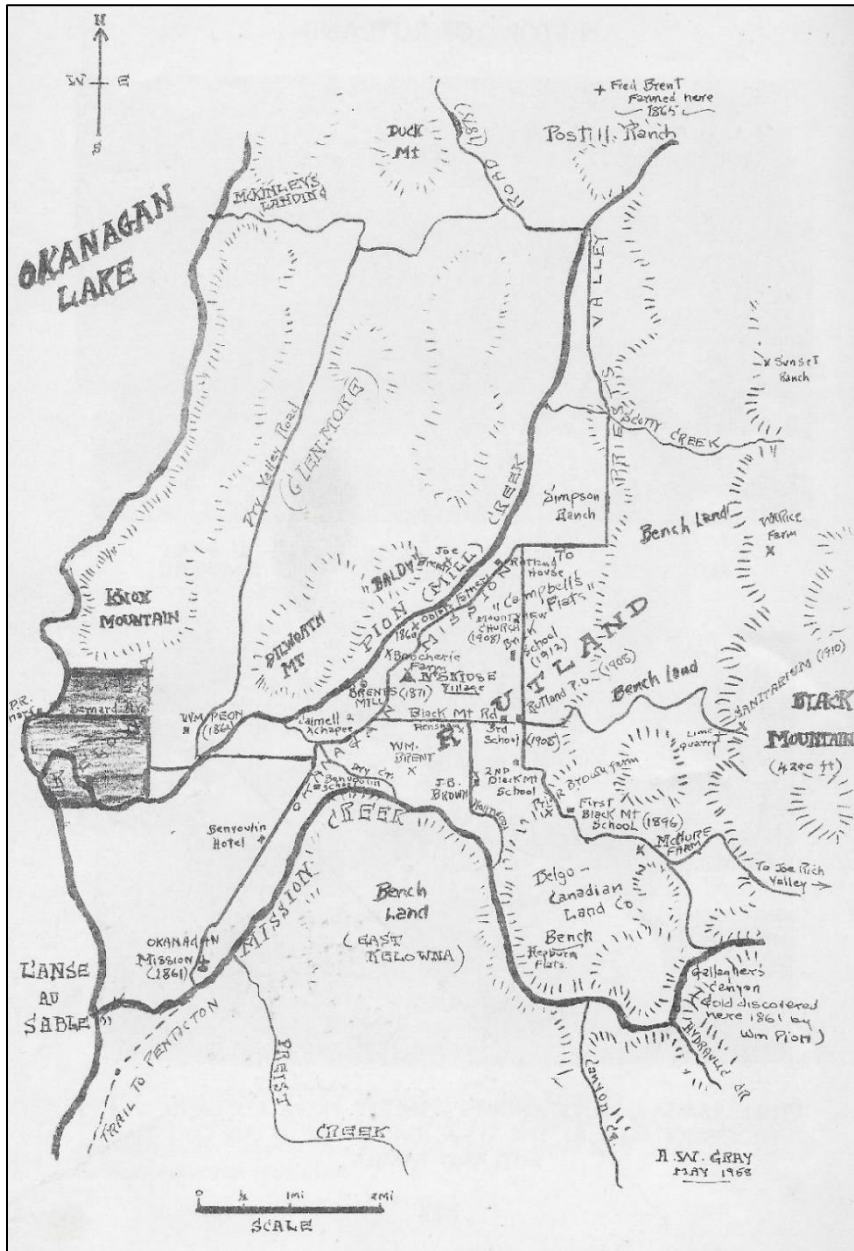


Fig. 11: Map of the Rutland area, May 1958. The areas to be amalgamated with Kelowna (Benvoulin, Glenmore, Okanagan Mission and Rutland) are distinctly visible. (Source: Rutland Centennial Committee 1958, p. 128)

In 1971, it appears the house occupying 180 Hwy 33 E shifted from being a single-family dwelling to being used for commercial purposes, beginning with its use by the excavating firm of H.R. Funk (City of Kelowna); the same Hank Funk who is said to have purchased the house from Joe Horning (Vielvoys and Senger 2008, p. 297). In the Statement of Significance, it is stated that this change “illustrates the business development of ‘downtown’ Rutland” taking place in the latter part of the 20th century (City of Kelowna). Today, the house is mixed use, being used commercially with a section of the house being used as a bridal gown store, called *Bubbles N Bells*, with residential tenants also occupying the house, including the proprietor of the aforementioned store.

Character Defining Elements and Current Condition

As recognised in the Statement of Significance composed for the designation of the Sproul Farm House in 2001, followed by its listing on the Canadian Register in 2009 (Canada’s Historic Places), the following were considered the Character Defining Elements (CDEs) of this place:

- Several mature trees in front and side yards
- Residential form, scale and massing, expressed by 1 and 1/2 storey height and rectangular plan
- Medium-pitch gable roof with 2 secondary cross-gables
- Street elevation has full-width open porch with repetitive, evenly-spaced painted wood columns
- Corbelled brick chimney
- Narrow V-joint horizontal wood siding
- Wood shingles in upper part of main gables
- 1-over-1 double-hung wood sash windows on the upper floor, with plain wood trim

(City of Kelowna)

Many of these elements are still intact today, although there has been some deterioration and lack of maintenance of these features, as visible in comparing two photographs of the house; one from 2005 and another from 2017 (Figs. 12 and 13).



Figs. 12 and 13: Comparative views of 180 Hwy 33 E, 2005 (left) and 2017 (right). (Source: City of Kelowna 2005 and Google Street View 2017).

In comparing these, it is important to note that two CDEs, in particular, have been altered. The first being the porch. As outlined above, the “street elevation has full-width open porch with repetitive, evenly-spaced painted wood columns.” Between 2005 and 2017, this was closed in without permission and is a feature no longer visible. Although this alteration is reversible, the second altered CDE is not. In comparing Figs. 12 and 13 above, in particular the area to the left of the house, as well as Figs. 14 to 16 below, the first CDE, “several mature trees in front and side yards,” have been irreversibly removed (Figs. 14 to 16).



Figs. 14, 15 and 16: Comparative aerial views of 180 Hwy 33 E, 2006 (top left), 2012 (top right) and 2017 (bottom). (Source: City of Kelowna Map Viewer 2006, 2012 and 2017).

Concluding Remarks

The building at 180 Hwy 33 E, the Sproul Farm House, is one of the few remaining early 20th century structures of the Rutland area. Looking at the Heritage Register of Kelowna, and the Rutland neighbourhood in particular, there are only a handful of recognised buildings. Of these, the Sproul Farm House appears to be the oldest and is among a rare stock of pre-World War 1 housing in the Rutland area (City of Kelowna b). However, being of an old age does not necessarily give a place greater significance. Tangibly, the structure itself has certainly seen better days. A number of changes over the years have

compromised the integrity of the building and it has not been particularly well maintained. There are other recognised houses in the area that are in better condition, with greater integrity, such as the Willis Schell House at 1024 Rutland Road or the Dudgeon Farm House on Leathead Road. However, that is not to say that the Sproul Farm House is unsalvageable or without significance. In fact, its intangible elements seem to be a key importance of the place. In particular, its location and its association with the pioneers, the Sproul brothers. These are important intangible elements of the building, worth celebrating and promoting.

That being said, it is important to note that the inaccurate association of this building with Enoch Mugford, does influence the significance of this place. Considering these were important elements to the original assessment and its associated Statement of Significance, one could argue that its significance is perhaps somewhat less.

Based on the above overview and the data available, the following is the evaluation for 180 Hwy 33 E, following the City of Kelowna's "Kelowna Heritage Register Evaluation Criteria, May 2012."

EVALUATION

Address 180 Hwy 33 E, Kelowna, BC Local Area Rutland

Date of Construction: 1906

A. ARCHITECTURAL HISTORY

		E	VG	G	F/P
1	Style/Type	35	18	12	0
	<p>VG: A very good example of a style or type; and a good example of a style or type that is notably early in Kelowna.</p> <p><i>180 Hwy 33 E is a representative example of the straightforward vernacular farmhouses built in the Rutland area and is notably early, being one of the few surviving examples constructed in the early 20th century.</i></p>				
2	Design	30	15	10	0
	<p>G: A design which incorporates several special aesthetic or functional attributes.</p> <p><i>Although a modest design, there are a few noteworthy attributes: such as its residential form, scale and massing; its medium-pitch gable roof with secondary cross-gables; its corbelled brick chimney; its narrow V-joint horizontal wood siding; its wood shingles in the upper part of the main gables; and its 1-over-1 double-hung wood sash windows on the upper floor, with plain wood trim.</i></p>				
3	Construction	15	8	5	0
	<p>F/P: An example of no particular significance.</p>				
4	Designer/Builder	15	8	5	0
	<p>G: An architect, designer, engineer and/or builder of some importance to building development in the city, province or nation.</p> <p><i>The prolific local builder, M.J. Curts, is said to have built the Sproul Farm House, in addition to other important Kelowna buildings.</i></p> <p><i>If this is not accurate, this should be F/P: 0.</i></p>				

(Maximum 40)

28-33

B. CULTURAL HISTORY

1	Historical Association	<p>G: Connected with a person, group, institution, event or activity that is of moderate importance.</p> <p><i>180 Hwy 33 E is connected to a group of early pioneers to the area, specifically the Sproul brothers, Samuel and Bob, who helped tend one of the first orchards on the Rutland Estate.</i></p>	35	18	12	0
2	Historical Pattern	<p>G: A building that provides strong evidence of an historical pattern of local area importance.</p> <p><i>The Sproul Farm House at 180 Hwy 33 E connects to the historical establishment of the Rutland area and its orchards. It is also one of the earliest surviving examples of farm houses in the area.</i></p>	30	15	10	0

(Maximum 35) 22

C. CONTEXT

1	Landscape/Site	<p>G: A landscape which includes one or two important features which are directly related to the building’s style, design and history; and an altered but recognizable historical relationship between a building’s site and its immediate urban environment or related geographic features.</p> <p><i>The corner lot of 180 Hwy 33 E and the surviving mature trees are of particular importance to the landscape. Much of the surrounding area has dramatically changed from its rural past, although the broader terrain (the topography, hills and mountains) remains.</i></p>	15	8	5	0	
2	Neighbourhood	<p>G: A building which is not part of a contiguous group of similar style, type or age, but is in an area of compatible use.</p> <p><i>The neighbourhood surrounding 180 Hwy 33 E is no longer rural farmland as was the case historically nor is it a part of a contiguous group of a similar style, type or age. However, it is in an area of compatible use in that it is surrounded by similar residential houses with some commercial use in the vicinity as well.</i></p>	20	10	6	0	
3	Visual/Symbolic	<p>F/P: A building of no landmark or symbolic significance.</p>	25	13	8	0	
			(Maximum 25)				11
			Subtotal				61-66

D. INTEGRITY & CONDITION

F/P: A building with alterations which greatly detract from the style, design, construction or character. 0 -5 -8 -15

The lack of on-going maintenance has impacted the condition of the building, which includes the possible growth of moss and/or mold, the deterioration of the defining corbelled brick chimney as well as general decay of its materials, paints and finishes. There have also been a number of alterations and additions to the building over time. It appears that, at a minimum, the following major/minor alterations have been carried out:

- *Late 2000s/early 2010s: additional outdoor shower stall added to the eastern side of the building*
- *Late 2000s/early 2010s: porch enclosed*
- *Late 2000s/early 2010s: railing installed on the western facing upper floor window, possibly for use as a planter, if not as a full balcony*
- *Mid-2010s: a number of the mature trees on site were cut down*

Please note that there was likely additional work done on the house, however, those listed above are what are discernible from the available records and correspondence.

	TOTAL	46-51	
Evaluation Date	July 17, 2018	Classification Group	B

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