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**CITY OF KELOWNA**  
**MEMORANDUM**

**SCHEDULE** \_\_\_\_\_ **A**

This forms part of application

# Z18-0177

Planner  
Initials LK



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**Date:** Jan 03, 2019  
**File No.:** Z18 - 0117  
**To:** Urban Planning Management (LK)  
**From:** Development Engineering Manager (JK)  
**Subject:** 145 Sadler Rd., 180 190 Hwy 33 E

RU1, RU6 to C4

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The Development Engineering Branch has the following comments and requirements associated with this rezoning application. The road and utility upgrading requirements outlined in this report will be requirements of this development.

The Development Engineering Technologist for this project is Andy Marshall.

**1. Domestic Water and Fire Protection**

- a) This development is within the service area of the Rutland Water District (RWD). The developer is required to make satisfactory arrangements with the RWD for these items. All charges for service connection and upgrading costs, as well as any costs to decommission existing services are to be paid directly to RWD.
- b) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures.

**2. Sanitary Sewer**

Our records indicate that 145 Sadler Rd. is currently serviced with a 100mm-diameter sanitary sewer service and 180 and 190 Hwy 33 E are currently each serviced with a 150mm-diameter sanitary sewer service. The applicant's consulting mechanical engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal and disconnection of the existing services not required and the installation of one new larger service if required.

**3. Storm Drainage**

- a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and recommendations for onsite drainage containment and disposal systems.
- b) On site drainage systems for the site will be reviewed and approved by Engineer when site servicing design is submitted.

#### **4. Road Improvements**

- a) Sadler Rd. will require upgrading to an urban standard (SS-R5 modified - to be determined at design) along the full frontage of the subject property which includes curb and gutter, sidewalk, street lighting, landscape boulevard, storm drainage system, pavement removal and replacement and relocation or adjustment of utility appurtenances if required to accommodate upgrading construction. Access shall be from Sadler.
- b) Hwy 33 will require upgrading of sidewalk, boulevard and trees to match existing frontage to the east. Access shall be removed.

#### **5. Subdivision and Dedication**

- a) Approximately 2.44m of road dedication is required along the entire frontage of Sadler Road.
- b) Approximately 5.2m of road dedication is required along the entire frontage of Hwy 33.
- c) Corner Rounding of 6m radius is required at the intersection.
- d) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

#### **6. Electric Power and Telecommunication Services**

- a) All proposed service connections are to be installed underground. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.
- b) Re-locate existing utilities, where necessary.

#### **7. Geotechnical Report**

As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics.
- (b) Site suitability for development, unstable soils, etc.
- (c) Drill and / or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.

- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- (e) Additional geotechnical survey may be necessary for building foundations, etc.

**8. Design and Construction**


- (a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- (b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- (c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- (d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- (e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs

**9. Servicing Agreements for Works and Services**

- (a) A Servicing Agreement is required for all offsite works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- (b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

**10. Other Engineering Comments**

- (a) Provide all necessary Statutory Rights-of-Way for any utility corridors as required.

  
\_\_\_\_\_  
James Kay, P. Eng.  
Development Engineering Manager

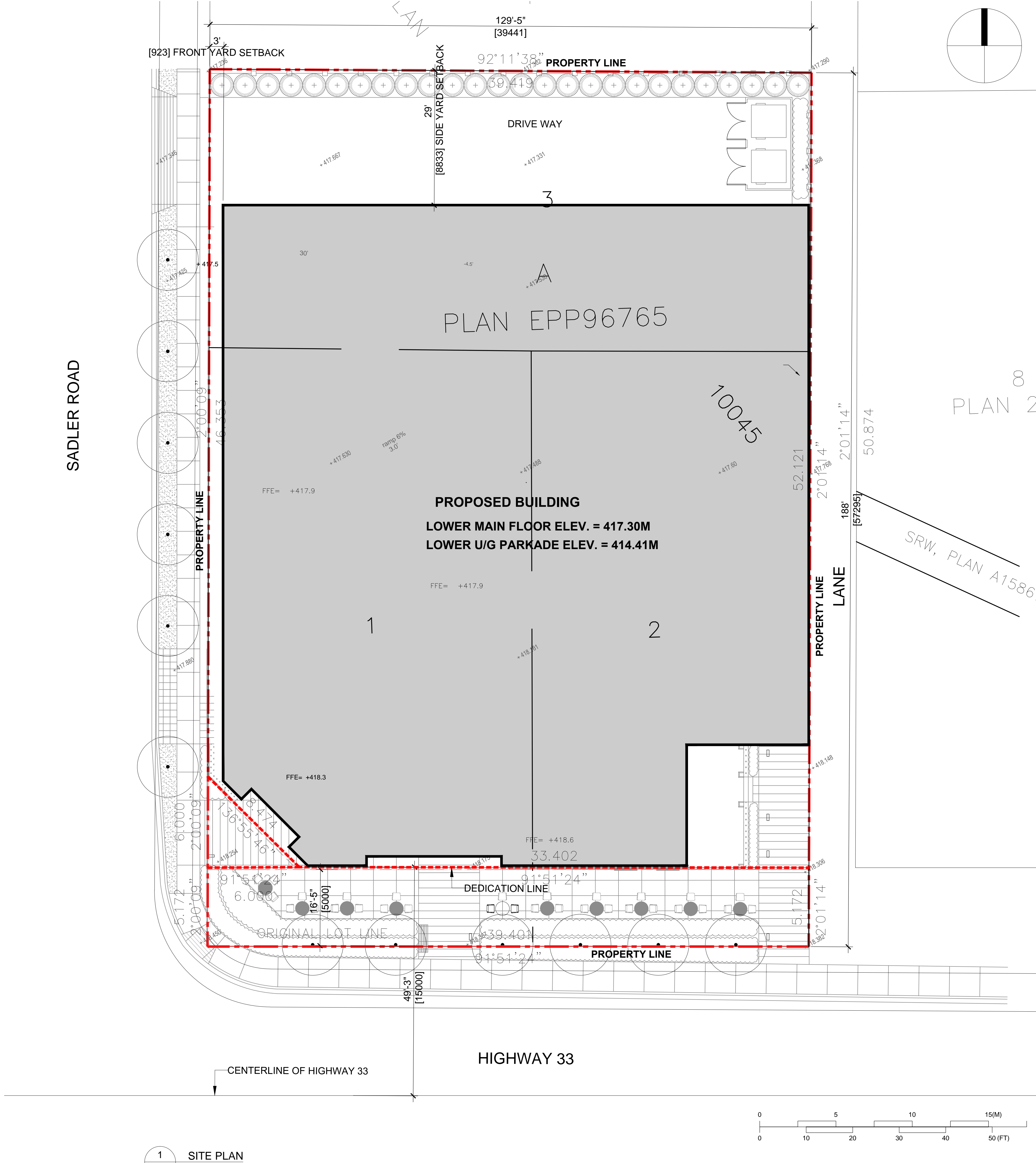
agm

Zoning Analysis Table		
CRITERIA	C4 ZONE REQUIREMENTS	PROPOSAL
	Development Regulations	
Lot Area	460 m <sup>2</sup>	2260 m <sup>2</sup> (24,323 SF)
	1300 m <sup>2</sup> if there is no abutting lane	
Lot Depth	30.0 m	57.3m
Lot Width	13.0 m	39.4m
	40.0 m if there is no abutting lane	
Height	15.0 m/ 4 Storeys	17.5 m/ 5 Storeys
Front Yard (West)	0.0 m	0.92 m
Side Yard (North)	4.5m/half height of building where the site abuts an RU1, RU2, RU3, or RU4 zone	8.8 m
	2.0 m where the site abuts other residential zone	
Side Yard (South)	0.0 m	0.0m
	0.0 m	
Rear Yard (East)	6.0m where abutting a residential zone	0m
Site coverage	75%	71%
Floor Area (Net)		
Floor Area (Gross)		3222.1m <sup>2</sup> (34,682SF)
FAR	1.3( Parking space are provided totally bequeath habitable of a principal building +0.2)	1.43
Parking Regulations		
Minimum Parking Requirements	Total Required=100	91 Parking Stalls (9 parking stalls will be pay- in lieu)
	Full size at 50%	46
Ratio of Parking Stalls	Medium size at 40% Max	36
	Small size at 10% Max	9
Minimum Drive Aisle Width	7.0 m	7.0 m
Setback (Parking)	1.5 m	1.5m
Other Regulations		
Loading	1 per 1,900 m <sup>2</sup> GFA	N/A
Minimum Bicycle Parking Requirements	Apartment: Class 1: 0.5 Per DU Class 2: 0.1 Per DU	Class 1: 50 Class 2: 10
	Commercial: Class 1: 0.2 Per 100m <sup>2</sup> GLA or 1 Per 10 Employees, Class 2: 0.6 Per 100m <sup>2</sup> GLA	Class 1: 1 Class 2: 3

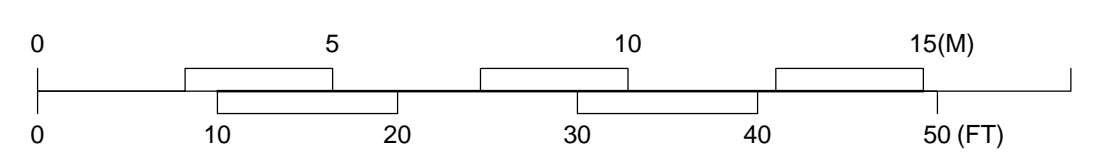
Unit Breakdown				
Unit	Unit type	No. of Unit	Unit Area (ft. <sup>2</sup> )	Total Area (ft. <sup>2</sup> )
Unit A	Micro Suite	47	312	14664
Unit B	Micro Suite	25	312	7800
Unit C	1 Bedroom	1	505	505
Unit D	1 Bedroom	3	430	1290
Unit E	1 Bedroom	3	747	2241
Unit F	1 Bedroom	3	410	1230
Unit G	1 Bedroom	4	496	1984
Unit H	1 Bedroom	4	473	1892
Commercial				3076
<b>Total</b>		<b>90</b>		<b>34682</b>


PRIVATE OPEN SPACE (M <sup>2</sup> )		
	REQUIRED(M <sup>2</sup> )	PROPOSED (M <sup>2</sup> )
6m <sup>2</sup> STALL / MICRO SUITE		353
10m <sup>2</sup> STALL / ONE BEDROOM UNIT		154
15m <sup>2</sup> STALL / TWO BEDROOM UNIT		23
ROOF PATIO		425
COMMON ROOM		50
LOCKER ROOM		105
<b>TOTAL</b>	<b>662</b>	<b>1110</b>

PARKING NUMBER		
	REQUIRED	PROPOSED
Residential Units	82	75
Commercial	13	11
Visitor Parking	5	5
<b>TOTAL</b>	<b>100</b>	<b>91</b>



1 SITE PLAN  
Scale: 3/32" = 1'-0"





**pacific west architecture**


1200 West 73rd Ave (Airport Square)  
Suite 1100  
Vancouver B.C. V6P 6G5

Office: 604 267 7072  
Fax: 604 267 7056  
Email: info@pwaarchitecture.com  
www.pwaarchitecture.com

**ATTACHMENT A**

This forms part of application # Z18-0177

Planner Initials: LK



REVISIONS	ISSUES	DATE
1	8	
	7	
	6	
	5	
	4	REISSUED FOR REZONING AND DP
	3	REISSUED FOR REZONING AND DP
	2	REISSUED FOR REZONING AND DP
	1	ISSUED FOR REZONING AND DP
		OCT.2 2019
		MAY 22 2019
		MAY 1 2018
		FEB.6 2018

PROJECT NUMBER	A125
DRAWN BY	WW
CHECKED BY	PY
DATE CHECKED	
CONSULTANT	

**PROJECT**

**MIXED-USE DEVELOPMENT**

**HWY 33 & SADLER**

**KELOWNA, B.C.**

**DRAWING TITLE**

**SITE PLAN AND STATISTICS**

DRAWING No.

**A1.01**



REVISIONS
1

ISSUES	DATE
8	
7	
6	
5	
4	REISSUED FOR REZONING AND DP
3	REISSUED FOR REZONING AND DP
2	REISSUED FOR REZONING AND DP
1	ISSUED FOR REZONING AND DP

PROJECT NUMBER	A125
DRAWN BY	WW
CHECKED BY	PY
DATE CHECKED	
CONSULTANT	

**PROJECT**  
**MIXED-USE DEVELOPMENT**  
**HWY 33 & SADLER**  
**KELOWNA, B.C.**

**DRAWING TITLE**  
**RENDERINGS**

**DRAWING No.**  
**A6.03**



REVISIONS
1

ISSUES	DATE
8	
7	
6	
5	
4	REISSUED FOR REZONING AND DP
3	REISSUED FOR REZONING AND DP
2	REISSUED FOR REZONING AND DP
1	ISSUED FOR REZONING AND DP

PROJECT NUMBER	A125
DRAWN BY	WW
CHECKED BY	PY
DATE CHECKED	
CONSULTANT	

**PROJECT**  
**MIXED-USE  
DEVELOPMENT**  
  
HWY 33 & SADLER  
KELOWNA, B.C.

**DRAWING TITLE**  
**STREET VIEW-HERITAGE  
BUILDING RENDERING**

**DRAWING No.**  
**A6.02**

This forms part of application

# Z18-0177

Planner  
Initials

LK

*Cummer Heritage Consulting*

Katie Cummer, PhD CAHP  
707, 838 Broughton Street  
Victoria, BC, V8W 1E4  
(778) 678 1913

May 13, 2019

**City of Kelowna**

1435 Water Street  
Kelowna, BC  
V1Y 1J4

RE: Heritage-related brief in relation to the proposed redevelopment of 180 Hwy 33 E

This letter provides my professional perspective on the proposed redevelopment of the Sproul Farm House and its heritage-related design going forward. I was the heritage consultant who conducted the re-assessment of the site in July 2018 and helped present to the City of Kelowna Heritage Committee in August 2018 about de-registering the house from Kelowna's Heritage Register. I am now working with the team to help ensure their updated proposal respects the heritage place as much as possible, while still allowing their new development to provide needed amenities for the community.

The house located at 180 Hwy 33 E, known as the Sproul Farm House on the Heritage Register, is a one and a half storey wood frame construction dating from 1906. Formally recognized in 2001, it was then listed on the Canadian Register of Historic Places in 2009. As articulated in my original assessment of the structure and as stated at the Heritage Committee Meeting, I have some doubts as to the original assessment of the site, which was conducted during a time of more limited research capabilities. It looks as though some of the articulated significance (specifically Enoch Mugford's supposed 55 years' association with the place) was misattributed to this structure from another one formally on the site and already since demolished (Cummer 2018 pp. 4-8). No matter the inaccuracy, this is not to say that the site is entirely insignificant, simply that it is perhaps not as significant as originally assessed.

No matter the historical associations, it is one of the few remaining early 20<sup>th</sup> century structures of the Rutland area and among a rare stock of pre-World War 1 housing. However, being one of the oldest surviving structures does not necessarily give a place greater significance. Tangibly, the structure is in fairly poor condition, having not been particularly well maintained, and with a number of changes and updates over the years that have compromised the integrity of the building. 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 historical associations with the pioneering Sproul brothers and the prominent local builder M.J. Curts. These are important intangible elements of the building that are worth celebrating and promoting, and which can continue to be done through thorough documentation, thoughtful on-site interpretation and selective preservation of the historic structure and fabric.

In particular, preserving two of its façades (the western and southern facing ones; the most prominent ones) a key character defining element can be preserved, specifically its form,

which “is representative of the straightforward, vernacular farmhouses of the day, one-and-one-half storeys high with a gabled roof facing the street, gabled dormers on the side, and a broad porch” (City of Kelowna). Moving the house to the southeast corner of the property and rotating it 45 degrees, allows the most prominent sides to be preserved and better showcased from the main thoroughfare. This provides a valuable reminder of the former streetscape and allows the house to be foregrounded rather than hidden in its current location at the northwest corner, behind and beside the proposed new development. It is also proposed to re-open the porch and make this a usable outdoor space once more and to ensure the iconic bay window continues to be a functioning window, rather than a false one. Looking through the Character Defining Elements (CDEs) listed in the Statement of Significance for the place, through this proposed functional facadism, the vast majority of the CDEs can be restored and preserved:

~~—Several mature trees in front and side yards~~ *As outlined in my original assessment through comparative aerial photography, unfortunately, most of the mature trees on-site were cut down between 2012 and 2017 (Cummer 2018, p. 11). It has been articulated to me that the two remaining trees on-site appear unwell and are a potential hazard going forward. Perhaps good to have an arborist to conduct an on-site inspection to confirm this, but if hazardous it seems defensible and logical to have them removed, despite their significance.*

- 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~~ *Considering the positioning of the chimney in the middle of its roof, in preserving the two façades it may be difficult to retain this Character Defining Element, however, it will be thorough documented prior to removal.*

- 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)

Of course, in the heritage conservation field, facadism is a somewhat polarizing approach (Vancouver Heritage Foundation 2013). There are those who vehemently oppose its use and others that understand that compromise is sometimes needed, particularly when a structure cannot be preserved in full (Bargery 2005). There are numerous modern, Canadian examples where a compromise has been needed on account of a building’s condition, such as the current project in the provincial capital with the Customs House site redevelopment in Victoria, BC. There are and will continue to be critics of this approach, but unfortunately, sometimes pragmatism is needed over idealism.

In the case of this project, in preserving the two façades, one could argue that the majority of what has been visible from the street for over a century is being preserved and allowing for the continuation of this community landmark. It is also providing the opportunity for certain key elements to be restored, in particular, the characteristic wood siding and shingles as well as the porch, which was closed in at some point in the last fifteen years. If anything, this project is allowing the Sproul Farm House to be refreshed and given a new lease of life. This is particularly the case if the developers are able to incorporate the porch into a functional, usable space for the community as an attachment to an interior space, allowing this Character Defining Element to be restored and accessible to the public for the first time in its history. As eloquently stated by Robert Bargery, the former Head of Policy and Research at the Commission for Architecture and the Built Environment in the UK:



If the facade really is all that can stay, we might insist on the new building being properly related to and integrated with the retained facade, correctly-placed cross-walls included. Facadism works least well when windows evidently lead through to nothing, when their lack of relationship to anything behind them is betrayed by mirror glass, or blanked-out windows, or even a view of the sky. It is an unhappy compromise, but perhaps in future we should seek to avoid it by keeping more, not less, of the historic building.

(Bargery 2005)

I hope this helps to provide some context from a professional perspective in relation to the proposed redevelopment of 180 Hwy 33 E. If you have any further questions or would like me to clarify anything, please feel free to contact me at [kcummer@gmail.com](mailto:kcummer@gmail.com).

Thank you for your time and take care.

Sincerely,

A handwritten signature in black ink, appearing to read 'Katie Cummer', with a stylized flourish at the end.

Katie Cummer, PhD CAHP  
Principal, Cummer Heritage Consulting

## References

Bargery, Robert. "The Ethics of Facadism: Pragmatism Versus Idealism." *The Building Conservation Directory*, 2005.

<http://www.buildingconservation.com/articles/facadism/facadism.htm>

City of Kelowna. "Heritage Register: Sproul Farm House." Online resource:

<https://www.kelowna.ca/our-community/arts-culture-heritage/heritage/heritage-register/sproul-farm-house>.

Cummer, Katie. *Heritage Assessment and Evaluation: 180 Hwy 33 E, Kelowna BC*. Victoria, BC: Cummer Heritage Consulting, 2018.

Vancouver Heritage Foundation. "Facadism as a Heritage Strategy." *Spacing Vancouver*, March 26, 2013.

<http://spacing.ca/vancouver/2013/03/26/facadism-as-a-heritage-strategy/>



# 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 20<sup>th</sup> 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 20<sup>th</sup> 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).

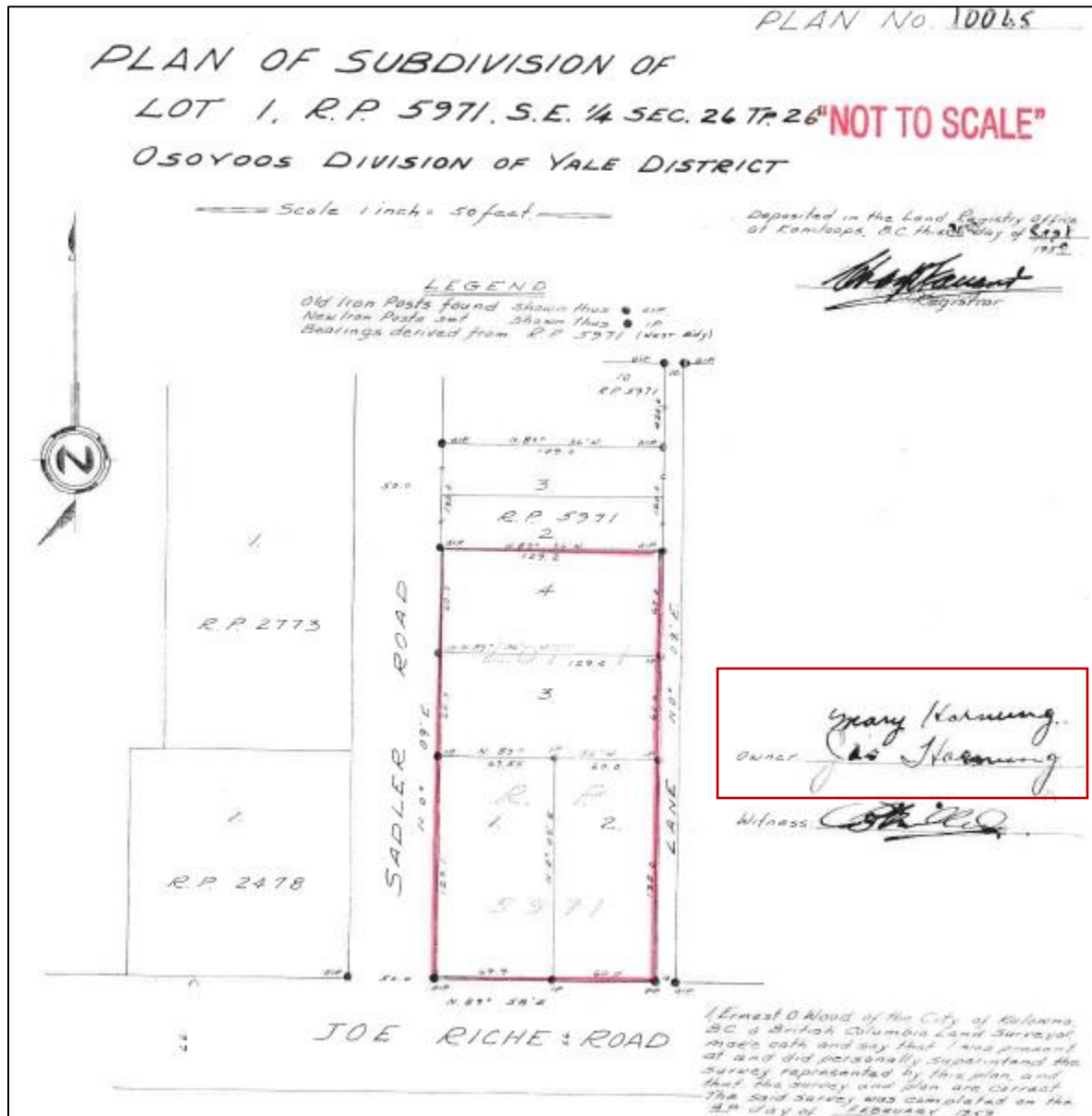


Fig. 8: Plan of Subdivision of Lot 1. R.P. 5971, 1959. Note the reference to the current numbering system, Plan 10045, and the ownership of "Joe Horning," outlined in red. (Source: City of Kelowna Registry, Plan No. 10045)



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.

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

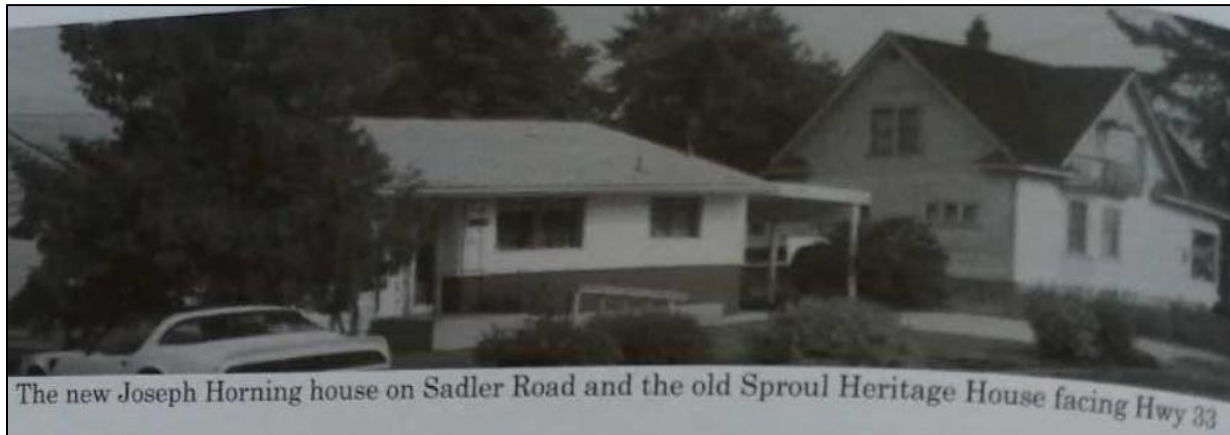


Fig. 10: Photograph of the “new Joseph Horning house” and the “old Sproul Heritage House”, taken from the NW. (Source: Vielvoe and Senger 2008, p. 240)

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 20<sup>th</sup> century marks an important transition for the house and the surrounding area. For most of the early and mid-20<sup>th</sup> 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).

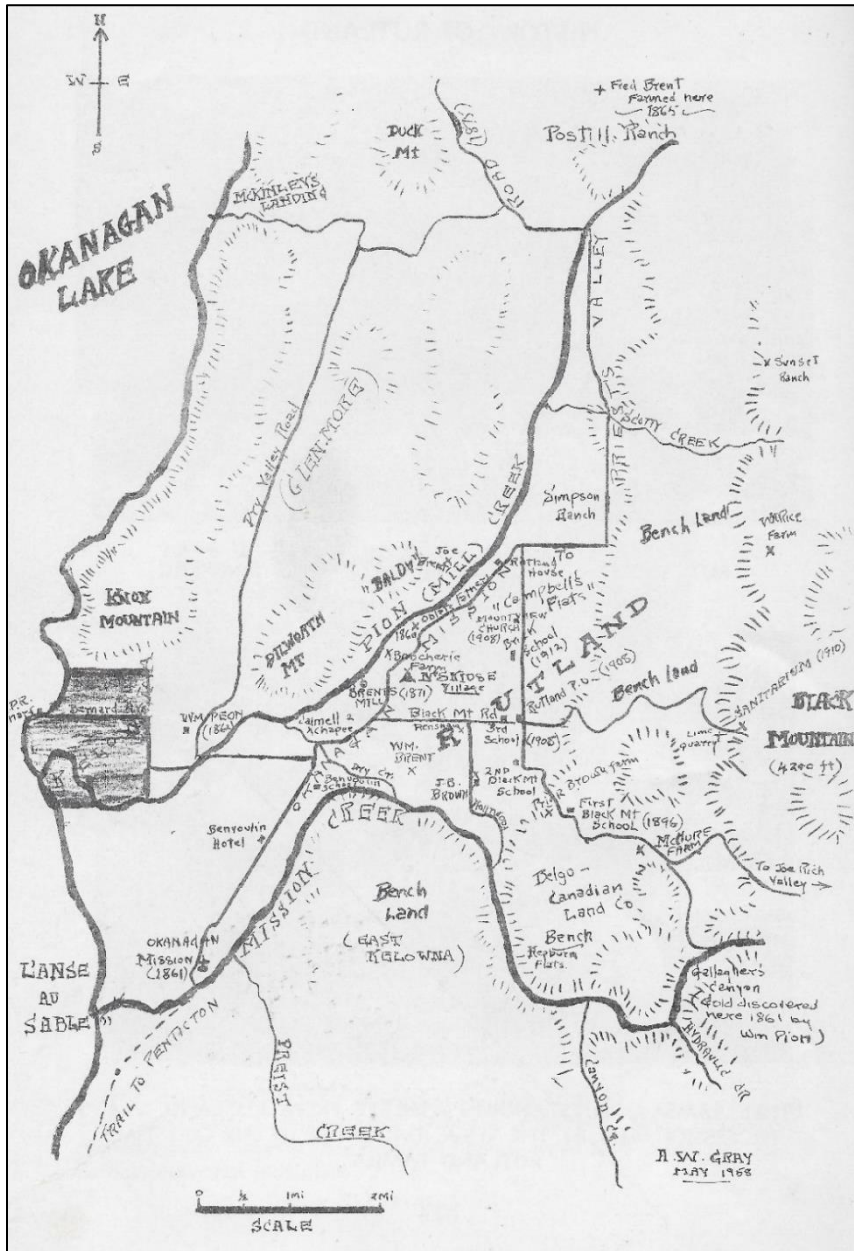


Fig. 11: Map of the Rutland area, May 1958. The areas to be amalgamated with Kelowna (Benvoulin, Glenmore, Okanagan Mission and Rutland) are distinctly visible. (Source: Rutland Centennial Committee 1958, p. 128)

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 20<sup>th</sup> 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 20<sup>th</sup> 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><b>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.</b></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 20<sup>th</sup> century.</i></p>				
2	Design	30	15	10	0
	<p><b>G: A design which incorporates several special aesthetic or functional attributes.</b></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><b>F/P: An example of no particular significance.</b></p>				
4	Designer/Builder	15	8	5	0
	<p><b>G: An architect, designer, engineer and/or builder of some importance to building development in the city, province or nation.</b></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><b>G: Connected with a person, group, institution, event or activity that is of moderate importance.</b></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	<b>12</b>	0
2	Historical Pattern	<p><b>G: A building that provides strong evidence of an historical pattern of local area importance.</b></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	<b>10</b>	0

(Maximum 35) 22

**C. CONTEXT**

1	Landscape/Site	<p><b>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.</b></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><b>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.</b></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><b>F/P: A building of no landmark or symbolic significance.</b></p>	25	13	8	0
		(Maximum 25)			<b>11</b>	
		<b>Subtotal</b>			<b>61-66</b>	



**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.*

		<b>TOTAL</b>	<b>46-51</b>
<b>Evaluation Date</b>	<b>July 17, 2018</b>	<b>Classification Group</b>	<b>B</b>

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