

# **Cross House Heritage Designation Report**

**3652 Spiers Road, Kelowna. BC**



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**October 2019**  
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## Purpose

The purpose of the Cross House Heritage Designation Report is to show that the building and its immediate surroundings should receive municipal Heritage Designation and be protected in the future, as requested by the owner. Mark Haley bought the Cross House and moved it from its original location behind the Kelowna Hospital in 1995, thus saving it from demolition when the new B.C. Cancer Agency Cancer Clinic was built. The house was moved to his sister's sheep farm in South East Kelowna on Spiers Road. The house was rehabilitated into a Bed and Breakfast accommodation called the Mission Creek Country Inn, as well as a community venue for various workshops, Elderhostel programs, and community events ("Mission Creek Folk School"). With recent changes being undertaken regarding the ownership of the almost 37 acre farm, Heritage Designation of this significant building is being sought in order to protect the building in the future.

This report will focus on the assessment and evaluation of the heritage value of the Cross House. This will include research on the building's architectural history, its cultural history, its context (in its original and current locations), and its integrity and condition. On-site work included: a current photographic record of the exterior of the building, with the possible inclusion of some interior features; overview of the current condition, along with the alteration history of the building (and how the changes affect the heritage significance and integrity of the building); and the context of the building on Spiers Road. The current City of Kelowna Heritage Register's *Statement of Significance for the Cross House* was reviewed, with recommended updates/changes. The *City of Kelowna's Heritage Register Evaluation Criteria* for heritage buildings will be used in the evaluation of the building. This will show that the Cross House is worthy of municipal heritage designation.

## Process

In order to assess and evaluate the building, the following was undertaken as part of the Heritage Designation Report:

**Site Visits:** A site visit to assess the exterior (and look at the interior) of the house and its site was undertaken in April 2019. The homeowner, Mark Haley, was present and was able to talk about the work that has been done on the building since it was moved in 1995 to its new location. The site visit included: determining the significant architectural and design elements of the exterior of the building; its current condition; and some of its alteration history. The homeowner also provided photos of the house being moved to its new site and the work undertaken, as well as the research material that he has gathered over the years. A second visit to the site included a tour of the neighbourhood by Sarama who had grown up across Berard Road in the 1950s to the 1970s. This provided context for the building and property in the area, including a photo of the original Spiers Road farmhouse before it was torn down.

**Historical Research:** The historical research includes: four visits to the Kelowna Public Archives; on-line research of the Okanagan Historical Society Reports (OHS) and the BC Historical Newspapers; various local history books; talking to local historians.

**Review of Assessments and Evaluations:** The building has undergone two previous assessments and evaluations. The first was undertaken in 1983 as part of the Kelowna Heritage Inventory. The second was undertaken in 1997-1999 as part of the Kelowna Heritage Register. These were reviewed as part of the current assessment and evaluation process. The photographs included were very helpful. These are included in the Appendixes.

**Review of the Statement of Significance (SOS):** The SOS was reviewed and checked for errors and omissions. Recommended changes/updates are included in this report.

**Kelowna Heritage Register Evaluation Criteria Form:** The building was evaluated using the Kelowna Heritage Register Evaluation Criteria form, including the rationale for the given score in each category. The final score is included.

## Understanding the Historic Place

It is important to understand the context of the building within its surroundings (both original and current), as well as the building's evolution in order to effectively assess the heritage value of the heritage resource.

### Description

*Street Address:* 3652 Spiers Road, Kelowna BC (1995- present)

*Legal Description:* Plan KAP25537, Lot B, Section 8, Township 26, O.D.Y.D.  
*Roll Number:* 4118200; *Jurisdiction:* 217; *PID:* 005441-692

*Lot Size:* 36.81 Acres

*Current Zoning:* A1 (Agricultural in the ALR)

*House on Current Site:* September 1995 - 2019 (24 years at time of report)

*Original Street Addresses:* 248/202/388 Strathcona Ave and 2238 Long St, Kelowna BC

*Original Legal Description:* Lots 13 & 14, District Lot 14, Plan 535

*Original Zoning:* Residential (RU- Urban Residential is the 2019 term used)

*House on Original Site:* c.1913- September 1995 (about 81 years)

*Formal recognition status:* The Cross House is listed on Kelowna's Heritage Register. The Kelowna Heritage Register (Community Heritage Register) was established under Section 954 of the Local Government Act (BC). These buildings are also listed on the Provincial and National Heritage Registers.

*Legal protection status:* The Cross House is not protected by a heritage designation bylaw at this time. The building owner is seeking to protect the house in the future through a Municipal Heritage Designation Bylaw.

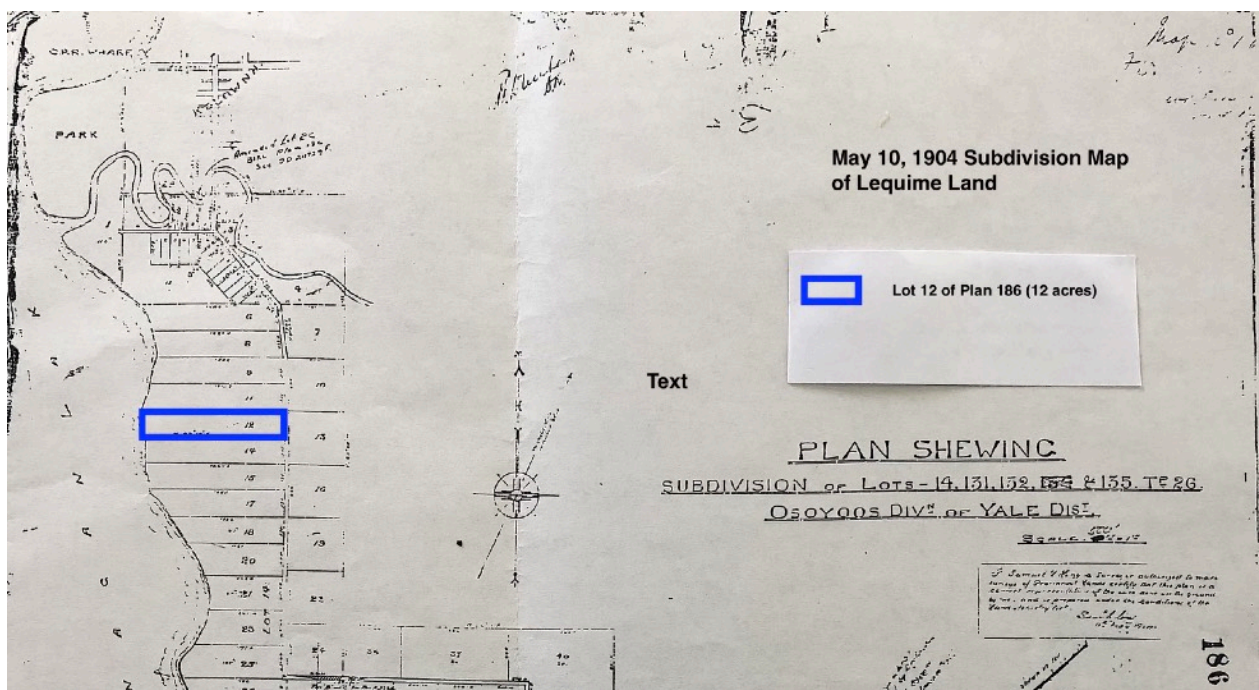
### Historical Context

To help better understand the historic values of the Cross House, a summary of the development of the area where the house was built is necessary. The house was located in the Abbott Street residential area (next to the present day Abbott Street Heritage Conservation Area on two lots that

are now part of the Kelowna Hospital campus). The Abbott Street Conservation Area extends south of Mill Creek to Royal Avenue and west of Pandosy Street to Okanagan Lake.

The original 1884 Crown Land grant, that included this area, was given to (Joseph) Gaston Lequime. Gaston Lequime's brother, Bernard Lequime, created and registered the new Kelowna townsite in 1892. Gaston Lequime transferred a section, Part of Lot 14, Group 1 (which included the land that the Cross House would be built on), to his father, Eli Lequime in 1888. By 1904, the Lequime land was owned by Bernard Lequime.

On March 14 1904, Thomas Stirling and Walter Pooley bought the 6,748 acres of Lequime land for \$65,000, including the half-section (320 acres) south of Mill Creek. The land (Lot 14), west of Richter Street to the lake, was surveyed into various sized lots, mostly 10-20 acre lots for agriculture (fruit acreages on the lake) and some large residential lots located along present day Harvey Avenue and Pandosy Street. Many of Kelowna's early large homes were built on the lots located on the west side of Pandosy Street. Access to these newly subdivided lots was provided when Pendozi (Pandosy) Street was extended south, once a new permanent bridge was built over Mill Creek. At this time, Lot 12 of Plan 186 (12 acres) was created. This was the area that the Cross House would soon be built. Lot 14, to the south would become the site of the new Kelowna Hospital.

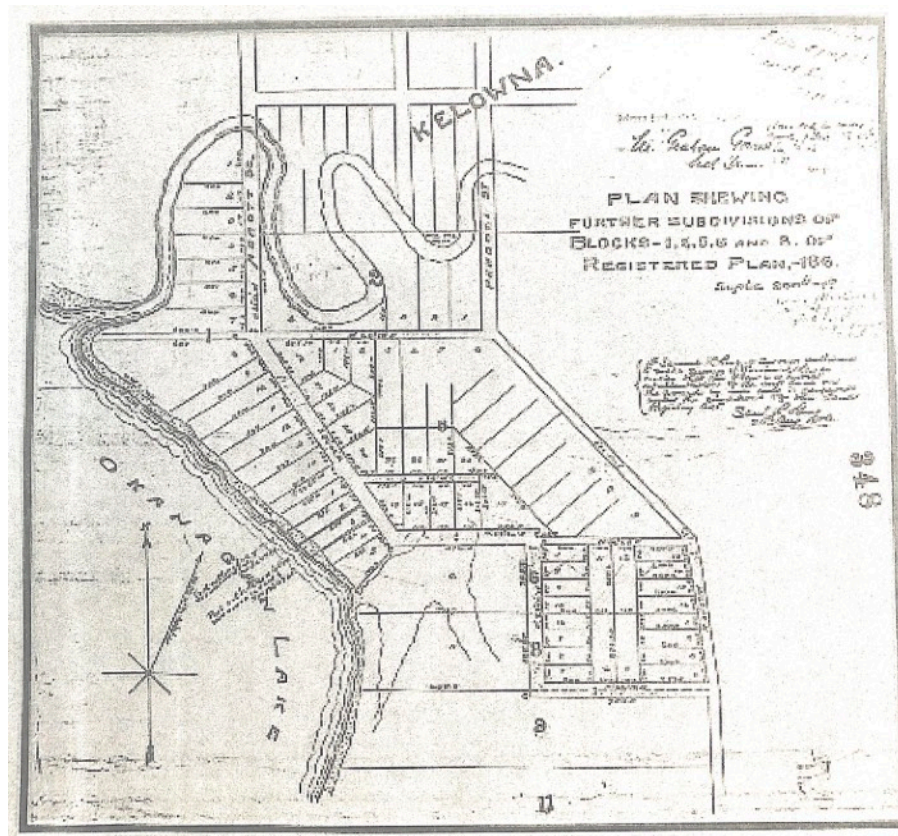


**Original 1904 Subdivision Map (detail) of the Abbott Street area, south of Mill Creek.  
Lot 12, Plan 186 was created as a 12 acre agricultural lot**

Source: Kamloops Land Titles Office

In January 1905, Stirling and Pooley transferred the land to their newly formed Kelowna Land & Orchard Company (KLO Company), of which Stirling was the president. After Kelowna's incorporation in 1905, there was more demand for residential lots in the new townsite. In 1906, the KLO Company surveyed the first residential subdivision in the Abbott Street area. The area was subdivided into long lots that extended from Okanagan Lake or Mill Creek to Abbott Street. On the east side of Abbott Street south to Park Avenue, the lots were subdivided into residential lots. South of Park Avenue to Cadder Avenue, along the west side of Pandosy Street to Long Street, additional

residential lots were surveyed. The Abbott Street area was well on its way to being developed as one of Kelowna's early residential neighbourhoods.



**Map shows the 1904 and 1906 subdivisions of lots on Pendozi St, Lake Ave, Willow (Beach) Ave, & Park Ave**  
Source: Kamloops Land Titles Office

Lot 12 of Plan 186 (12 acres) was bought by Charles, Justin and Jean Marty, in April 1908, as a fruit growing lot. Lot 12 is located between Strathcona Avenue to the south, Royal Avenue to the north, Pendozi (Pandosy) Street to the east and bordered by the lake to the west. A group of investors/land developers (Abel Gagnon, F.W. Groves, Henry Hewiston, and William Mantle) bought Lot 12 from the Marty family six months later. As there was a real estate boom in Kelowna, the group decided to subdivide the land into 44 residential lots.

These new residential lots were located next to the land donated by the KLO Company (Lot 14, Plan 186, 12 acres between Strathcona and Rose Avenues) for the new hospital. An additional 40 feet to the north and south of the original parcel (Strathcona and Rose Avenues) was also set aside to ensure that any future housing development wouldn't crowd the hospital. The first hospital building opened on August 2, 1908 with 19 beds, with the new maternity wing added in 1912.

As Abel Gagnon was a fairly well-known early builder/contractor in Kelowna, it was thought that he might have built the Cross House around 1909 as a spec house. It is more likely that this group of investors began to sell these residential lots once the land was subdivided, without the added cost of building a house. During this time, Abbott Street was extended south through this property and the new Hospital lot. The original 44 smaller residential lots (Lot 12 of Plan 186) was reduced to 42 to accommodate the Abbott Street extension. There were 20 of the 42 lots sold, by the time the investors decided to sell the remaining 24 unsold lots to a larger group of people in real estate/

insurance/law in June 1913. It should be noted that by 1912, the real estate boom in Kelowna had collapsed, which may have been why the remaining lots were sold to a larger investment group.

Richard W. Butler bought lots 13 & 14 of Plan 535 for \$1,000 in July 1913. It is very likely that R. W. Butler, a building contractor/carpenter, designed and built his house in 1913 and moved in by 1914. He is listed in the Okanagan Telephone Directory for the first time in 1914 (addresses were not included) and in September 1916, R.W. Butler and Gertrude Butler are listed as living on Strathcona Avenue (no street address listed).



**Cross House, late 1920s-1930s,**  
Courtesy: Cross Family Fonds

Very little building happened in the Abbott Street area between 1914 and 1920, due to the first World War. When building began again, traditional styles continued to dominate this area. The larger houses continued to be built in styles such as Colonial, Tudor, and Dutch Revival. The smaller homes, usually one to one-and-a-half storey Vernacular Cottages, remained a popular choice. The Fire Insurance Map (c.1925-1930) shows the 42 lots with only ten houses built. This area was slowly developed over time. The lot to the north, between Glenwood and Royal Avenues, was not subdivided until after World War II in 1946.

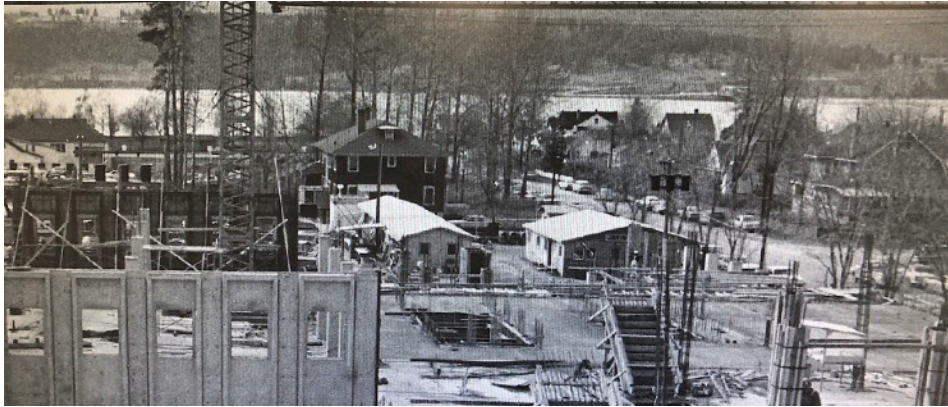


**Cross House built on Lots 13 & 14, Plan 535, highlighted in yellow on Fire Insurance Map, c.1925-1930**

Source: KPA #2011.012.001

The Abbott Street area became Kelowna's most prestigious residential area during the 1920s and 1930s. This was partly due to its proximity to the lake and to the downtown. Many of these homes were associated with the fruit industry, belonged to many packinghouse owners and manager, as well as early developers, bankers, doctors, and shopkeepers.

As Kelowna grew and expanded, it was necessary for the hospital to also continue to meet the needs of the community. The original 1908 hospital building, with its numerous additions was replaced in 1940. In 1969, the five storey Strathcona building was constructed. The historic photographs below show the neighbourhood to the north of the hospital area (Strathcona Avenue is visible). The Cross House can be seen in its original neighbourhood.



**View of construction of the new hospital building in 1940. The Cross House is visible to the right of the historic Nurses Home.**

Source: KPA #2767



**View of construction of the Strathcona building in 1969. The Cross House is visible to the left of the historic Nurses Home.**

Source: KPA #2790

With the need for future expansion, the Kelowna & District Hospital Society Board began to buy up neighbouring properties and in 1982, had been granted permission to close Strathcona Avenue between Pandosy and Abbott Streets. *“Road closures and the change from residential to institutional land use wasn’t without controversy; it took the surrounding neighbourhood some time to accept both the closure and the increasing impact the hospital was having on their area.”* (Source: *Kelowna General Hospital*, S. Simpson, p. 85).

By 1994 the Kelowna & District Hospital Society had purchased the rest of the lots between Strathcona and Royal Avenues west of Long Street, for the new Interior Cancer Clinic building. The Cross House property was sold to the Kelowna & District Hospital Society in October 1994. On July 29, 1995, the Cross House, as well as six other houses and six garages were auctioned off, with the proceeds going towards the new Cancer Clinic. The buildings were to be moved by September 17th in order to clear the area for the new clinic. Mark Haley purchased the Cross House for \$2,800 and moved it to his sister’s sheep farm on Spiers Road, part of the old Berard farm in South East Kelowna. **Refer to Appendix #1: Map showing Original and New Location of Cross House**

The house, moved 24 years ago by Bob Howell of Interior Building Movers of Kelowna, has been well-maintained after its initial rehabilitation in the mid-late 1990s. The Cross House has become a well-known and loved building on Spiers Road.



## Summary of the Heritage Value

The City of Kelowna has set out four main principles used in determining and assessing the heritage value of a building. These are:

- A. Architectural History
- B. Cultural History
- C. Context
- D. Integrity

### A. Architectural History:

The Cross House was built on two lots in the 'Abbott Street Residential Area' (as identified in the *1983 Kelowna Heritage Inventory* as- the area south of Mill Creek and west of Pandosy Street to the lake, south to Wardlaw Avenue). This area "*contains several of the oldest remaining buildings from the Village Phase of the City, and a substantial number of buildings from the First and Second Civic Phases. It is a mature residential area, considered Kelowna's most prestigious residential area during the 1920's and 30's. It is characterised by continuity of wood frame structures and its mature landscaping as well as its association with Okanagan Lake.*" (Source: Kelowna Heritage Resource Inventory, 1983)

Early Kelowna went through four main phases of residential development after incorporation, which is reflected in the architectural styles of homes built during these time periods. The first phase of residential development (1905-1918) included architecture from the revival movements (i.e. Dutch, Victorian, and Edwardian), early Arts & Crafts, and early vernacular cottage styles. These styles are seen in both the upper Bernard & Lawrence Avenues neighbourhood, as well as in the newly subdivided area south of Mill Creek (Abbott Street Residential Area). The Cross House was built during this period.

The Cross House is a unique vernacular building that has a combination of various architectural elements from two main traditional styles (as identified on the Vancouver Heritage Foundation website [www.vancouverheritagefoundation.org/learn-with-us/discover-vancouvers-heritage/vancouver-house-styles/house-styles/](http://www.vancouverheritagefoundation.org/learn-with-us/discover-vancouvers-heritage/vancouver-house-styles/house-styles/)) The house's building elements largely fall under the Dutch Colonial Revival style and the Gable Vernacular style (shares some similarities with the Victorian Revival style in the "*Abbott Street & Marshall Street Heritage Conservation Areas development Guidelines*"). **Refer to Appendix #2: Dutch Colonial Revival Style & Gabled Vernacular Architectural Style**

This unusual styling combination includes the 2.5 storey gable-front with a gambrel bell-cast roof on one side and a gable bell-cast roof with returned eaves and projecting verges on the other (front and back of the house). There were few gambrel roof houses built in Kelowna and only a few still exist. Two of these include the Kincaid Residence on Laurier Ave and the Meikle House on Lawrence Ave. There are also few gable-front houses with returned eaves in Kelowna.

Elements from the Dutch Revival style on the Cross House include: bell-cast, medium gambrel roof; shed dormers on the sides of the house; side wall (exterior) chimney; and wide plain window and door trims. Elements from the Gable Vernacular (Victorian Revival) style include: bell-cast, medium height gable roof; Returned eaves & projecting verges; bay windows; full-width wrap-around porch; and 2.5 storey massing. The house shares elements of both styles in its vertical double hung windows, multiple pane windows, and wood shingle siding.

The Cross House is asymmetrical in design. On the front facade the door is located towards the north side of the house, the windows are different shapes and sizes, and the various roof types, overhangs, and returned eaves, add to the asymmetrical look and feel of the house. There are different roof styles (including hip, gable and gambrel) and levels on the house. Window types include one main floor bay window and two second storey bay windows (variant). Instead of the usual three windows (one on each side of the bay), the second storey bays have a window on each of the sides, with the central section not containing a window.

The vernacular design of the Cross House is evident in the use of local materials, the mix of style elements, and the functional nature of the layout of these building elements. The house appears to be designed from the inside out. The layout of the interior of the house dictate to some degree the exterior shape and elements, such as the windows' shapes and locations. There are a number of porches/verandahs including one enclosed sunporch, another functional part of design in hot Okanagan summers.

It is likely that the house was built by the first owner of the property, R. W. Butler, in 1913. Butler, a carpenter, ran his building contracting business out of his home (Cross House) from 1914 until the early 1920s. Little is known about Butler, except that his house is a unique design in Kelowna and the craftsmanship is of a high standard. The quality of the interior woodwork in the house shows Butler's carpentry skills.



**Cross House, 2019**

**Top L-R: front (east) facade; side (north) facade**

**Bottom L-R: back (west) facade; side (south) facade**

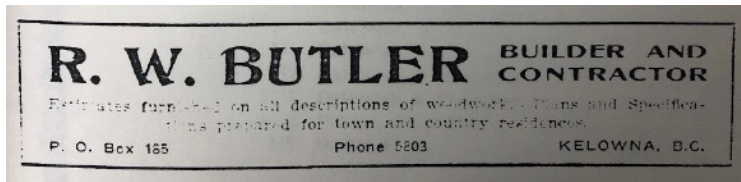
## **B. Cultural History:**

### **Refer to Appendix #3: Summary of Cross House and Land Ownership**

The Cross House is associated with a number of people and institutions in Kelowna, as well as associated with the changes in the land use in its neighbourhood.

Richard W. Butler is valued as the most likely house 'designer' and builder. Little else is known about R.W. Butler except for the relatively short time that he lived and worked in Kelowna as a builder during a period of slow economic growth. Richard W. Butler bought lots 13 & 14 of Plan 535 for \$1,000 on July 14, 1913. **Refer to Appendix #4: R. W. Butler purchase of Lots 13 and 14, Plan 535, July 14, 1913**

It is very likely that Butler designed and built his house in 1913 and moved in by 1914. In the Kelowna Telephone Directory, R. Butler is not listed until 1914 with a residential phone number. This may indicate that Butler did not have a number until after he and his wife moved into their newly built house. The Cross House, a large house (was located on both lots), with a unique vernacular style/design that took elements of different styles, is really a 'custom' designed house for its owners. In 1916, R. W. Butler and his wife Gertrude Butler are listed as living on Strathcona Avenue (no street address listed in the directory).



R. W. Butler Builder and Contractor  
*Estimates furnished on all descriptions of  
woodwork. Plans and Specifications  
prepared for town and country residences.  
P.O. Box 185. Phone 5803. Kelowna, B.C.*

**Okanagan Telephone Directory, July 1914** Source: KPA

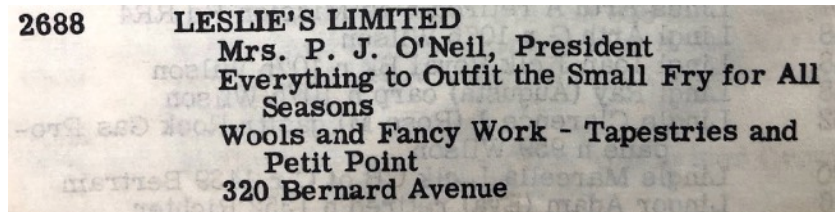
R. W. Butler and his wife Gertrude lived in the house until it was sold in 1924 (for about 11 years). They moved to Vancouver, where Butler died in 1927.

Elwood Lindsay Cross and Islay Mae Cross bought the house in March 1925. The Cross family, for whom the house is named after, owned the house for about 26 years. E.L. Cross, the house's most well-known owner, is valued for his connections with land development and fruit growing.

Elwood Lindsay (E. L.) Cross (Nov 20, 1887 - Jan 28, 1948) grew up in Winnipeg. He spent several years surveying land for the C.P. R. in Saskatchewan and Alberta. He came to Kelowna in 1910 as a land surveyor for the Belgium Company (Belgo Land Company). Attracted to the Okanagan, Cross decided to purchase an orchard of his own. In 1913, Cross brought his new wife, Islay Mae (MacDonald), to their log farmhouse on Vernon Road in Rutland. During World War I, Cross went to work at the Dominion Cannery as the General Manager until 1923. He oversaw the processing of vegetables and dehydration of both fruit and vegetables. In the early 1920s with the arrival of the railroad to Kelowna, E.L. Cross founded the Rutland Cannery Ltd. The Cannery was built on land adjacent to his orchard in Rutland, near the present day Scandia on Highway 97. The Rutland Cannery processed vegetables, mainly tomatoes and juice. E.L. Cross also consulted for other companies, both nationally and in Washington State. After fire destroyed his company's warehouse and cannery buildings in the winter of 1938/39, E.L. Cross became the supervisor of the Bulman Dehydrating operation in Vernon. Bulman's Dehydrator, developed by Thomas Bulman in 1916, was the first commercial dehydrator to operate in Canada. In 1928, Bulman's Ltd built a new cannery and dehydrator in Vernon. As E.L. Cross was convinced that frozen foods was the next step in food processing, he purchased the Frozen Food Lockers from Bulman's. He was in the process of building the Vernon Frozen Food Lockers, when he died in 1948. E.L. Cross and his wife

Islay had six children who grew up in the house on Strathcona Avenue, known as the Cross House. The family owned the house for almost 20 years, selling it in 1944 when they moved to Vernon.

After the house was sold, it was owned for a short time by two different families, before being bought by Patrick & Mary O'Neil who owned the house for about 26 years. The O'Neils owned Leslie's Limited, a children's clothing store on Bernard Avenue. Mary O'Neil was listed as the president of the store in a 1958 advertisement. After Patrick died around 1967, Mary continued to own the house until 1975, as a rental property.



Kelowna City Directory, April 1958  
Source: KPA

The Cross House was bought in 1979 by Fay Dotten (Karp), listed as a first aid attendant and then later as a Registered Nurse on the land titles deed. Fay and her husband Joseph Karp (listed as a businessman) owned the house until it was bought by the Kelowna & District Hospital in October 1994. The Cross House located next to the hospital was a convenient location for health care workers to live. With the Kelowna & District Hospital Society Board buying up properties nearby for new Interior Cancer Clinic (since 1992), it also made this property a good investment.

The Cross House address changes indicate the development of the neighbourhood. As more houses were built in the neighbourhood (i.e. after WWII when there was a building boom), the house number changed and again in the 1950s when all the lots were finally built on.

- 1913-1920s- Strathcona Avenue (No # listed, only the road)
- 1925-1945- 202 Strathcona Avenue
- 1946-1951- 388 Strathcona Avenue
- 1952-1995- 2238 Long Street

The relocation of the Cross House is also representative of the redevelopment of its neighbourhood with the new Interior Cancer Clinic built at the Kelowna Hospital. The purchase and conservation of the Cross House shows the value that was placed on this building.

The Cross House was relocated very close to where the original Berard farmhouse once sat. Berard Road in front of the property, off of Spiers Road is named after this early family. The Komant family owned the farm from the mid-1960s until it was sold to Sue Haley, the current owner. The Komants lived in the Berard farmhouse for a short time while they built their new house on the other side of the driveway. After the new house was built, the old farmhouse and barn were demolishe

**View of the original farmhouse on Spiers Road before it was torn down in the mid-late 1960s**

Courtesy: Eleonore Stacha family photos

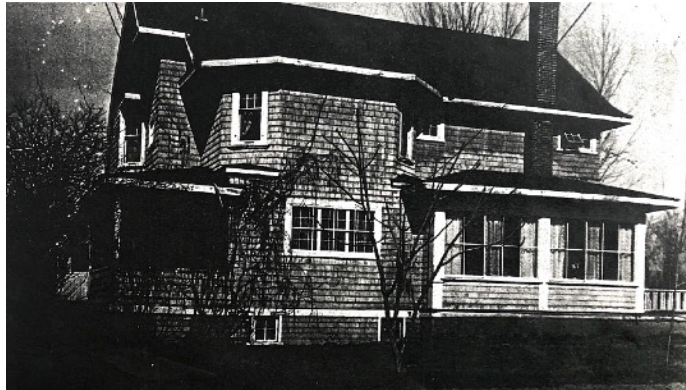


**View of the Cross House, 2019**



### C. Context:

The Cross House, built on two lots at the northwest corner of Strathcona Avenue and Long Street was valued as part of its early residential neighbourhood in Kelowna. The house was part of the continuity of the streetscape. The house faced Long Street, with its back porch facing towards Okanagan Lake. The site was flat with mature landscaping (as it had sat on its two lots for about 81/82 years). Being on the corner of Long and Strathcona, this large house would have been very visible from the street.



South side of the Cross House from Strathcona Ave, c. 1930s

Courtesy: Cross Family Fonds



Front of the Cross House from Long St, 1995

Courtesy: Mark Haley Fonds

When the house was relocated and saved from demolition, it gained a new context which has become part of the building's story. The Cross House is now on an almost 37 acre sheep farm with mixed agriculture. It was moved onto the site, very close to the original location of the old Berard farmhouse that was torn down in the mid-late 1960s. The house, located on a slight rise, is surrounded by lawns, raised gardens, a few trees, and a workshop in the back. The rest of the farm buildings, a 1960s house, and fenced fields surround the Cross House. The neighbourhood is a rural community of mixed farming in the Agriculture Land Reserve (ALR). The Cross House has become a local landmark, largely due to its style, design, size, location, and its uses that include: Mission Creek Folk School (late 1990s-2000s), B&B, and various community events over the years.

The Cross House received two Kelowna Heritage Grants (Kelowna Heritage Foundation in 1998 and City of Kelowna Heritage Grants Program in 2013) towards the conservation of the building, as well as a Central Okanagan Heritage Society award for "*Restoration of the Exterior of a Building Currently in Residential Use*" in 1999. These grants and award show the value that the community places on this important heritage building.



3652 Spiers Road

## **D. Integrity & Condition:**

### **Refer to Appendix #5: Alteration History of the Cross House**

The Cross House has undergone changes over time but these have had minimal affect on the style, design, and character of the building. The change that has had the most affect on the house is the relocation of the house to the rural property in South East Kelowna on Spiers Road. With the move, the house was put on a new, higher foundation, on a bit of a rise. This has actually made the house stand out and added to the original vernacular farmhouse (with the partial gambrel roof) character. The move and new use has benefited the house with the significant amount of conservation work undertaken when it was first moved and the regular maintenance of the building. The house, in general, is in very good condition.

## **Review of Previous Assessments & Evaluations**

There were two previous assessments and evaluations of the Cross House. The first was undertaken in 1983 for Kelowna's Heritage Inventory. **Refer to Appendix #6: Kelowna Heritage Inventory Forms, 1983.** This report is valuable for the information on the building and especially for the black and white photographs included. The building was evaluated and was determined it was a 'C' class building (2238 Long St) with some heritage value. It is likely that the building received this classification and low score because there was little known about the social history of house at the time. The unique architectural style is significant, even without the social history. Even though the criteria has changed (1980 values), the Cross House was still considered worthy of reevaluation and inclusion for the Kelowna Heritage Register in the late 1990s. ***(Note: the A and B buildings and only a couple of the C buildings were added to the Kelowna Heritage Register)***

The Kelowna Heritage Register, begun in the late 1990s, was also helpful to this process. **Refer to Appendix #7: Kelowna Heritage Register Forms, 1997-99.** The Cross House was re-assessed in 1997 at the request of the owner and found to have significant heritage value and was included on the Kelowna Heritage Register. It should be noted that the house had already been moved to its new location by this time. As well, research was undertaken for inclusion on the Heritage Register (by the homeowner, Mark Haley) and for the Statement of Significance for the house.

The house was deemed to have enough heritage value to be included as one of the approximately 200+ A and B class buildings in Kelowna.

## **Kelowna Heritage Register Evaluation Criteria**

The Kelowna Heritage Register Evaluation Criteria is based on the following to determine if the building has heritage value and what those values are. This City of Kelowna evaluation system will be used to determine the heritage values of the building.

The final scoring of the building is summarized and a score given to determine if the building falls within Group A, B, or C and if it should remain on the register, if it might remain on the register, or if it should be removed from the register. Buildings that are in Group A, are likely worthy of heritage designation. **Refer to Appendix #8: Kelowna Heritage Register Evaluation Criteria Definitions**

**A. Architectural History:** Style or type of building, structure or landscape; design attributes; construction methods/materials; notable designer or buildings.

Criterion	Grade	Points	Rationale
A.1 Style &/or Type	E	35	<p>The Cross House is an excellent example of a unique vernacular house style in Kelowna. The building takes architectural elements from both the Dutch Revival style, the Gable Vernacular style (similar elements to the Victorian Revival style), as well as uses design elements from other traditional styles.</p> <p>The Cross House is one of only a couple of gambrel roof homes in Kelowna. With its mix of a bell-cast gambrel roof on one side and a bell-cast gable roof with returned eaves &amp; projecting verges on the other, this makes this building very unique in Kelowna- one of a kind. The Cross House, built likely built in 1913, is part of Kelowna's first civic phase of architecture (1905-1918) in the new Abbott Street neighbourhood created when the Lequime crown grant land was subdivided. This phase is important for its traditional revival architectural styles and elements, of which the Cross House is an excellent example.</p>
A.2 Design	VG	15	<p>The Cross House's vernacular design is both unique and notable in Kelowna. The house is a mix of several functional and some aesthetic design elements. This large house was built by a local builder, likely for his family, living in the hot Okanagan Valley in the early 1900s. The house design had to be functional but also attractive as it may have been an example of the builder's work for potential clients.</p> <p>The house's practical design elements include: the front porch, the side porch (later enclosed with windows), and the back screen-in porch, the gambrel roof and dormers to add extra living space (second storey and attic space), side brick chimney with fireplace, and a mix of window sizes, shapes and locations (windows were installed wherever they were needed instead of in a symmetrical fashion that is more typical of specific architectural styles). The main floor front bay window is both functional and aesthetic, as is the two second-storey bay windows. Leaving the middle section of the bay plain (no window installed) was a functional decision for the rooms use as a bedroom. The use of shingle siding added to the aesthetic appeal of the house. The various roofs, overhangs, returned eaves, and bell-cast details are both functional and add to the over-all design and charm of the house.</p>
A.3. Construction	G	5	<p>The Cross House's wood construction and materials are typical of the early 1900s and can still be found in Kelowna. Even though shingle siding was less common than horizontal wood siding on Kelowna's early houses, there are still a number of early wood shingle buildings that still exist. The use of wood shingles was more common on Craftsman style buildings in the 1920s (Second Civic Phase- 1918-1932).</p>
A.4.Designer/ Builder	F/P	0	<p>It is likely that the Cross House was built by R. W. Butler, a building contractor in Kelowna (c.1910-c.1924) who is relatively unknown. His building contracting business was advertised in the Okanagan Telephone Directory during this time.</p>
SUBTOTAL (max. of 40)		55/40	

## B. Cultural History:

Historical association with important people or events; historical patterns within the city's history.

Criterion	Grade	Points	Rationale
B.1 Historical Association	VG	18	<p>The Cross House has close associations with the following people that are of moderate importance in Kelowna:</p> <ul style="list-style-type: none"> <li>• Elwood L. Cross (E.L. Cross and Islay E. Cross owned the house from 1925-1944. The house was named after the Cross Family): Valued for E.L. Cross's connection with land development (Belgo-Canadian Fruit Lands Company); fruit growing (owned orchard in Rutland) and the fruit industry (general manager of the Dominion Cannery plant in Kelowna; started Rutland Cannery Ltd.; supervisor of the Bulman dehydrating plant in Vernon; started Vernon Frozen Food Lockers)</li> <li>• Patrick and Mary O'Neil (owned the house from 1949-1975): Valued being a small business owner on Bernard Ave in the 1950s. Mary O'Neil was the president of Leslie's Ltd, a children's clothing store. Patrick was the secretary-treasurer of the family business.</li> <li>• Other early owners include: R.W. Butler (building contractor/ carpenter) &amp; Gertrude Butler; George Hewson; Thomas Robinson (Merchant) &amp; Monica Robinson; Edwin Franklyn (Merchant) &amp; Arvilla Franklyn; Fay (Dotter) Karp (Registered Nurse) &amp; Joseph Karp (Businessman)</li> </ul> <p>The Cross House is also associated with the Kelowna General Hospital. The house was bought by the Kelowna &amp; District Hospital in Oct 1994 in anticipation of the new Cancer Clinic. The house was auctioned off and moved, in order for the land to be cleared for the new building.</p>
B.2 Historical Pattern	G	10	<p>The Cross House, in its original location on the corner of Strathcona Ave and Long St, is associated with the subdivision and development of one of Kelowna's early neighbourhoods in the Abbott Street area. The original subdivision of land into fruit lots, then into residential lots that were slowly built on (Cross House one of first houses built), is part of the development of the area.</p> <p>The Cross House is also associated with the development and expansion of the Kelowna General Hospital. The house was built near the original 1908 hospital during Kelowna's early civic development. Due to the house's close proximity to the hospital, it was a desirable place to live for hospital workers (i.e. Fay Dotter Karp, R.N. 1979-1994). As Kelowna grew, the hospital continued to expand in order to meet the needs of the community. The house on its two lots was bought by the Kelowna &amp; District Hospital in Oct 1994, in anticipation of the new Cancer Clinic. The house was auctioned off and moved to its new location, with funds going towards the new building. With the decision that Kelowna would be home to the new Cancer Clinic, the hospital became the new medical centre for the interior of the province.</p>
SUBTOTAL (max. of 35)		28/35	



### C. Context:

Context of each resource within the historical landscape or neighbourhood; compatibility with other buildings and groupings of buildings' symbolic importance as a local landmark.

Criterion	Grade	Points	Rationale
C.1 Landscape/ Site	G	5	<p>The Cross House was originally built on a large flat residential corner lot (two lots combined) with a yard that included mature trees, cedar hedges, and gardens for about 81 years. As the house had to be moved or it would have been demolished, it may have lost its original site context but has gained a new site context.</p> <p>The house was moved about 6.5 kms to its new site at 3652 Spiers Road 24 years ago. The house now sits on a small rise of land on a 36.81 acre rural farm in the Agricultural Land Reserve (ALR). The front of the Cross House faces east, with the back of the house looking towards Okanagan Lake, the same orientation as on its original site. The area around the house has gardens, trees, a workshop and fenced fields, as well as a second house and other farm buildings.</p> <p>The house was relocated very close to where the original Berard farmhouse (the road in front of the property is named Berard Road after the family who once owned the land) once sat. Even though the Cross House was moved, it retains its orientation to the lake and road, its vernacular style and size fits well on the rural property.</p>
C.2 Neighbour- hood	G	6	<p>The Cross House was one of the early houses built in its original residential neighbourhood developed from about 1910 to the 1930s/ 1940s. While its vernacular styling would have been somewhat unique in the neighbourhood, it would have fit into the residential neighbourhood with its age and traditional design.</p> <p>When the house was moved to Spiers Road, it was no longer part of the this residential neighbourhood. However, it was moved to an agricultural area and replaced the original farmhouse that once stood on the property (area of compatible use).</p>
C.3 Visual/ Symbolic Importance	G	8	<p>When the Cross House was built, it would have stood out in its original neighbourhood- largely due to its size and location. On its new site, the Cross House is very visible from the road (on a rise and has been raised higher with the addition of the basement suite). For the past 24 years it has become a local landmark for the area.</p>
SUBTOTAL (max. of 25)		19/25	

**D. Integrity & Condition:**

Degree to which the resource has been altered since originally constructed and designed. The reversibility of alterations was also taken into account.

Criterion	Grade	Points	Rationale
D. Integrity & Condition	VG	-5	The house is in very good condition and has had few alterations. Any changes made have been compatible with the original house and do not detract from its style, design, construction or character. As the house was moved, it was placed on a new, higher concrete foundation for the basement suite. This has raised the house up, making it more visible and prominent on its site. The modern concrete foundation has some impact on the building. By facing the foundation with shingles (similar to the original foundation level), this would add to the building's traditional character not detract from it. The Cross House is well maintained (there are some areas that need new paint) and in very good condition.
SUBTOTAL (subtract from total score)		-5	

**Eligibility for Kelowna Heritage Register:**

Category	Score	Total Allowed	Score out of Total Allowed
A. Architectural History	55	40	40
B. Cultural History	28	35	28
C. Context	19	25	19
D. Integrity	-5	0 to -15	-5
Final Score			<b>82</b>
<b>Eligibility</b>	<b>Group A (60-100) Group B (40-59) Group B (20-39)</b>	<b>Yes Maybe No</b>	<b>Group A - Should remain on Heritage Register and is an excellent candidate for Municipal Heritage Designation</b>

## Summary of the Evaluation and Review of Statement of Significance (SOS)

The assessment and evaluation of the Cross House determined that it is a strong 'A' building with a score of 82/100, using the Kelowna Heritage Register Evaluation Criteria. A score between 60-100 is required to be in the 'A' Group. The Cross House scores a lower score, largely due to its move from its original site and neighbourhood. However, because the house had to be moved, it gains back some points because of its new location on Spiers Road.

The Statement of Significance (SOS) for the Cross House was reviewed and revised. The recommended updated SOS is below. To view the original SOS with the changes marked, **Refer to Appendix #9: Cross House- Statement of Significance-Original with Recommended Revisions**

### Cross House- Statement of Significance (SOS) -Revised 2019



#### Statement of Significance:

Associated with Elwood Cross and Patrick and Mary O'Neil, local business leaders in the agricultural-processing and retail trades. Sold by Kelowna General Hospital to make room for the Cancer Clinic.

**Place Description:** The historic place is the two and a half storey wood-frame Cross House, built in 1913 and located at 3652 Spiers Road in the rural South East Kelowna neighbourhood.

**Heritage Value:** The heritage value of the Cross house, which has been moved from the South Pandosy Neighbourhood to South East Kelowna, is derived from its diverse occupants since its construction in the early 1900s and its architectural characteristics.

The house, originally located at 248 Strathcona Avenue (address changed to 202 and then to 388 Strathcona Ave), was likely built in 1913 by Richard W. Butler, a local building contractor. Butler and his wife Gertrude lived in the house until 1924.

From 1925 to 1944 the house was owned by Elwood Lindsay Cross (1888-1948) and his wife Islay. Elwood Cross has value for his connections with land development and fruit-growing. Trained as a land surveyor, Cross came to Kelowna (from Winnipeg) in 1910 to survey land in the Belgo area for the Belgo- Canadian Fruit Lands Company. Taken with the Okanagan, he purchased land in Rutland and became an orchardist. In 1914 he became the general manager of the Dominion Cannery plant in Kelowna, where he oversaw canning and dehydration of vegetables and fruit. In 1923 he left Dominion Cannery and started Rutland Cannery Ltd., on land adjacent to his orchard, near where Scandia is now located on Highway 97. The cannery processed vegetables, especially tomatoes and juice, but it was destroyed by fire during the winter of 1938-39. After that Cross became supervisor of the Bulman dehydrating plant at Vernon. He then built Vernon Frozen Food Lockers, although he did not live long enough to see the completion of that project.

In the 1950s (when the address had been changed to 2238 Long Street) the house was owned by Patrick J. and Mary D. O'Neil, respectively secretary-treasurer and president of Leslie's Ltd., a children's wear store at 320 Bernard Avenue. The O'Neils owned the house for 26 years.

In 1995 the house was removed from its original site to make way for the new Cancer Clinic (Sindi Ahluwalia Hawkins Centre) behind the Kelowna General Hospital. The building was purchased at auction by Mark Haley and relocated to his sister's sheep farm in South East Kelowna. The house now sits on a rise on its new site in the same location as the property's original farmhouse.

The Cross House is a vernacular gable-front building with a number of unusual architectural elements including its bell-cast roof that combines the gable and gambrel forms. The asymmetrical design, along with the unusual mix of architectural features, makes this a very unique house in Kelowna.

### **Character Defining Elements**

Key elements that define the heritage character of the Cross House include its:

- Rural setting on a farm in South East Kelowna, with the house set on a rise surrounded by broad lawns, raised gardens, and a couple of mature trees
- Residential form, scale and massing, expressed by the 2.5-storey height and rectangular plan with large porch overhang
- Asymmetrical design and features
- Unusual bell-cast roof, gable-like with returned eaves on one side and gambrel-shaped (i.e. double-sloped) on the other
- Shed roof side dormers
- Bay windows (front first-storey & two second-storey with no middle window)
- Front full-width partially enclosed wrap-around verandah
- Back porch with overhang
- Entrance porch with wood posts
- Brick side-wall chimney (from Corbelled brick chimney)
- Wood shingle wall cladding
- 6-over-1 double-hung wood sash windows and multi-paned wood casement windows



## Recommendations for Heritage Designation

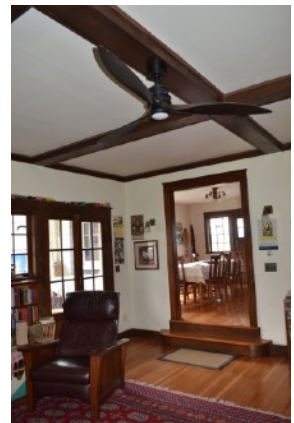
It is strongly recommended that the Cross House be protected with a Kelowna Municipal Heritage Designation Bylaw, as requested by the homeowner(s). The Cross House is a very significant building in Kelowna and is worthy of protection. The (ALR) property at 3652 Spiers Road is in the process of being donated to a not-for-profit society/charity, who will see that the property continues as working farmland. In order to ensure that the Cross House, along with the area around the house is conserved for future generations, designation is necessary.

### ***Designation should include:***

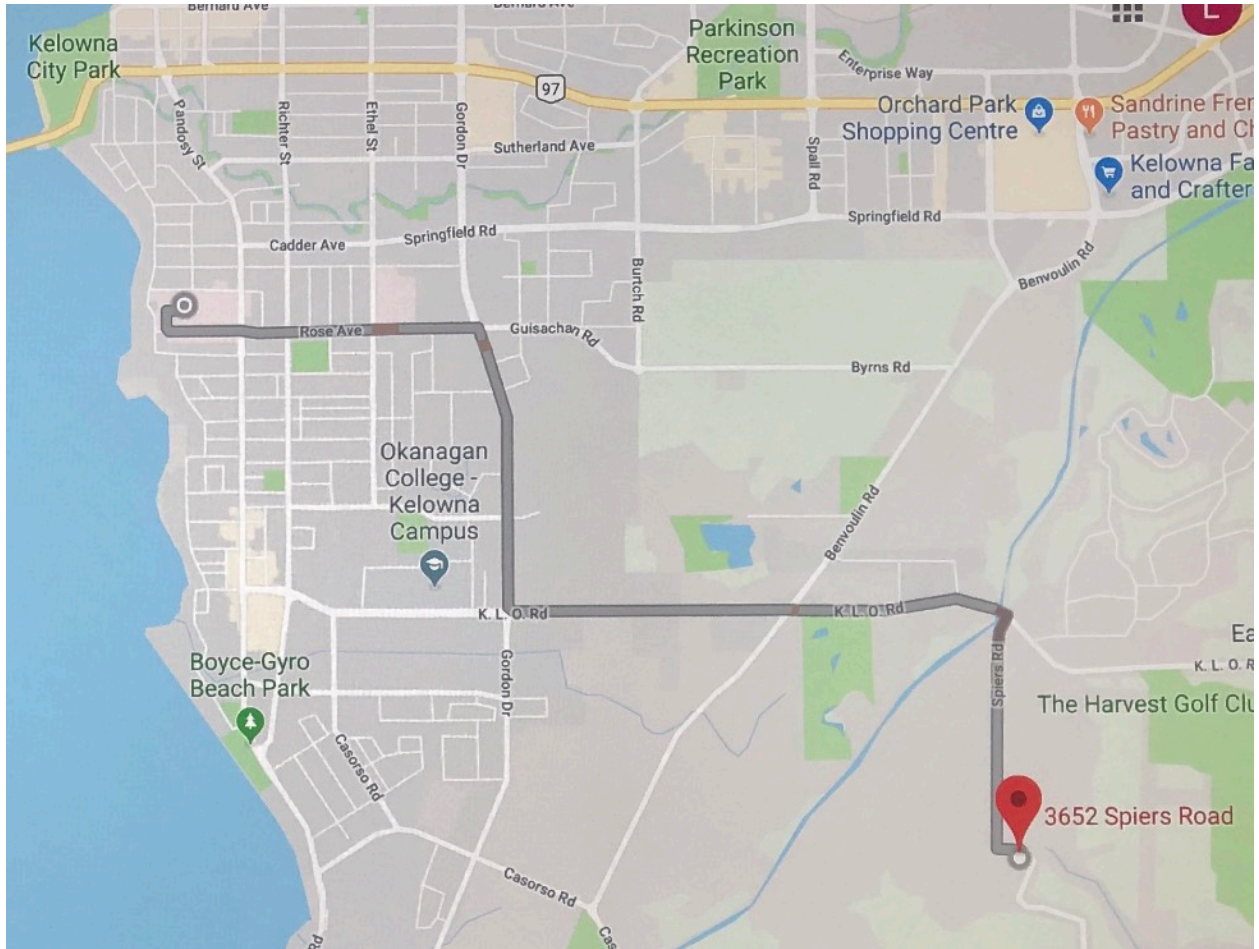
- Exterior of the house (see the Cross House SOS for specific Character Defining Elements)
- Yard surrounding the house (**Refer to Appendix #10: Map of Area to be Included in the Heritage Designation Bylaw**)

### ***Designation may include:***

- Interior Elements: window, door and floor trims/mouldings; main staircase to second storey; fir floors; ceiling beams on second storey foyer and main floor living room



# Appendix #1 : Map showing Original and New Location of Cross House



Source: Google Maps

## Appendix #2: Dutch Colonial Revival Style & Gabled Vernacular Architectural Styles

### Dutch Colonial Revival Style (1910 - 1940) Architectural Style

Source: <https://www.vancouverheritagefoundation.org/house-styles>



#### FORM

Dutch Colonial Revival buildings are symmetrical 2-storey houses, set near ground level, with double-pitched gambrel (“barn”) roofs almost always with side gables. Usually, a full-width shed-roof dormer occupies the front elevation. The front door is usually centred, often with a fanlight above. Windows are usually double-hung with shutters and often set in pairs or triples. Chimneys were set on the side wall. The cladding is usually horizontal lap siding, occasionally roughcast stucco.

#### BACKGROUND

Early 18th century Dutch and Huguenot settlements in the Hudson River Valley area inspired Dutch Colonial Revival architecture. The style shares similarities with the Georgian Revival popular in the same period, with symmetrical bays of windows and a centered front door. Like other colonial revival styles, Dutch Colonial Revival first reappeared after the American Centennial in 1876. It became more common in the interwar period (between WWI and WWII) as kit patterns in mail order catalogues made the style more accessible. It was one of the most popular designs of this era. The gambrel roof with its full second storey of space made the Dutch Colonial Revival house a practical choice for families. It is still a common style found in interwar suburbs.

#### DETAILS

- Gambrel roof (Barn roof)
- One storey with steeply pitched gambrel making a full second storey
- Either separate dormers or continuous shed dormer
- Central entrance
- Windows usually double-hung with shutters, set in pairs or triples
- Small pane windows
- Horizontal lap siding
- Side wall chimney

#### MATERIALS

Earlier Dutch Colonial Revivals usually had lap siding, a trait that still characterizes many homes of this style. In the thirties, roughcast stucco was more popular. Many have shutters, either ornamental or functional, emphasizing their windows. Green for trim, shutters, windows and doors was the most popular colour choice along with white siding. Some more upscale examples had foundations of concrete with a brick veneer.

**BELLCAST EAVE:** An eave that curves, or flares, outward like the flanges of a bell.

**GAMBREL ROOF:** A ridged roof having two slopes on each side where the lower slope is steeper than the upper (also called a “barn” roof).

**SHED DORMER:** A dormer with a single plane sloping roof.

#### Dutch Revival Characteristics:

(Source: Kelowna Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines)

Bell-cast, medium gambrel roof

Shed or gable dormers

Siding & ornamental- shingle & stucco

Up to 2 storey massing

Vertical double-hung window openings

Multiple pane windows (munton bars)

Wood shingle roofing (original)

## Gabled Vernacular (1886-1915) Architectural Style

Source: <https://www.vancouverheritagefoundation.org/house-styles>

### FORM

The most common surviving houses of old Vancouver, Gabled Vernaculars are 1-1/2 to 2-1/2 stories tall with front-gabled roofs; the roof may have a skirt across the bottom of the gable. In this style, the house is usually set a half to a full storey above the ground (due to the basement space required for central heating). Its full-width front porch commonly has a hipped roof held up by posts (typically round Tuscan-style). The front door is almost always set on one side of the facade in line with the front stairs and there may be a bay window on one side of the porch, sometimes repeated on the upper storey. Dormers may be hipped or gabled. Examples of the style usually have very few decorative elements such as brackets and fretwork.



### BACKGROUND

The Gabled Vernacular style drew on several popular styles, adapted them for simpler homes for everyday living in the late 19th – early 20th century. Following the rise of the Greek revival movement in the 19th century, gable-fronted houses became more common, with designs that echoed the pediments of ancient Greek temples. This style gained popularity for American homes between 1830 and 1850. Pre-fabricated houses like many of the BC Mills houses and mail-order plans made the style easy to access. Gabled Vernacular homes were common in Vancouver since their narrow two-storey form made front-gabled houses well suited for urban lots. Today, the style is one of the most common historical house styles left in the city.

### DETAILS

- Steeplly pitched, front-gabled roof
- Often roof skirt across bottom of gable
- Usually 2 to 2-1/2 storey
- Full-width porch
- Set a half- to full-storey above ground
- Few decorative elements
- Drop siding or narrow lap siding, sometimes shingles

### MATERIALS

Gabled Vernacular roofs were usually made of cedar shingles. Siding was usually drop siding with a pronounced channel or concave cove shape at the top of the board.

### Victorian Revival Characteristics: (shares some similarities with the Gabled Vernacular style)

(Source: Kelowna Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines)

Bell-cast, medium height gable roof  
Returned eaves & projecting verges  
Up to 2.5 storey massing  
Vertical double-hung window openings  
multiple pane windows (lead glass)  
Front room bay-window  
Wrap-around, open porch  
Siding & ornamental- shingle & clapboard (vertical)  
Corballed brick chimney cap  
Wood shingle roofing (original)  
Decorative Detailing



### Appendix #3: Summary of Cross House and Land Ownership

Note: compiled from Land Titles search (M. Haley) & Kelowna Public Archives -archival research (maps, telephone directories, voters lists, etc)

DATE	Land/Legal Address & Notes	Owner(s)
1884	Original Crown Grant	Joseph Gaston Lequime
1888	Original Crown Grant	Eli Lequime
1904	Original Crown Grant	Bernard Lequime
Mar 1904	Bought large piece of Lequime land	Thomas Stirling; William Pooley
Jan 1905	Bought approx 6,748 acres of the original Lequime land from Stirling & Pooley, to be subdivided into some smaller and larger agricultural/fruit lots	The Kelowna Land & Orchard Co Ltd
Apr 1908	Bought Lot 12 of Plan 186 (12 acres), valued at \$2,240 which had likely been subdivided into a fruit growing lot. This area is located between Strathcona Ave to the south, Royal Ave to the north, the lake to the west and Pendozi to the east.	Charles Marty; Justin Marty; Jean Marty
Oct 1908	Lot 12 of Plan 186 (12 acres) was bought by four investors/developers with a 1/4 share each for \$550 (total of \$\$2,200). These investors subdivided Lot 12, Plan 186 into 44 residential lots (Plan 535). After being subdivided, these new residential lots, near the new hospital were for sale.	Abel Gagnon (Building contractor); F.W. Groves; Henry Hewiston; William Mantle
June 1913	The 24 of 44 unsold lots (Plan 535) were acquired by a new investment group (for about \$8,000). The lots included: 9,13-19, 21, 23, 25-26, 28-39.	Adelaide Burne; Anthony Temple, William Knox; Philip Du Moulin; Edward Carruthers; Henry Heweston
July 14, 1913	Bought Lots 13 & 14 of Plan 535 for \$1,000. It is likely that it was R. Butler, building contractor, who built the Cross House in 1913 on both lots. 1914 Richard Butler listed in Ok Telephone Directory, no address 1916 Richard Butler listed in Ok Telephone Directory, Strathcona Ave (no street #)	Richard W. Butler (Building contractor/ Carpenter)
1924	Strathcona Ave Not listed in Ok Telephone Directory	George Hewson
Mar 1925	Bought Lots 13 & 14 of Plan 535, with a \$6,000 mortgage. 1926, '28, '29, '36 E.L. Cross listed in Ok Telephone Directory, 248 Strathcona Ave 1938 Ok Telephone Directory new address: 202 Strathcona Ave	Elwood L. Cross (Manager) & Islay E. Cross

<b>DATE</b>	<b>Land/Legal Address &amp; Notes</b>	<b>Owner(s)</b>
1944	202 Strathcona Ave	Thomas Robinson (Merchant) & Monica Robinson
1946	388 Strathcona Ave Sept 1946 Ok Telephone Directory new address	Edwin Franklyn (Merchant) & (Janet) Arvilla Franklyn
Aug 1948	Lots 13 & 14, District Lot 14, Group 1 of Plan 535 388 Strathcona Ave	Alfred Fournier; Stanley J. Bare (listed as lawyers with address on Water St)
Jan 1949	Lots 13 & 14, District Lot 14, Plan 535 388 Strathcona Ave 1952 Ok Telephone Directory new address: 2238 Long Street	Patrick O'Neil & Mary O'Neil (Children's Retail- Leslie's Ltd on Bernard)
July 1967	Lots 13 & 14, District Lot 14, Plan 535 2238 Long Street	Mary O'Neil 'widow' living at 1291 Bernard Ave
Feb 1975	Lots 13 & 14, District Lot 14, Plan 535 2238 Long Street	Martha Virag (estate of John Virag)
1977	Lots 13 & 14, District Lot 14, Plan 535 2238 Long Street	Joseph De'Andrea & Jessica Luhmann
1979	Lots 13 & 14, District Lot 14, Plan 535 2238 Long Street	Pebcar Enterprises on Ellis St.
Oct 1979	Lots 13 & 14, District Lot 14, Plan 535 2238 Long Street	Fay Dotten (First Aid Attendant)
Sept 1980	Lots 13 & 14, District Lot 14, Plan 535 2238 Long Street	Fay Dotten (2238 Long St); Joseph Karp (Winnipeg); James Hughes (North Vancouver)
Feb 1983	Lots 13 & 14, District Lot 14, Plan 535 2238 Long Street	Fay (Dotten) Karp (Registered Nurse) & Joseph Karp (Businessman) living at 2238 Long St); James Hughes (Businessman from North Vancouver)
Nov 1991	Lots 13 & 14, District Lot 14, Plan 535 2238 Long Street	Fay (Dotten) Karp (Registered Nurse) & Joseph Karp (Businessman) living at 2238 Long St)
Oct 1994	2238 Long Street	Kelowna & District Hospital
July 1995	Moved to 3652 Spiers Road on Sept 25, 1995	Mark Haley & Julie Haley (Julie, Mark's sister, owns the land)
2019	3652 Spiers Road	Mark Haley will retain a Life Lease on the Cross House, once it is donated to a not- for-profit

Appendix #4: R. W. Butler purchase of Lots 13 and 14, Plan 535, July 14, 1913

Absolute fee required.

No. 2569 *B*

*15/257*

LAND REGISTRY ACT.  
FORM "A"

RECEIVED AT  
Land Registry Office  
OCT 15 1913  
KAMLOOPS, B. C.

Date Oct. 7, 1913

I, ANTHONY TEPLER of Kelowna, B.C., declare that I am (or Solicitor for ~~James J. Burns~~ R.W. Butler) of Kelowna, B.C., and that he is entitled to be registered as the owner in fee of the real estate hereunder described, and he claims to be registered accordingly.

The fee is registered in Vol. \_\_\_\_\_, Fol. \_\_\_\_\_ of Fees Book.

TOWN OR DISTRICT.	LOT OR SECTION.	ADMEASUREMENT OR ACREAGE.
City of Kelowna	Lots 13 and 14, Plan 535	1285 <sup>+</sup> 1301 <sup>+</sup> 15/135

DATE.	PARTIES.	CHARACTER OF DEED.
July 14, 1913	A.E. Burns et al to R.W. Butler	Conveyance in fee

And I solemnly declare that I have investigated and ascertained the value of the said land, and that the market value thereof at the date of this application, including all buildings and improvements thereon erected, is One thousand dollars, and that the title deeds mentioned hereon are all those in my custody, possession, or power, and in the best of my belief in the custody, possession, or power of my principal, relating to the same; and (in the case of an agent) I am duly authorized by the above-named R.W. Butler to make this application, and am of the full age of twenty-one years.

And I make this solemn declaration for the purpose of the same being acted upon under the provisions of the "Land Registry Act," conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the "Canada Evidence Act."

DECLARED before me this 6<sup>th</sup> day of October, 1913, at Kelowna, British Columbia.

(Signature) *Anthony Tepler*


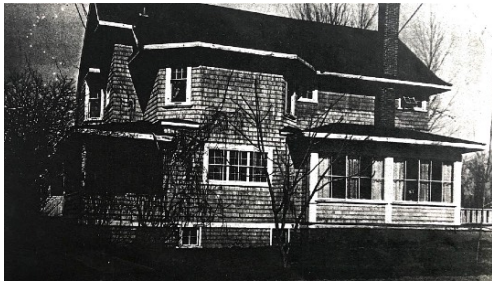

*J. A. Burns*  
Public



40,000/1913





Source: Kamloops Land Titles Office

## Appendix #5: Alteration History of the Cross House:

The Cross House has undergone a number of alterations, including a move, since it was built. A summary of the changes includes:

Year	Event	Impacts and Changes
1909-1913	<p>The house was likely built by Ricard W. Butler in 1913, after purchasing the property (lots 13 &amp; 14, plan 535) from Adelaide E. Burne (&amp; partners) on July 14, 1913 for \$1,000.</p> 	<p>Large vernacular 2.5 storey house with elements of different traditional styles built on both lot 13 and 14. The house faced Pendozi St. (east), with its back towards the lake (west). The house was built on the northwest corner of Strathcona Ave and Long St.</p>
Late 1920s -1930s	<p>The porch with the roof overhang on the south side of the house was glassed-in to create an unheated sitting area.</p> 	<p>This early alteration is in keeping with the style and character of the building and its function as a home in the Okanagan Valley. The glassed-in area was retained when the house was moved to its new site.</p>
Late 1920s -1930s	<p>The front entry area was screened-in under the overhang of the roof.</p> 	<p>This early alteration would have been practical in the summer to keep out insects. The screened-in area on the north end of the front porch was removed at some point. This was likely when the roof overhang was extended over the whole front porch.</p>
1940s - 1950s	<p>The house originally had an open front porch, with a slight overhang that was almost even with the front bay window. The roof was later extended over the porch, likely after the Cross family owned it and before the 1960s when permits were recorded in the City Files.</p>	<p>The extension of the roof over the porch, although practical, does have an impact on the appearance of the house. Over time, this change has become part of the vernacular styling of the building.</p>

Year	Event	Impacts and Changes
1966	<p>North side addition was built. (14' x 21' recorded in the City Files)</p> 	<p>This addition was added as a separate (rental) suite to the main house on the north side. The window (identical window is near the northeast corner on the front facade) on the north side, near the northeast corner was filled in when the addition was built. A door leading out of the house into the addition was put in.</p>
1970s	<p>The last asphalt shingle roof, before the house was moved, was likely installed sometime in the 1970s.</p>	<p>The original roof would have been wood (cedar) shingles. The wood shingle roof was replaced at some point with (red) asphalt shingles.</p>
1994 - 1995	<p>The Kelowna &amp; District Hospital bought the remaining lots and houses on Long Street (between Strathcona Ave and Royal Ave) in order to clear the land to build the new Kelowna Cancer Clinic.</p>	<p>The Cross House, along with a number of other houses were put up for auction. They were to be demolished if not sold.</p> <p>The Cross House was sold to Mark Haley in September 1995.</p>
September 1995	<p>The house was moved to its new location on Spiers Road. In order to move the house, the roof with the attic area was cut off the top of the house and moved separately due to the size and height of the house.</p> <p><i>Note: The Cross House was relocated very close to where the original Berard farmhouse once sat. The farmhouse and barn were torn down in the late 1960s.</i></p> 	<p>The house was moved onto a new concrete foundation with a full basement suite with access from the back of the house under the kitchen window.</p> <p>The house is higher than it originally was. There are now 6-7 front steps compared to the original 4-5. The original foundation was a partial basement with small (2 over 2) windows. Additional and larger windows have been added (3 over 2). The newer concrete foundation is visible, unlike the original foundation which was faced with wood shingles.</p> <p>The added height and the modern concrete foundation has some affect on the character of the Cross House.</p> <p>The house is more prominent on its new site (with both the added height of the basement and location on the top of the hill) which is a positive change.</p> <p>The foundation stands out, which could be better disguised with a shingle cladding (like on the original foundation) and landscaping.</p>

Year	Event	Impacts and Changes
1995-present	<p>The Cross House has undergone conservation work on both the exterior and the interior, since it was moved. The house was in need of major work in order to rehabilitate it for its new use as a community venue and as a B &amp; B. The house was in fair condition and in need of repairs and maintenance work prior to its move.</p>    	<p>The following work on the exterior was undertaken once the house was moved:</p> <ul style="list-style-type: none"> <li>-The roof overhang and front porch was rebuilt in a similar style. The porch balustrade was rebuilt in a similar style to the original, but is built higher to meet the 1995 building code. Railings on the stairs were added as well.</li> <li>-The north facade underwent a number of changes: the northeast corner window was not restored, but was filled in with new shingles. The door that was created into the 1960s addition was filled in and re-shingled. The second original/early door on the north facade that would have led outside from the house was removed and filled in.</li> <li>-The brick chimney was removed before the house was moved and rebuilt on the south facade.</li> <li>-The back kitchen window was raised up slightly, in order to renovate the kitchen.</li> <li>-The original/early screened-in porch located at the southwest corner of the back of the house underwent two changes when the building was moved: the screens were removed and access off of the porch was removed (the stairs removed). This has changed the function and access to the porch. However, the new basement entry was required as this leads into the owner's basement suite (and interior access into the main house). An overhang has been added which connects to the workshop built behind the house.</li> <li>-The south facade had a new shed roof dormer installed (attic) using similar materials as the house.</li> </ul> <p><b>Roof:</b> The house has had portions of the roof replaced since it was moved. The front roof over the porch is finished in wood shingles, similar to the house and original shingles. The shingles have not been stained or painted and have been left to weather naturally. A couple of areas still have the wood shingles, while the main roof is red asphalt shingles, similar colour to the roof when the house was moved to its new location.</p> <p><b>Colour Schemes:</b> The b&amp;w photos from the Cross family indicate that the house was painted a medium tone colour with light trims and sashes (cream or warm white). When the house was moved, the siding colour was bright white with dark green trims. The 1983 Heritage Inventory photos and record indicate a similar white and green colour scheme. When the north side addition was removed, an earlier colour, a grey-blue was revealed. The current owner has painted the shingle siding a similar grey-blue colour with white trims.</p>

# Appendix #6: Kelowna Heritage Inventory Forms, 1983

B.C. HERITAGE BUILDING INVENTORY  
FIELD RECORDING FORM

SITE IDENTIFICATION ZONING R-1a

Site No.:	Land Dist.:	Sec: 13
Reg Dist:	Dist Lot:	R: 6430
City: Kelowna	Tp: 25	Blk: 13
Street: Long Street	Plan No.: 535	
Number: 2238		

Present Name: \_\_\_\_\_  
 Present Function: residence  
 Present Occupation/Daily Use: \_\_\_\_\_  
 Present Owner: Fay Dotten 763-1590  
 Original Function of Bldg: \_\_\_\_\_  
 Original Location of Bldg if Different: \_\_\_\_\_  
 Date Built: pre. W.W.I Source (if estimate, state): \_\_\_\_\_  
 Architect: \_\_\_\_\_ Builder: \_\_\_\_\_  
 Associated Outbuildings: garage  
 Surrounding Environment: hospital area, fenced yard  
 Historical Information: \_\_\_\_\_  
 Additional Information or sources: \_\_\_\_\_

LOCATION MAP (use sketch or photocopy of street plan) *1903-1904 BUILT*

Name of Recorder: Helen Peters Date of Record: Jan. 11, 1983

DESCRIPTION

Dimensions (front): \_\_\_\_\_ (side): \_\_\_\_\_ (height): \_\_\_\_\_  
 Number of Storeys: 2 1/2 Height Basement/Crawlspace: \_\_\_\_\_  
 Exterior Wall Material: shingle Cond: good  
 Exterior Wall Colour: white with green trim  
 Roof Material: shakes Cond: some moss  
 Construction Method Building: frame  
 Construction Method Foundation: concrete block m/c

Interior Details: \_\_\_\_\_  
 Exterior Details: roof-gambrel with bell-cast over dormers, gable eave, 2 storey bay windows side and back, front verandah and 1  
 Alteration History: storey bay, back screen porch

Overall Condition: good  
 Work Needed: fence repair

PHOTOGRAPHIC RECORD *done - see photo file*

Storage Location of Originals: \_\_\_\_\_  
 File Type: \_\_\_\_\_ Film No.: \_\_\_\_\_ Frame No.: \_\_\_\_\_  
 Identify: FRONT, SIDES, REAR, DETAILS OF INTEREST, ETC.

(affix contact prints)

HERITAGE EVALUATION SHEET

NAME: \_\_\_\_\_  
 LOCATION: 2238 LONG ST.  
 REFERENCE NUMBER: \_\_\_\_\_

A. HISTORIC VALUES (maximum 40 points)				
People (maximum 40 points)	E	VS	G	PTS
1) settlers	5	3.75	2.50	0 N/A
2) officials	5	3.75	2.50	0 N/A
3) professions	5	3.75	2.50	0
4) culture	5	3.75	2.50	0 N/A
B. ARCHITECTURAL VALUES (building only)				
5) style	5	3.75	2.50	0
6) architect	5	3.75	2.50	0
7) construction	5	3.75	2.50	0
8) design	5	3.75	2.50	0
9) age	5	3.75	2.50	0
10) continuity	5	3.75	2.50	0
11) setting	5	3.75	2.50	0
12) landmark	5	3.75	2.50	0
C. LANDSCAPE AND ECOLOGICAL VALUES (for features other than buildings) (maximum 40 points)				
13) continuity	10	7.5	5	0
14) landmark	10	7.5	5	0
15) ecology	10	7.5	5	0
16) aesthetics	10	7.5	5	0
D. EDUCATIONAL AND SCIENTIFIC VALUES (maximum 40 points)				
17) site integrity	2.5	1.6	.83	0
18) alterations	2.5	1.6	.83	0
19) information	2.5	1.6	.83	0
20) accessibility	2.5	1.6	.83	0
E. ECONOMIC VALUES (maximum 40 points)				
21) compatibility	2.5	1.6	.83	0
22) adaptability	2.5	1.6	.83	0
23) cost	2.5	1.6	.83	0
24) public	2.5	1.6	.83	0
TOTAL SCORE				33

EVALUATED BY: \_\_\_\_\_

INTERPRETATION OF HERITAGE EVALUATION SHEET

POINTS	SCORE	INTERPRETATION	NOTES
75 - 100	A	of major significance	preservation
50 - 74	B	of importance	conservation
25 - 49	C	of value in adding texture	maintenance
0 - 24	D	of little or no value	replacement



Source: Kelowna Public Archives

# Appendix #7: Kelowna Heritage Register Forms, 1997-99

**Kelowna Heritage Register**

Street Number: 3652 Street Name: SPIERS RD KD: 282234 ID Number: 357

Building Construction: wood frame Foundation Construction: concrete

Roof Type: gable with belcast side, shed roof additions, several irregularities, shed roof dormers Window Types: D/I G/T, casement multi-pane (6 & 12)

Exterior Wall Material: wood shingles Landscape Features: 30-35 acres of farmland, pastoral setting

Original Wall Material: presumed same Associated Outbuildings: none

Alterations Documented: 1966 14'x21' addition; 1970 garage; 1995 demolition (moved from downtown). Auctioned off by Kelowna General Hospital to make room for Cancer Clinic.

Alterations Observed:

Site Context: Set amongst farms of similar size

Sources: STREET FILES; KIRBY; WRIGLEY'S 1922-24; SUN 1936-39; History of Rutland, 1858-1971, pp. 55-56; Mark Haley (current owner).

Additional Notes and Comments: Moved from original location, 2238 Long St., in 1995, as part of clearance for hospital expansion. In 1941 address was 202 Strathcona. Letter of nomination from Mark Haley 6 May, 1997 [current resident of 3652 Spiers Rd].

Additional Observations:

Updates:

History Researcher: David Dandy Research Date: 11/3/1997 Field Recorder: Leigh-Ann Carter Field Record Date: 7/15/1997

**Kelowna Heritage Register**

Street Number: 3652 Street Name: SPIERS RD Post-IT Fax Note: 7671E Date: # of Photos: 357

To: Sue Haley From: Greg Routley

Co-Op: City of Kelowna

Phone #: 862-3537 (466)

Fax #: 860-6108 Fax #: 862-3320

Data Built: 1998 Date Documented? Designated? 1983 Inventory Class: Number of Storeys: 2

Historical Significance: Associated with Elwood Cross and Patrick O'Neil, local business leaders in the agricultural-processing and retail trades. Sold by Kelowna General Hospital to make room for the Cancer Clinic.

Architectural Significance: Unusual variant of gable front house (roof bay windows etc.); it is interesting for its details and character. Retains its character despite having been moved from an urban to a rural context.

Style/Character: rural vernacular farm house

Design Description/Features: A gable-end house with a number of eclectic alterations/features. Full width-front verandah, belcast/semi-gambrel roof to right, unusual window arrangement in 2nd storey, brick side-wall chimney, partially enclosed verandah.

History: Believed built about 1900 by Abel Gagnon, house was owned 1913-24 by Richard W. Butler. From 1925-1944 owned by Elwood L. Cross and then his wife Isley Cross, who came from Winnipeg in 1910, was manager of Dominion Cannery B.C. Ltd. in 1920s and then c. 1925 built cannery in Rutland which canned fruits and vegetables until it burned in the early 1930s. In 1950s house owned by Patrick J. and Mary D. O'Neil, secretary & president of Leslie's Ltd., a children's wear store at 320 Bernard.

Architect: unknown

Builder: Abel Gagnon Photo Reference: CD4.62-04 Photographer: Leigh-Ann Carter Photo Date: 7/15/1997

Original Use: Residential Current Use: Residential - 1 - 1/26/1999



**Kelowna Heritage Register: Work Sheet**

ID Number: 357 Date of Evaluation: 8/12/97

Street Number and Name: 3652 Spiers Road

	Grade	Reason
<b>HISTORICAL VALUES</b>		
A.1 Association / Pattern	E VG (G) F P	late cross, Cross + O'Neil typical - Community - important hospital expansion
A.2 Age	(E) VG G F P	1909
<b>ARCHITECTURAL VALUES</b>		
B.1 Style / Type / Design	E VG G F P	Unusual variant of gable front house (orig. gambrel etc.). Late exterior details - porch
B.2 Construction	E VG G (F) P	
B.3 Architect / Designer / Builder	E VG G (F) P	Gagnon
B.4 Integrity	E VG (G) (X) P	Moved - urban to farmland - 80% character intact preserved (to some)
<b>CONTEXTUAL VALUES</b>		
C.1 Continuity	E VG G (F) P	Moved, diff. context
C.2 Landmark / Recognition	E VG G (F) P	Not known

Score: Rank: Date: Revision:



Source: City of Kelowna City Files



## Appendix #8: Kelowna Heritage Register Evaluation Criteria Definitions

### A. Architectural History

**1. Style and/or Type:** A building's style representative of the City's significant development periods; or a building type associated with a significant industrial, commercial or transport activity.

Excellent (E) 35	<ul style="list-style-type: none"> <li>An excellent example of a style or type in Kelowna</li> <li>A rare surviving or very good example of a style or type in Kelowna</li> <li>One of the earliest, very good examples of a style or type in Kelowna</li> </ul>
Very Good (VG) 18	<ul style="list-style-type: none"> <li>A very good example of a style or type in Kelowna</li> <li>A good example of a style or type that is notably early in Kelowna</li> </ul>
Good (G) 12	<ul style="list-style-type: none"> <li>A good example of a style or type that is common in Kelowna</li> </ul>
Fair/Poor (F/P) 0	<ul style="list-style-type: none"> <li>An average example of style or type that remains common in Kelowna</li> </ul>

**2. Design:** A building's notable or special attributes of an aesthetic or functional nature. This may include massing, proportion, scale, layout, materials, detailing, colour, texture, fenestration, ornamentation or artwork.

Excellent (E) 30	<ul style="list-style-type: none"> <li>A design which is outstanding in comparison with other examples</li> </ul>
Very Good (VG) 15	<ul style="list-style-type: none"> <li>A design which is equal to several other examples of recognizable superior or special quality</li> </ul>
Good (G) 10	<ul style="list-style-type: none"> <li>A design which incorporates several special aesthetic or functional attributes</li> </ul>
Fair/Poor (F/P) 0	<ul style="list-style-type: none"> <li>A design of no special significance or quality</li> </ul>

**3. Construction:** A building's unique or uncommon building materials, or its historically early or innovative method of construction.

Excellent (E) 15	<ul style="list-style-type: none"> <li>One of the earliest known uses of an important or special material or method</li> <li>A now rare and out-of-use material or method</li> </ul>
Very Good (VG) 8	<ul style="list-style-type: none"> <li>One of the earliest known surviving uses of an important or special material or method</li> <li>A notable or out-of-use material or method of which several examples survive</li> </ul>
Good (G) 5	<ul style="list-style-type: none"> <li>An out-of-use material or method which is typical of a period and still commonly found</li> </ul>
Fair/Poor (F/P) 0	<ul style="list-style-type: none"> <li>An example of no particular significance</li> </ul>

**4. Designer / Builder:** A building's architect, designer, engineer and/or builder who has made a significant architectural contribution to the city, province or nation.

Excellent (E) 15	<ul style="list-style-type: none"> <li>An architect, designer, engineer and/or builder who was responsible for establishing or advancing a style, design or construction method that was significant and influential in the city, province or nation</li> </ul>
Very Good (VG) 8	<ul style="list-style-type: none"> <li>An architect, designer, engineer and/or builder whose works are of considerable importance to building and development in the city, province or nation.</li> </ul>
Good (G) 5	<ul style="list-style-type: none"> <li>An architect, designer, engineer and/or builder of some importance to building and development in the city, province or nation.</li> </ul>
Fair/Poor (F/P) 0	<ul style="list-style-type: none"> <li>An architect, designer, engineer and/or builder, unknown or of no known significance.</li> </ul>

## B. Cultural History

**1. Historical Association:** A building's direct association with a person, group, institution, event, or activity that is of historical significance to the city, province or nation.

Excellent (E) 35	<ul style="list-style-type: none"> <li>Closely connected with a person, group, institution, event or activity that is of considerable importance</li> </ul>
Very Good (VG) 18	<ul style="list-style-type: none"> <li>Closely connected with a person, group, institution, event or activity that is of moderate importance</li> </ul>
Good (G) 12	<ul style="list-style-type: none"> <li>Connected with a person, group, institution, event or activity that is of moderate importance</li> </ul>
Fair/Poor (F/P) 0	<ul style="list-style-type: none"> <li>Little or no known historical association</li> </ul>

**2. Historical Pattern:** A building's association with broad patterns of local area or civic history including ecological, social, political, economic or geographic change. In urban settings, a building's recognition of street pattern and infrastructure.

Excellent (E) 30	<ul style="list-style-type: none"> <li>A building that can be directly linked to the establishment of an historical pattern of civic importance</li> </ul>
Very Good (VG) 15	<ul style="list-style-type: none"> <li>A building that can be directly linked to the establishment of an historical pattern of local area importance</li> <li>One of earliest surviving examples in a local area</li> </ul>
Good (G) 10	<ul style="list-style-type: none"> <li>A building that provides strong evidence of an historical pattern of local area or civic importance</li> </ul>
Fair/Poor (F/P) 0	<ul style="list-style-type: none"> <li>A building of little known association with a recognizable historical pattern</li> </ul>

## C. Context

**1. Landscape / Site:** An intact historical landscape or landscape features associated with an existing building, or a particularly notable historical relationship between a building's site and its immediate environment including original native trees and topographical features.

Excellent (E) 15	<ul style="list-style-type: none"> <li>Landscape comprised of numerous, significant landscape features which are directly related to the building's style, design and history</li> <li>A notable and intact historical relationship between a building's site and the street, railway, waterfront, view or other geographic features which were part of the building's original function or traditional urban environment</li> </ul>
Very Good (VG) 8	<ul style="list-style-type: none"> <li>A landscape which includes several dominant features which are directly related to the building's style, design and history</li> <li>An altered but still strongly apparent historical relationship between a building's site and its immediate urban environment or related geographic features</li> </ul>
Good (G) 5	<ul style="list-style-type: none"> <li>A landscape which includes one or two important features which are directly related to the building's style, design and history</li> <li>An altered but recognizable historical relationship between a building's site and its immediate urban environment or related geographic features</li> </ul>
Fair/Poor (F/P) 0	<ul style="list-style-type: none"> <li>No significant and recognizable landscape features or building /site relationship</li> </ul>

**2. Neighbourhood:** A building's continuity and compatibility with adjacent buildings and visual contribution to a group of similar buildings.

Excellent (E) 20	<ul style="list-style-type: none"> <li>• A building that is an important part of a visually prominent and notable group of buildings of similar style, type or age, in an area of compatible use</li> </ul>
Very Good (VG) 10	<ul style="list-style-type: none"> <li>• A building which forms part of a contiguous group of similar style, type or age in an area of compatible use</li> </ul>
Good (G) 6	<ul style="list-style-type: none"> <li>• A building which is part of a contiguous group of similar style, type or age in an area of incompatible use</li> <li>• A building which is not part of a contiguous group of similar style, type or age, but is in an area of compatible use</li> </ul>
Fair/Poor (F/P) 0	<ul style="list-style-type: none"> <li>• A building which is not part of a group of buildings of similar style, type or age and is in an area of incompatible use</li> </ul>

**3. Visual / Symbolic Importance:** A building's importance as a civic or local area landmark; a building's symbolic value to a neighbourhood or the city.

Excellent (E) 25	<ul style="list-style-type: none"> <li>• A landmark building of importance</li> <li>• A building of significant symbolic value to the city</li> </ul>
Very Good (VG) 13	<ul style="list-style-type: none"> <li>• A major landmark within a local area</li> <li>• A building of symbolic importance to a local area</li> </ul>
Good (G) 8	<ul style="list-style-type: none"> <li>• A neighbourhood landmark</li> <li>• A building of symbolic importance to a neighbourhood</li> </ul>
Fair/Poor (F/P) 0	<ul style="list-style-type: none"> <li>• A building of no landmark or symbolic significance</li> </ul>

#### D. Integrity & Condition

**Integrity:** A measure of the impact of changes to the building on the appreciation of its style, design, construction or character. Alterations considered to be reversible (e.g. later sidings that can be removed) should tend to be scored as minor. Alterations which are not reversible, and which have resulted in loss of original building fabric, should tend to be scored as major.

**Condition:** A measure of the current state of the building

Excellent (E) 25	<ul style="list-style-type: none"> <li>• A building with no alterations that detract from its style, design, construction, or character</li> </ul>
Very Good (VG) 13	<ul style="list-style-type: none"> <li>• A building with one or more alterations, the effect of which is recognizable but does not significantly detract from the style, design, construction or character</li> </ul>
Good (G) 8	<ul style="list-style-type: none"> <li>• A building with a major alteration and/or a combination of several minor alterations, the effect of which detracts from the style, design, construction or character.</li> </ul>
Fair/Poor (F/P) 0	<ul style="list-style-type: none"> <li>• A building of no landmark or symbolic significance</li> </ul>

## Appendix #9: Cross House- Statement of Significance (SOS) -Original with Recommended Revisions



Associated with Elwood Cross and Patrick and Mary O'Neil, local business leaders in the agricultural-processing and retail trades. Sold by Kelowna General Hospital to make room for the Cancer Clinic.

**Place Description:** The historic place is the two and a half storey wood-frame Cross House, built in (1909-replace)1913 and located at 3652 Spiers Road in the rural South East Kelowna neighbourhood.

**Heritage Value:** The heritage value of the Cross house, which has been moved from the South (Central- replace) Padosy Neighbourhood to South East Kelowna, is derived from its diverse occupants since its construction in the early 1900s and its architectural characteristics.

**Replace sentences:** The house, originally located at 202 Strathcona Avenue, is reported to have been built about 1909 by Abel Gagnon. Subsequent early owners include Richard W. Butler and George Hewson.

**New sentences:** The house, originally located at 248 Strathcona Avenue (address changed to 202 and then to 388 Strathcona Ave), was likely built in 1913 by Richard W. Butler, a local building contractor. Butler and his wife Gertrude lived in the house until 1924.

From 1925 to 1944 the house was owned by Elwood Lindsay Cross (1888-1948) and his wife Islay. Elwood Cross has value for his connections with land development and fruit-growing. Trained as a land surveyor, Cross came to Kelowna (from Winnipeg) in 1910 to survey land in the Belgo area for the Belgo- Canadian Fruit Lands Company. Taken with the Okanagan, he purchased land in Rutland and became an orchardist. In 1914 he became the general manager of the Dominion Cannery plant in Kelowna, where he oversaw canning and dehydration of vegetables and fruit. In 1923 he left Dominion Cannery and started Rutland Cannery Ltd., on land adjacent to his orchard, near where Scandia is now located on Highway 97. The cannery processed vegetables, especially tomatoes and juice, but it was destroyed by fire during the winter of 1938-39. After that Cross became supervisor of the Bulman dehydrating plant at Vernon. He then built Vernon Frozen Food Lockers, although he did not live long enough to see the completion of that project.

In the 1950s (when the address had been changed to 2238 Long Street) the house was owned by Patrick J. and Mary D. O'Neil, respectively secretary-treasurer and president of Leslie's Ltd., a children's wear store at 320 Bernard Avenue. The O'Neils owned the house for 26 years.

In 1995 the house was removed from its original site to make way for the new Cancer Clinic (Sindi Ahluwalia Hawkins Centre) behind the Kelowna General Hospital. The building was purchased at auction by Mark Haley and relocated to his sister's sheep farm in South East Kelowna. The house now sits on a rise on its new site in the same location as the property's original farmhouse.

**Replace sentence:** Its architectural features are unusual including its roof combines gable and gambrel forms.

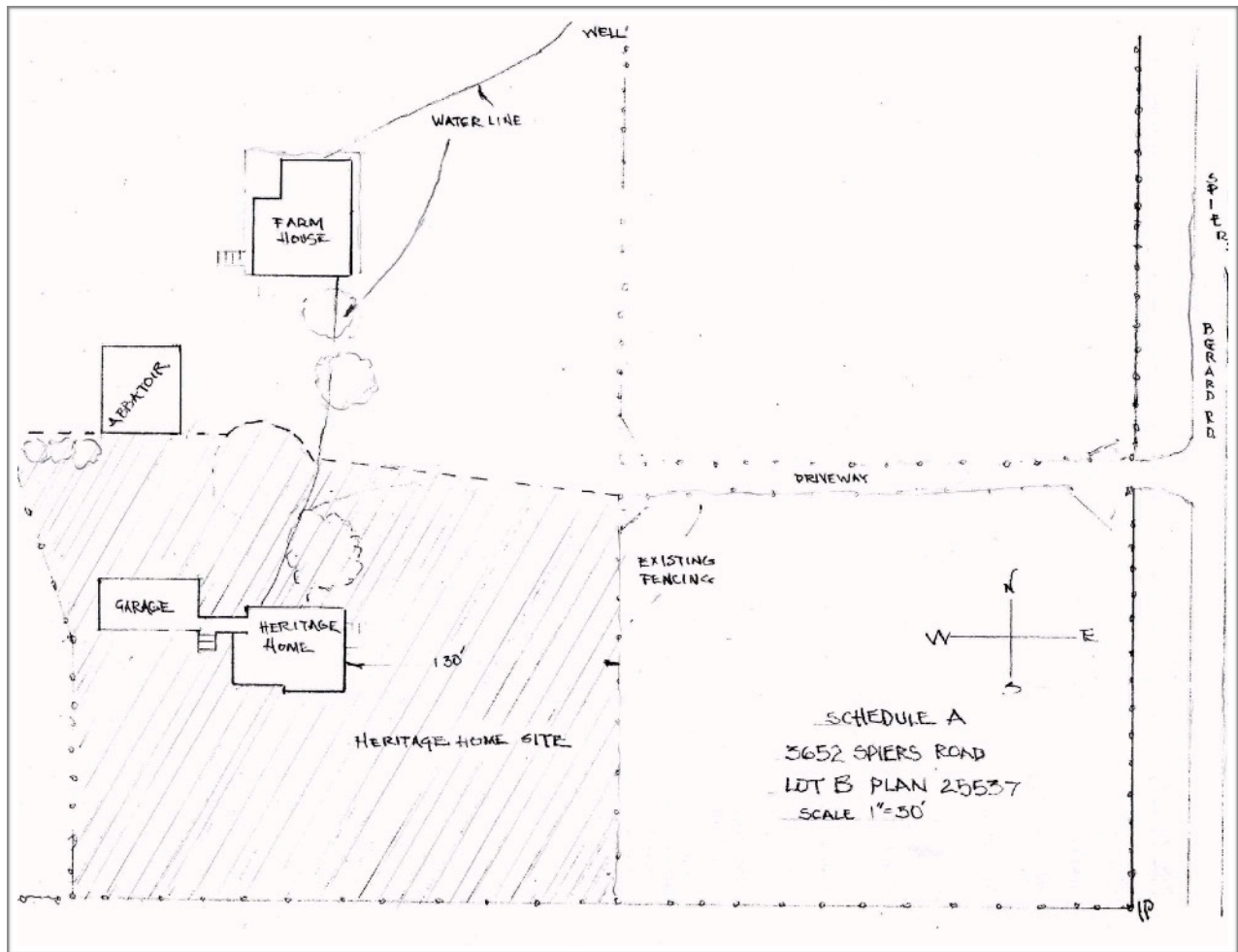
**New sentence:** The Cross House is a vernacular gable-front building with a number of unusual architectural elements including its bell-cast roof that combines the gable and gambrel forms. The asymmetrical design, along with the unusual mix of architectural features, makes this a very unique house in Kelowna.

### Character Defining Elements

**ADD-** Key elements that define the heritage character of the Cross House include its:

- **Add-** Rural setting on a farm in South East Kelowna, with the house set on a rise surrounded by broad lawns, raised gardens, and a couple of mature trees
- Residential form, scale and massing, expressed by the 2.5-storey height and rectangular plan with large porch  
**Replace** extension with overhang
- **Add-** Asymmetrical design and features
- Unusual bell-cast roof, gable-like with returned eaves on one side and gambrel-shaped (i.e. double-sloped) (**Remove-** with bell cast eave) on the other
- **Add-** Shed roof side dormers
- **Add-** Bay windows (front first-storey & two second-storey with no middle window)
- **Add-** Front full-width partially enclosed wrap-around verandah
- **Add-** Back porch with overhang
- **Remove-** Entrance porch with wood posts
- **Change to:** Brick side-wall chimney (from Corbelled brick chimney)
- Wood shingle wall cladding
- 6-over-1 (**Remove-** and **4-over-1**) double-hung wood sash windows **Add-** and multi-paned wood casement windows

# Appendix #10: Map of Area to be Included in the Heritage Designation Bylaw



Source: Mark Haley

## **Research Resources:**

B.C. Historical Newspapers

Buckland, F.M. Ogoopogo's Vigil: A History of Kelowna and the Okanagan. Kelowna, BC, 1948.

City of Kelowna Heritage Register, Statement of Significance for 3652 Spiers Road

City of Kelowna Heritage Register Assessment and Evaluation Forms and Photos for 3652 Spiers Road, 1997-1999

City of Kelowna: Official Community Plan (OCP), Zoning Maps, Heritage Register Evaluation Criteria (2012), Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines (1997), etc

Cross Family Fonds

Gray, Art. Tales of Bygone Days. ND

Haley, (Mark) Family Fonds

Hobson, Robert. Kelowna Heritage Resource Inventory: A Report to the Kelowna Heritage Advisory Committee, Dec. 1983

Kamloops Land Titles Office

Kelowna Heritage Inventory and Evaluation Forms and Photos for 2238 Long St, 1983

Kelowna Public Archives (KPA): Archival Maps, Photographs, Telephone Directories, Voting Lists, etc

Okanagan Historical Society (OHS) Reports, various years

Site and Neighbourhood Visit for assessment and current photos

Simpson, Sharron. Kelowna General Hospital: The First 100 Years 1908-2008. Manhattan Beach Publishing, Kelowna, 2008.

Stacha, (Eleonore) (and Sarama) Family Fonds

Vancouver Heritage Foundation website: Style Guide