

Statement of Significance – 1730 Ethel Street

Place Description

The historic place is the single-storey, wood construction house built in 1923 and located at 1730 Ethel Street, in Kelowna's South Central neighbourhood.

Heritage Value

The heritage value is derived primarily from its mostly unaltered appearance as a characteristic example of a simple builder-contractor's house, built in the active inter-war growth period in Kelowna. There is value as well in its builders, who presumably erected many more houses of this type.

The modest house was built in 1923 by Dore and Ryan, prominent Kelowna builders, for Emma Davis. It is representative of the straightforward approach to builders' architecture at the time, devoid of details relating to historical styles. The eaves brackets and the 'woody' quality are vestiges of the Craftsman Bungalow, but the house has been simplified from that prototype of the previous decade.

The house was apparently 'revenue' property, as she did not reside here (her addresses in the telephone directory are on Lawson Avenue and Fuller Avenue). By 1937 Davis's agent, lawyer T.F. McWilliams, who had signed the building permit, was listed as the owner; but he too resided elsewhere. The house therefore represents the use of residential real estate for investment purposes, and not just as a primary home.

By 1948 the house was owned and occupied by Gus A. and Elsie E. Arndt. Gus Arndt was superintendent at the Kelowna Creamery. In 1956 it was owned and occupied by Carl W. and Angelica Gahn; Carl Gahn was retired at that time.

Character Defining Elements

- Located on Ethel Street, in Kelowna's South Central neighbourhood
- Residential form, scale and massing, expressed by the one-storey height and rectangular plan with a partially buried basement
- Medium-pitch gable roof with deep eaves and wood eaves brackets ('knees')
- Central entrance porch with a gable roof, deep eaves, wood eaves brackets, and triple wood columns at the corners
- 3 brick chimneys
- Wood shingle walls and entrance gable
- 6-over-1, double-hung, wood sash windows with plain, wide, wood trim
- Central door flanked by small, fixed, 4-pane windows with wide, wood trim