

# **HERITAGE CONSERVATION (MANAGEMENT) PLAN for the McIver House**

**2269 - 2279 Benvoulin Road, Kelowna, BC**



**McIver House, Summer 2018**

**Prepared for: The Central Okanagan Heritage Society,  
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*Appendix #1:* Summary of Standards and Guidelines for the Conservation of Historic Places in Canada

*Appendix #2:* City of Kelowna P2 Zone- Education and Minor Institutional

*Appendix #3:* Location of Original Site (1954 KLO Road) & New Location at Benvoulin Heritage Park (2279 Benvoulin Road)

*Appendix #4:* Old McIver House Relocation & Existing Floor & Elevation Plans, 1994, Peter Chataway

*Appendix #5:* City of Kelowna's Statement of Significance for McIver House, 2000

*Appendix #6:* McIver House Condition Review, 2017 - 2018

### **Sources**

## 1.0 Introduction

The main objective of this report is to compile research and building documentation for McIver House located at 2279 Benvoulin Road in Benvoulin Heritage Park in Kelowna BC. This report will become a record of the building in 2018. It should be used to guide future conservation work, plan for regular short- and long-term maintenance of this important heritage building. This report will provide guidance in conserving the heritage value of this City of Kelowna Heritage Register building and will help to ensure that the physical life of the building is extended as much as possible.

The McIver house is one of three buildings located in Benvoulin Heritage Park. The Benvoulin Church, built in 1892, has the Reid Hall (rebuilt in 2000) attached. The McIver House was moved from its original site near the corner of Benvoulin Road and KLO Road in 1994 to replace the original manse that had burned down in the 1960s. The McIver House was in poor condition as it had been vacant for many years before being moved to the Benvoulin Park to serve as the new caretaker residence for the site. The house underwent a major exterior restoration and interior rehabilitation/renovation in 1995. Although the house has undergone repairs since its restoration, it does not have a conservation plan to ensure that its heritage value is retained and maintained. A conservation plan will help ensure that the physical life of the building is extended as long as possible, while preserving the heritage value of the house for the community and future generations.

The original/early building materials and character-defining elements should be preserved, repaired and/or replaced, using the nationally, provincially and locally recognized heritage conservation standards and guidelines in any future conservation work.

*Intervention at a historic place must respect its heritage value and character-defining elements. It is always better to preserve than to repair and better to repair than replace... This “minimal intervention” approach is the foundation of good conservation practice. (Source: Standards and Guidelines for the Conservation of Historic Places in Canada, p. 3)*

## 2.0 Conservation Guidelines

### 2.1 Standards & Guidelines

The Government of Canada, in collaboration with the provinces and territories, developed the *Historic Places Initiative* which created the *Canadian Register of Historic Places* and the *Standards and Guidelines for the Conservation of Historic Places in Canada* (Standards & Guidelines were created in 2003 and revised in 2010 by Parks Canada). The *Standards & Guidelines* are based on universally recognized conservation principles and identify good practice versus bad practice. This is the source used to assess the appropriate level of conservation and intervention on any heritage building. (Refer to Appendix #1: Summary of Standards and Guidelines for the Conservation of Historic Places in Canada)

The primary objective of the project and its heritage value will determine the best treatment, ensure that its heritage value is protected and that its physical life is extended. Conservation includes all actions or processes that are aimed at safeguarding the character-defining elements of an historic place so as to retain its heritage value and extend its physical life. This may involve *Preservation, Rehabilitation, Restoration*, or a combination of these actions or processes.

**Preservation:** the action or process of protecting, maintaining, and/or stabilizing the existing materials, form and integrity of a historic place or of an individual component, while protecting its heritage value.

**Rehabilitation:** the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, ad/or additions, while protecting its heritage value.

**Restoration:** the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

The objective of this project is to document the building, review its heritage value and develop conservation recommendations, and to develop a maintenance plan to be used in the planning and management of the building.

## 2.2 General Conservation Strategy

Preservation of the McIver House is the primary intent of this plan, as the building has already undergone both restoration and rehabilitation work in the past, as well as recent conservation work. Conservation work on the house, up to this point, has been recorded in this plan.

As the McIver House will continue to be used as the caretaker's residence for Benvoulin Heritage Park, no major interventions should be required. If the building's use changes in the future, then rehabilitation work based on the *Standards and Guidelines for the Conservation of Historic Places in Canada* and the conservation recommendations in this plan should be followed.

## 3.0 Understanding the Historic Place

It is important to understand the context of the building within its surroundings in order to effectively assess the value of the heritage resource and make value-based decisions for its conservation. An understanding of the planning context and the building's evolution (at the original and current site) over time are important in the continued conservation of the building within the site. This understanding is also important background material in the evaluation of the current statement of significance (SOS) for the McIver House, which is essential in the effective management of the cultural resource.

### 3.1 Description of McIver House, located in the 'Benvoulin Heritage Park'

*Legal description:*

Street Address: 2269 - 2279 Benvoulin Road, Kelowna BC

Original Address: 1954 KLO Road, Kelowna BC (moved in December 1994)

Legal Description: Lots 15 & 16, Block 7, Plan 415B

Roll Number: 10388000; Jurisdiction: 217; PID: 024-566-543

Site Area: 1.26 Acres

#### *Site boundaries:*

The pie-shaped property is bounded by Benvoulin Road directly to the west with multi-residential (RM3) units across the road, agricultural land (zoned A1 Agricultural in the ALR) is on the other three sides of the property.

#### *Site Description:*

The McIver House is located towards the back of the property known as Benvoulin Heritage Park in Kelowna's South Pandosy neighbourhood. The McIver House shares the site with the historic Benvoulin Heritage Church built in 1892 which is in its original location on the original lots subdivided and donated for the new Presbyterian Church by G.G. Mackay. The Reid Hall, along with the foyer containing bathrooms, was built in 2000, replacing the original c.1955 Reid Hall attached directly to the church. Access to the park and house is off of Benvoulin Road, which is the original entrance to the park. The park also includes: gazebo structure with concrete pad, wedding garden (2014), memorial garden for Marietta (Anderson) Lightbody (2017); pollinator garden (in progress- 2018); other garden spaces.

The c. 1904 farmhouse is a prominent 1.5 storey wood building. The house has about 900 square feet on the main floor and about 500 square feet on the second floor. The house is on a modern (1995) concrete foundation with a crawlspace. The house has its own gardens in the front, the back, and the side of the house. The driveway is on the southeast side. There are a number of sheds and a large container for COHS storage and garden equipment for the site. The house is partially fenced to delineate private space for the caretaker and COHS, from the semi-public space of the rest of the site.

#### *Spatial Organization:*

-Relationship between the McIver House and the Benvoulin Church and Reid Hall

*\*Note: the relationship of the two buildings and the park, has regained an important aspect of the site's history with moving the McIver House onto the site close to the original location of the church manse that burned down in the late 1960s.*

-Landmark location within the old 'Benvoulin Townsite' and on Benvoulin Road

#### *Topography:*

-Flat valley bottom associated with Okanagan Lake and its water systems, rising up to the low round hills that line each side of the Valley.

#### *Vegetation:*

-Planted 'cottage style' gardens, grass parking, some gravel driveways & paths, and pavement

-Mature trees including: a large Manitoba Maple tree (in centre of wedding gardens), a Chestnut (in front), a Golden Rain Tree (in pollinator garden), fruit trees (apricots), hedges

*\*Note: a tree inventory is being created for the park*

#### *Buildings & structures:*

-The c. 1904 farmhouse

-The 1892 church with 2000 hall & foyer addition

-Storage sheds (and container) for site

-Gazebo in wedding garden, memorial garden with screen & sculpture, pollinator garden, benches and fencing.

*Views and vistas:*

- Internal views leading from one area of the site to another
- Views of the surrounding hills and farmland (orchards to the south and east; crops to the north) and urban residential to the west

### 3.2 Planning Context

An understanding of the overall planning context of the McIver House within its site is necessary for the development of effective conservation policy. This is a key part of the understanding of the historic place.

*Cultural context:*

As part (although a more recent addition) of Benvoulin Heritage Park, the McIver House is important to the local community for its heritage value as an early and unique farmhouse in the Benvoulin/KLO agricultural area. This is evident when the farmhouse was donated to COHS in 1994 and the community supported the restoration project through many, many volunteer hours, and significant financial and material donations. The McIver House was added to the Kelowna Heritage Register, which also indicates its value to the community. The house has become an integral part of this landmark heritage site on the Benvoulin Road and in Kelowna.

*Formal recognition status:*

The 1.26-acre site and buildings are owned by the Central Okanagan Heritage Society. The McIver House and the Benvoulin Church are 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 on the Provincial and National Heritage Registers.

*Legal protection status:*

The Benvoulin Church Heritage Designation Bylaw No. 5599 was passed by City Council in 1983. It is the only building on the site that is protected with a Heritage Designation Bylaw. The McIver House is not protected by a heritage designation bylaw at this time.

*Zoning status and regulations:*

The P2 zoning of the site (Education & Minor Institutional) allows for the current secondary use of the house as a caretaker unit in a park with a cultural recreational use. (Refer to Appendix #2: Education and Minor Institutional)

*Kelowna's Official Community Plan (OCP 2030):*

The Official Community Plan (OCP) provides a policy framework and clear vision of the City's intentions with regard to future land uses and servicing across the community. Each property in Kelowna has a future land use designation as specified in the Official Community Plan. The OCP designates the future land use of the Benvoulin Heritage Park as **Major Park/Open Space (public) (PARK)**, which is the current zoning of the park.

*"City, District, Community, Neighbourhood and Linear parks. Not all parks required over the next 20 years are indicated on the map, as Neighbourhood parks will be provided at City standards as integral components of new and redevelopment initiatives. A major Recreation Park will be provided in the Glenmore Valley area. Open space indicated at the south end of Ellison Lake is intended as wildlife habitat preservation subject to approval of the appropriate provincial ministry or agency."* (Source: OCP 2030, 4.2 Land Use Designation Definitions)

The surrounding properties' future land use is designated as **Resource Protection Area (REP)** to the north, east and south. *"Rural land preserved for agricultural, environmental and recreational purposes, including the ALR, other resource lands with environmental value and protected natural open spaces, including private open space, steeply sloped lands, Natural Environment/Hazardous Condition DP Areas, and other natural features such as watercourses, water bodies, wetlands, plant and wildlife habitat, and significant aesthetic value. Allowable uses would be agriculture / resource use including farming, forestry, wood lots and silviculture as well as public or private open space on lands considered environmentally sensitive or hazardous (steep slopes). Generally land areas within this designation (whether they are within the permanent growth boundary or not) will not be supported for exclusion from the ALR or for more intensive development than that allowed under current zoning regulations, except in specific circumstances where the City of Kelowna will allow exceptions to satisfy civic objectives for the provision of park/recreation uses. Non-ALR land outside the Permanent Growth Boundary will not be supported for any further parcelization."* (Source: OCP 2030, 4.2 Land Use Designation Definitions)

The land to the west is designated as **Multiple Unit Residential (Low Density) (MRL)**. *"Townhouses, garden apartments, apartments, buildings containing three or more residential units. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks), that are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM1 – Four-plex Housing, RM2 – Low Density Row Housing, or RM3 – Low Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses. Where multiple unit residential (low density) uses fall within character areas (see Map 5.8 - Urban Design DP Area Designation), rezoning will not be permitted if such results in building heights greater than 2 ½ storeys (regardless of density). Front yard setbacks should remain consistent with the established street pattern to ensure that neighbourhood character is maintained."* (Source: OCP 2030, 4.2 Land Use Designation Definitions)

The OCP includes policies that are intended to promote the conservation of heritage buildings listed on the Kelowna Heritage Register. It states *that the City will demonstrate a commitment to heritage conservation by ensuring that City-owned heritage properties be maintained in an appropriate condition.*

### 3.3 Evolution of Place

#### 3.3.1 Historical Context:

The house was owned by the McIver family for 67 years before the family donated it to the Central Okanagan Heritage Society in 1994.

The farmhouse was built by a Mr. Scott, as a residence for his asparagus farm. There is little known about Scott, except that he was a wheelwright. The house was likely built around 1904, when the Kelowna Land and Orchard Company bought and subdivided the 6,473 Lequime property (pre-emption) into smaller agricultural lots and built KLO Road. The house originally faced KLO Road (1950/1954 KLO Road). It was suggested that the house may have been built earlier, however, between the orientation of the house and the subdivision of the old Lequime property in 1904, it is likely that it was built in 1904.

There is little information on the house until the house and land was bought by the McIvers in 1927. In the McIver family reminiscences of the house, it is mentioned that Bernard (Barney) Joseph McIver bought the property from his brother Pat who had likely bought it from the Scott family. Pat owned it for a short time before selling it to Barney.

Brothers Barney and Pat McIver, arrived in Kelowna in 1910, after arriving in Guelph Ontario from Ireland in 1908. Barney and his brother worked at many different jobs to save money to buy their own house. Barney eventually bought a homestead in Ellison where he grew berries for market. For many years Barney managed the Bulman Ranch in Ellison, where he met and married Harriet (Hattie) Perkins in 1923 at the Christien House in Ellison (now located at the Father Pandosy Mission). Hattie arrived from England



in 1920 and worked as a governess for the Cameron family before marrying Barney. The McIver's two children were born at the Ellison house; Bernard Bryan (Barry) in 1924 and Patricia (Pat) in 1927. The Ellison house was soon deemed too small for the growing family and the wildlife too close.

In 1927 the McIver's bought the house on the 17-acre farm, which ran from Benvoulin Road to Como Road, along KLO Road. The McIver's mixed farm had a combination of cows, pigs, chickens, vegetables and fruit. Their farm was well known for its fine cabbages and potatoes, which they grew and sold in Kelowna. There was also an asparagus patch, possibly what was left of the original asparagus farm when the house was first built. Barney also managed the Mission Creek Irrigation system and for many years had the animal pound on his property while still farming until he retired at 90 years old.



Hattie and Barney McIver, c.1970s. McIver Family

Barney and Hattie lived in the house until 1979, when they moved to a seniors' home. Barney died in 1982 at the age of 96, while Hattie lived until her 102<sup>nd</sup> birthday. Once the couple moved out, the house was boarded up and remained empty. A new house had been built behind the old farmhouse, in which Pat (McIver) and her husband Roger Arcand lived. Pat and Roger, both with military careers, married in 1954. Pat and Roger moved back to Kelowna in 1970 with their two children, Nancy and Michael. Barry McIver married Trudy Turney in 1944 and had three children; Bryan, David and Patricia. The Arcand's along with Pat's brother, Bernard (Barry) Bryan McIver continued to farm the land.

Pat Arcand, her brother Barry and mother Harriet, wanted to see the house preserved and lived in once more. The family decided to donate the farmhouse to COHS after Harriet's death in 1992. Pat had gotten to know Ray Helgeson, caretaker at the Benvoulin property, who was living in the small Reid Hall with his wife Fran. Pat was working in the Planning department for the City of Kelowna and Ray as a local newspaper photographer when they met. The friendship between the Arcands and the Helgesons was a key reason behind the donation to the Heritage Society. In the fall of 1994, preparations for the move of the McIver House to its new location at Benvoulin Heritage Park began.



Painting of the manse before it burned down. COHS Fonds

As the Benvoulin Heritage Park site continued to attract more people to use the church and the grounds, ideas about how to make the site more useable were discussed. In 1994, the society was offered the McIver House, a c.1904 farmhouse. The McIver House would be moved to the back of the site, at the location of the original church manse, which burned down in the late 1960s, and would serve as the site managers' new residence. This would not only give the site managers a new and larger home, but it would free up Reid Hall to once again become available as a public meeting space with a kitchen, washroom and bridal change room. By accepting the McIver House, the society preserved and restored another heritage building, which would likely have been lost.

On December 3<sup>rd</sup>, 1994, the 90-year old McIver family house was moved from KLO Road to a new foundation on the Benvoulin property. The move took place at 3am, to ensure that that the soft farmland was frozen. The move cost COHS about \$20,000. Lesley-Anne Evans, a landscape architect, put together the concept plan and supervised the move. The foundation plan was drawn up by Peter Chataway and



built by Ken Reid (KSR Construction). KSR Construction moved the McIver house 1.5 kms across the fields to its new home at the Benvoulin Heritage Park. (Refer to Appendix #3: Location of Original Site (1954 KLO Road) & New Location at Benvoulin Heritage Park (2279 Benvoulin Road))

In early 1995, once the McIver House was on its new foundations, planning for the restoration of the building's exterior and the interior rehabilitation began. The committee included: Sandy Welbourn as project co-ordinator, Gordon Hartley as architectural advisor, Lorri Dauncey heritage conservation consultant and Grant Davies as building supervisor. Restoration work included: new cedar shingle roof; heritage colour scheme (based on colour sampling of the exterior to determine the original/early colour scheme); restoring the front balcony; restoring the original back verandah; repair of the various building elements.

The restoration work was finished in September 1995 with support from the community in the way of grants and donations of time and money. Major contributors towards the restoration included: the Capri Rotary Club, the Kelowna Heritage Foundation, Jamie Brown, R.J. Bennett, Dave Bowden, and Ralph Livingston. The project also received help in restoring the building through an Unemployment Insurance (UI) Training Program, for labour equivalent to \$57,000. Unemployed skilled construction workers were hired for 20 weeks on the McIver House restoration/rehabilitation. The UI workers were under the supervision of Grant Davies. A \$25,000 mortgage was taken out by the society in order to purchase building materials for the restoration. The mortgage was paid off a year later, with money raised through bingos and fundraisers. The McIver House restoration, at a total cost of approximately \$160,000 was on budget and on time.

On October 26<sup>th</sup>, 1995 the McIver House was officially opened to the public. The community was invited to come and see the restored heritage house, which would soon be lived in by the on- site managers. Pat (McIver) Arcand and Barry McIver planted a sunset maple tree near the house to commemorate the event.



The McIver family in front of the restored house, c. 1996. McIver Family Fonds









Fran & Ray Helgeson c.2009. COHS Fonds









With the completion of the restoration of the McIver House, site managers Ray and Fran Helgeson moved into their new home. Reid Hall was converted back to a public use as a hall that could be used with the church or separately for meetings. The Helgeson's lived in the McIver House until their retirement in 2009, after 22 years as the Benvoulin Park caretakers. The Helgeson's created and cared for the park's gardens, as well as the church and hall during their long tenure. The McIver House continues to be lived in by the Benvoulin Park caretaker.

### 3.3.2 Chronology of the Historic Place:

The Mclver House, built about 1904, is a rare example of a vernacular farmhouse in the saltbox house form in Kelowna. The house had some exterior alterations over the years, prior to the 1995 restoration. Changes to the building reflect the Mclver family's needs over the years. The Mclvers owned the house for 67 years before donating the building to COHS, who has now owned it for 24 years.




YEAR	EVENT	IMPACTS AND CHANGES
c.1904	<p>Mr. Scott built the house as his residence at his asparagus farm at the corner of Benvoulin Road and the new KLO Road.</p>  <p>This aerial photo shows the Mclver House (left lower corner) in its farm setting, including a large barn set back to the right of the house. KLO Road, located in front of the house, is not in the photo, but the driveway from KLO Road to the house is visible to the right of the house. This photo was taken during the time that the Mclver Family lived in the house. Mclver Family Photos &amp; COHS Fonds, n.d.</p>	<p><b>Original design and elements:</b></p> <ul style="list-style-type: none"> <li>- post and beam wood frame structure</li> <li>-1.5-storey house has a front sloping pitched roof and shed rear extension in the saltbox form</li> <li>-front gable roof has a central raised gable over the second-floor door to the balcony</li> <li>-gable roof drops lower in the back of the building to cover a second set of rooms</li> <li>-front façade has a three-bay façade: second floor- door with balcony with plain walls on each side; main floor- three bays are emphasized by the posts dividing the space.</li> <li>-exterior is clad with horizontal drop siding, including details such as corner boards, simple window and door trims.</li> <li>-front upper central balcony</li> <li>-wrap-around verandah in front, right side, and back</li> <li>-sleeping porch (either original or early addition on verandah; important in hot Okanagan summers)</li> <li>-delicate wood detail on posts and beneath the eaves on front and side; back has simple posts only</li> <li>-single hung windows with one over one and two over two sashes with simple wood mouldings</li> </ul>
1927 to 1930s	<p>Bernard ('Barney') and Harriet Mclver bought the farm in 1927 and moved into the house with their two young children, Bernard ('Barry') Bryan and Patricia ('Pat').</p>  <p>View of the front of the house soon after the Mclver family moved in. Many of the house's original design and elements are visible. Mclver Family Photos &amp; COHS Fonds, c.1930s</p>	<p><b>Original design and elements:</b></p> <p>The approx. 30-year-old house appears to be in fair to good condition. The burgundy trims are faded. The siding colour has faded and appears to be a lighter tone. The roof appears to be in good condition, with the chimney not visible from this side of the house. The second-floor balcony appears to be in fair condition. Both the second-floor door onto the balcony and the front door have simple two panel screen doors. The front verandah is in fair condition with the wood detailing on the posts and beneath the eaves visible. The vertical verandah skirting, as well as the simple steps up to the verandah can be seen.</p>

YEAR	EVENT	IMPACTS AND CHANGES
1930s	<p>Original rear verandah after the McIver family moved into the house.</p>  <p>View of the back of the house after the McIver family moved in. The original design of the verandah is visible. McIver Family Photos &amp; COHS Fonds, c.1930s</p>	<p><b>Original design and elements:</b></p> <p>The back verandah of the house looks to be in fair to poor condition. The skirting that encloses the deck has missing boards. The verandah posts are visible, as well as the horizontal boards at the end of the verandah, that have likely been added later to enclose this section of the verandah. The simple step up to the verandah's back door and the open four-panel screen door is visible.</p> <p>The verandah was on three sides of the house when the McIver family moved in. This included the early/ original sleeping porch, which was enclosed with boards in between the posts with screening on the upper half. There would have been a screen door facing the back of the house, next to the side door into the kitchen area of the house.</p>
1940s	<p>Removal of the front upper floor balcony and general disrepair of the house.</p>  <p>Bernard ('Barney') and Harriet McIver standing in front of their house without the second-floor balcony. McIver Family Photos &amp; COHS Fonds, c.1945</p>	<p><b>Original element removed:</b></p> <p>The 40-year-old house appears to be in fair condition, with the first major change to the front façade visible. The second-floor balcony has been removed, likely due to rot. In this c. 1945 photo, the area where the balcony was attached to the house is visible.</p> <p>The house appears to be in desperate need of new paint, as there is a significant amount of bare wood showing on the upper siding. Some of the wood detailing on the verandah posts is missing.</p>
1940s/ 1950s	<p>A 'mudroom' was built at the rear of the house on the right-hand side, replacing the back verandah.</p> <div style="display: flex; justify-content: space-around;">  <p>View of (current) north corner of house showing the side of the 'mudroom' before the house was moved. COHS Fonds, 1994</p> </div> <div style="display: flex; justify-content: space-around;">  <p>View of (current) northeast facade of house showing the 'mudroom' after the house was moved just prior to its removal. COHS Fonds, 1995</p> </div>	<p><b>Original element removed and partially replaced with addition:</b></p> <p>The rear section of the verandah including the roof overhang, to the left of the back door (including in front of the kitchen window) was removed. This was likely due to the poor condition of the verandah and possibly to let more light into the kitchen.</p> <p>The section of the verandah on the right-hand side (about 2/3 of the length), including the back door, was enclosed into a 'mudroom' with a new exterior door. This would have given the family additional space and would help keep the cold or hot weather out when the back door was opened. (source: Pat (McIver) Arcand, COHS Fonds)</p>

YEAR	EVENT	IMPACTS AND CHANGES
1940s/ 1950s	<p>Replaced original brick chimney with a taller concrete block chimney. The cedar shingle roof was likely replaced at or around the same time.</p>  <p>View of concrete block chimney before the house was moved. COHS Fonds, 1994</p>	<p><b>Original element removed and replaced with modern materials:</b></p> <p>The original brick chimney, which began on the second floor, did not extend very high on the roof. Because of this, there were many chimney fires. The chimney was replaced with a concrete block chimney, with a ceramic flue. This new chimney was built from the main floor to above the roof line.</p> <p>It is likely that the house's second cedar shingle roof was installed around this time.</p>
1979 to 1994	<p>The McIver House was empty after Barney and Hattie moved to a seniors' home in 1979, until it was donated to COHS in 1994.</p>   <p>COHS president, Ron Schupe, standing on the verandah next to the sleeping porch before the house was moved.</p> <p>Ron Schupe sitting on the front verandah before the house was moved. COHS Fonds, 1994</p>	<p><b>House moved to new location:</b></p> <p>The house fell into disrepair once it was not lived in. By the time the house was donated to COHS, the verandah decking and under structure was in very poor condition; the window glazing had cracks and the storms were missing; the roof had failed; the paint was peeling and bare wood showing; as well the interior was no longer functional in regards to its systems. Plans were made to move the house to Benvoulin Heritage Park, including drawings of the new foundation and the house floor &amp; elevation plans prior to the move. <b>(Refer to Appendix #4: Old McIver House Relocation &amp; Existing Floor &amp; Elevation Plans, 1994, Peter Chataway)</b></p>  <p>The house being moved to Benvoulin Heritage Park on December 3<sup>rd</sup> 1994. COHS Fonds, 1994</p>
1995	<p><b>Restoration &amp; Rehabilitation by COHS</b></p> <p>The decision was made that the exterior of the house undergo a period restoration, as it was felt that the house's value lay largely as a vernacular farmhouse in a unique style. As the house had few changes and additions, this was the best option for the house.</p>     <p>View of new back verandah, new crawlspace, verandah being repaired, front foundation. COHS Fonds, 1995</p>	<p><b>Exterior restoration of the McIver House includes:</b></p> <ul style="list-style-type: none"> <li>-The replication of the front balcony (using the early photo of the front façade &amp; building evidence), as this was an important element to restore, as the door otherwise did not make sense.</li> <li>-The removal of the later back enclosed mudroom addition and the restoration of the back (and a small section of the side) verandah including the roof. The width of the back porch was increased by about 1' 8".</li> <li>-The removal of the concrete chimney (necessary in order to move the house) on the back roof and the replacement with a metal stack. The decision was made not to rebuild the original brick chimney, but instead re-use the chimney space for venting the new gas furnace.</li> <li>-The verandah floor structure, skirting and decking boards were in very poor condition by the time the building was moved. These were not moved with the building and were rebuilt at its new location.</li> <li>-The decorative elements on the porch</li> <li>-The house was placed on a new concrete foundation with a crawlspace.</li> </ul>



YEAR	EVENT	IMPACTS AND CHANGES
1995 Cont.	 <p>New foundation, verandah work in progress, new roof COHS Fonds, 1995</p>  <p>The McIver House's original/early garage that was not moved to Benvoulin Heritage Park partially due to lack of resources. COHS Fonds, 1995</p>	<p>-The house and verandah had a new cedar shingle roof installed, similar to the original and current roof. The rear verandah's roof was rebuilt to largely replicate the original roof. New eavestroughs &amp; downspouts were installed.</p> <p>-The original windows were repaired and retained, with new storms built.</p> <p>-Exterior doors were repaired and new wooden screen doors built in a simple style similar to the ones seen in historic photos. The only exception was the front screen door, with a couple of decorative elements, was repaired and retained.</p> <p>Paint- not sure when first painted- Early/original colours-</p> <p>-Colour sampling revealed the original/early colour scheme that was very different than the white and green of the farmhouse when it was donated. The house was repainted in this heritage colour scheme.</p> <p><b>Refer to: Exterior Colour Schemes for more details.</b></p>
1995	<p><b>Restoration and Rehabilitation by COHS- Interior</b></p> <p>The interior of the house underwent a renovation/rehabilitation in order to accommodate the needs of the Benvoulin caretakers. Much of the original materials were salvaged and retained.</p>   <p>Interior renos that preserved ceilings, some floors &amp; trims. COHS Fonds, 1995</p>   <p>Interior renos that preserved a set of kitchen cupboards and the sink area. COHS Fonds, 1995</p>	<p><b>Interior renovations of the interior of the McIver House include:</b></p> <ul style="list-style-type: none"> <li>-All new systems (i.e. mechanical, electrical and plumbing)</li> <li>-New bathroom installed at the top of the stairs, next to the attic space on the back of the house.</li> <li>-The layout of the house was largely retained, along with the trims and flooring. New lino was installed in the kitchen and main floor bathroom/utility room/hot water tank/storage),</li> <li>-Much of the lathe and plaster was removed and replaced with dry wall, and insulation added in the exterior walls (although it appears limited in main attic space)</li> </ul> <p><b>Elements that were retained:</b></p> <ul style="list-style-type: none"> <li>-Most of the wood floors, including the heating/ventilation vents in the floor</li> <li>-Most of the ceilings, including the holes (plugged up) that show where the stove pipes for heating were installed</li> <li>-Interior doors and handles and hardware were reused and/or vintage ones found. The large double size door way between the main floor bedroom and the living room had sliding doors that were replaced with French doors between the two rooms.</li> <li>-The wood floor in the living room had a vintage lino rug with the wood floor painted around the outer edge. This gave the space the look that it had a rug in the space. The lino was in poor condition, but was photographed. The floors were refinished at this time to preserve the exterior outer darker stain. <b>Note:</b> Unfortunately, this was removed when the floors were refinished in renovations in 2008/2009 to the house.</li> <li>-Set of kitchen cupboards and sink were retained as part of kitchen reno.</li> </ul>

YEAR	EVENT	IMPACTS AND CHANGES
1995	<p>Exterior Restoration Completed</p>  <p>View of SW, NW, NE &amp; SE facades. COHS Fonds, 1996</p>	<p><b>Original elements restored:</b></p> <p>See above for details</p>
Fall 1996	 <p>Celebration for the completion of the McIver House restoration project</p> <p>Burning the mortgage with Pat Arcand &amp; Sandy Welbourn. COHS Fonds, 1996</p>	<p><b>Restoration paid for through significant volunteer work and community support</b></p>
2000	<p>McIver House was added to the Kelowna Heritage Inventory and a SOS was created by the City of Kelowna</p>	<p><b>Recognized as having heritage value (see SOS),</b> including its history as being a major community restoration project in Kelowna undertaken by COHS.</p>
2006/2007	<p>McIver House exterior repainted in similar heritage colour scheme</p>	<p><b>Protection of original elements (CDE)</b></p> <p>Refer to: <i>Exterior Colour Schemes</i> for more details.</p>
2008/2009	 <p>New French doors &amp; Refinished floors (living room) with vintage paint removed. L. Dauncey, 2018</p>	<p><b>Renovation of interior to make more livable for caretaker(s)</b></p> <ul style="list-style-type: none"> <li>-floors were refinished (the perimeter black paint in living room was removed) and work done to keep mice from getting into the house through the crawlspace</li> <li>-interior was repainted</li> <li>-new French doors were installed between the living room and the dining room to create a new main floor bedroom. The space was modified in order to install the new doors.</li> <li>-two bathrooms had renovations and updates, such as new sinks, toilets, etc.</li> </ul>

YEAR	EVENT	IMPACTS AND CHANGES
2017-2018	<p>Conservation work on the exterior of the McIver House</p> <p>A heritage contractor was hired to undertake the exterior conservation work on McIver House in 2016. Due to the contractor's time constraints, the project did not begin until fall 2017 and was not completed until June 2018. COHS received a City of Kelowna Heritage Grant (CoKHGP) that paid for almost half of the total cost, excluding the additional work with the marmot wire mesh and gravel perimeter.</p> <div data-bbox="332 625 844 829" data-label="Image"> </div> <p>New verandah decking &amp; New steps with repaired skirting. L. Dauncey, 2018</p> <div data-bbox="332 934 844 1207" data-label="Image"> </div> <p>Balcony repaired &amp; New window sill. L. Dauncey, 2018</p> <div data-bbox="332 1312 844 1606" data-label="Image"> </div> <p>North corner board repaired &amp; cellar entrance cover repaired. L. Dauncey, 2018</p>	<p><b>Exterior conservation work included:</b></p> <ul style="list-style-type: none"> <li>-The verandah, largely rebuilt in 1995, needed a number of repairs and replacement of materials. The under-structure of the verandah was repaired (i.e. high use areas such as near doorways). The 1995 decking material was tongue &amp; groove (t&amp;g) boards. The decking had warped and deteriorated over the years, due to the type of decking material used (t&amp;g- not appropriate as decking material and was not the same decking material as on the verandah before it was moved) and to minimal upkeep (the boards had not been stained regularly since the deck was rebuilt in 1995). The new 2018 decking material is comprised of boards with a small gap between each board, more appropriate and similar to the verandah decking prior to the move. All of the decking was replaced, except for where the enclosed sleeping porch is, as this material was still in good condition and replacement more difficult. The new verandah boards were treated with boiled linseed oil. The t&amp;g exposed boards of the sleeping porch ends were painted to match the siding.</li> <li>-The skirting around the verandah- front and back- was repaired and repainted.</li> <li>-The three sets of steps leading up to the three exterior doors on the verandah were in poor condition and were rebuilt.</li> <li>-The second-floor balcony was repaired with new decking (same as the verandah's new decking), repairs to the understructure (even with the poor condition of the t&amp;g decking, the verandah roof underneath was fully protected from water damage due to the asphalt membrane, which is not visible), and new paint touchups.</li> <li>-The SE upper window sill was replaced due to rot, likely due to the air conditioning unit in the window.</li> <li>-One new storm window was made to replace a missing storm and one storm window was repaired (<b>Note: Storms protect the original windows and take the brunt of the weather. They are considered replaceable</b>)</li> <li>-Repair of the bottom of the north corner board on the house</li> <li>-Repairs to the verandah decorative elements (many were loose and need to be reattached and painted)</li> <li>-Repairs to storm doors</li> <li>-The roof of the cellar entrance cover was replaced (with new metal flashing) and treated with boiled linseed oil.</li> <li>-New wire mesh was attached to verandah skirting and buried under new wider gravel perimeter around the house. The mesh is meant to help keep marmots out from under the verandah, to keep vegetation away from the building, and to drain water away from foundation.</li> </ul>



### 3.3.3 Exterior Colour Schemes:

Colour sampling was undertaken by L. Dauncey, as part of the 1995 McIver House restoration work. The colours found were matched as close as possible to the Munsell colour chart (without microscopic matching). Care was taken to find areas to take samples from areas less affected by weathering, i.e. under the front verandah. The colour matching was undertaken prior to the creation of the Benjamin Moore *Historical True Colour Palette for Western Canada* (c. 1999), which would have provided a more accurate heritage colour scheme.



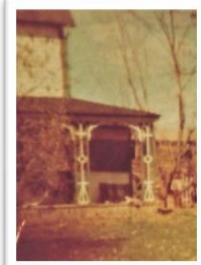
#### **Original/early colours:**

Siding – creamy caramel/gold

Trims, mouldings & posts - dark burgundy

Sashes, soffits & decorative elements- cream

**Note:** The house was likely still painted in the above colours when the McIver Family bought the house in 1927. The house was not repainted for many years, as seen in the bare wood in the 1940s photo of the front of the house showing that the balcony was removed.



#### **Repainted in the 1950s/early 1960s**

Siding- warm white

Trims/mouldings- ‘apple’ medium green

Sashes, soffits & decorative elements- warm white

**Note:** In the 1950s/1960s, the house was repainted in a more modern colour scheme.



#### **Repainted in the 1970s**

Siding- bright white

Trims/mouldings- dark green

Sashes, soffits & decorative elements- bright white

**\*Note:** this is the colour scheme that was on the McIver House when it was donated to COHS and moved onto the Benvoulin Park site.



#### **Repainted in 1995 to ‘match’ original/early colour scheme**

Siding – creamy caramel/gold (Pantone 1245 U)

Trims, mouldings & posts - dark burgundy (Pantone 181 U)

Sashes & decorative elements- warm white/cream (no record)

**\*Note:** repainted in ‘similar’ but not exact colours (matched by the painter) c. 2006/07

## 4.0 Statement of Significance

Understanding the heritage values and significance of an historic place helps to guide the development of policies in the conservation report. The purpose of conservation is to retain the heritage values of an historic place while appropriate interventions happen.

The Mclver House's Statement of Significance (SOS) is on the City of Kelowna Heritage Register. **(Refer to Appendix #5: City of Kelowna's Statement of Significance for 'Mclvor House', 2000)** The SOS has been reviewed after researching and documenting the building. The following updates of the Mclver House Statement of Significance is recommended.

### 4.1 Recommended Updates to SOS

**Mclver House** (Note: *Mclver* is the correct spelling, not *Mclvor*) \*(Note: **Bold text** is new wording)  
2269-2279 Benvoulin Road

#### Place Description

The historic place is the 1.5-storey, wood-sided Mclver House, built around 1904 as a farmhouse, and relocated to Benvoulin Heritage Park at 2279 Benvoulin Road, in Kelowna's South Pandosy neighbourhood, to ***replace the original manse and to complement the Benvoulin Church.***

#### Heritage Value

This farmhouse has heritage value for being representative of the vernacular saltbox house-type, an Eastern Canadian tradition that is rare locally. It has further value for its association with early agriculture in the area southeast of Kelowna, and also for the interest shown by the Kelowna community in conserving it.

The house was built by **Mr.** (Note: *there is no agreement on Mr. Scott's first name*) Scott, a wheelwright, as a residence at his asparagus farm. The original location was (Note: *1950 is not the old house number*) **1954** KLO Road. It has been suggested that it may have been built as early as the **1890s** (Note: *according to the Mclver family it was 1890s not 1900*), but it more likely dates from 1904, when the Kelowna Land and Orchard Company subdivided the old Lequime property into smaller farm blocks and built KLO Road, onto which the building faced.

The house is a continuation of a vernacular architectural tradition that goes back more than two centuries earlier in Eastern Canada and New England. The three-bay, 1.5- or 2-storey house (the Mclver House has 1.5 storeys), with a gable roof that drops lower in the rear to cover a second range of rooms, is called a 'saltbox' house, a term that originated in the northeastern U.S.A. and is found in the Maritime provinces. The central raised gable, here enclosing a second-floor door, is particularly characteristic of Ontario. This house-type, common back East, is relatively uncommon **and unique** in B.C. generally and the Kelowna area specifically.

The house was purchased in 1927 by Bernard ('Barney') Mclver and his wife Harriet (**'Hattie'**), becoming the farmhouse for their 17-acre mixed farming operation. **Hattie** Mclver lived in the house until **1979** (Note: *according to the Mclver family it was 1979 not 1980*), after which it stood empty. In 1994 the family donated the building to the Central Okanagan Heritage Society, which moved it to its current location on the

Benvoulin Heritage Park site (with which it has no historical connection) and restored it. **The McIver House replaces the old church manse that burned down in the 1960s, which was located in the same location.** It now serves as the residence for the Benvoulin Heritage Park site caretaker.

#### Character Defining Elements

- **1.5-storey** vernacular saltbox form, with a gabled roof with a double-slope at the rear, with the rear eaves lower than the front eaves
- Gable enclosing the second-floor door on the centre of the front elevation, and small balcony off the door
- Verandah across the front and one side, with delicate wood detail on the posts and beneath the eaves, **and verandah continues across the back with simple fluted wood posts**
- Horizontal drop siding
- **Single**-(Note: not 'double' hung) hung wood windows, with one-over-one and two-over-two sashes
- **Park setting** (Note: Remove- Open property) with trees, lawn, rock paths, picket fence, and (Note: Remove- vegetable and) flower garden
- Sleeping porch with screened windows on side verandah**

## 5.0 Conservation Recommendations

A comprehensive condition review and assessment (along with documenting the building) of the McIver House was carried out over many site visits during 2017 to 2018. This review included recording the recent conservation work for this plan. The recommendations for the conservation of the McIver House are based on the following: site review, building investigation & documentation, material samples, archival documents (i.e. photographs, building plans, and restoration reports from 1994-1995, as well as the COHS building files)

### 5.1 Condition Review

It is important to document and evaluate the existing condition of any heritage building as part of a heritage conservation plan. The condition of the significant physical elements of the building have been recorded (through photographic documentation and notes) and assessed in the *McIver House Building Condition Review*. (Refer to *Appendix #6: McIver House Condition Review 2017- 2018* & CD containing Photographic Documentation 2017 - 2018)

Architectural drawings of the McIver House when it was moved to its new location in 1994 are included in the documentation of the house. (Refer to *Appendix #4: Old McIver House Relocation & Existing Floor & Elevation Plans, 1994, Peter Chataway*) These drawings, by Peter Chataway, include: two floor plans, new footings & foundation plan, typical cross section and four elevation plans. It is recommended that these plans be updated to include the 1995 restoration work and any subsequent changes. *Note: the 1994 drawings are missing the upper southeast façade window, near the east corner.*

As this report is meant to document the McIver House and provide guidance in its continued conservation, the existing condition review identifies issues and appropriate interventions necessary based on *Standards and Guidelines for the Conservation of Historic Places in Canada*. The recent conservation work in 2017-2018 is included in this assessment.

The assessment of the condition of the significant materials and the elements of the building will also help to determine the appropriate intervention necessary to ensure that the heritage value is preserved and protected. Minimal intervention should be emphasized in which repair of original materials and elements will be prioritised. Replacement of character-defining elements will only be recommended if the material is too deteriorated to repair. *Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.* (Source: Standards and Guidelines for the Conservation of Historic Places in Canada, p. 7)

The conservation strategy that was chosen when the building was moved to the Benvoulin Heritage Park in 1994/95 was mainly an exterior restoration of the building, (close to as-built), using historic photos and building evidence. Some interventions were based partially on the rehabilitation of the building into the caretaker's residence. The interior was largely a rehabilitation/renovation in order to make the building a more comfortable home. Many of the original interior features were retained, with some interventions including the addition of a small bathroom on the second, renovations to the main floor bathroom and kitchen.

Over the past 23 years, since the restoration of the McIver House, the building has largely undergone repair and maintenance of the exterior. There has been some updates and renovations to the bathrooms as well as repair and maintenance of the walls and floors inside the house. In 2017-18, conservation work was undertaken on the exterior of the building, including repairs and some replacement of badly deteriorated materials. This conservation work can be considered rehabilitation of the exterior. This includes when repair or replacement of deteriorated features is necessary.

## **5.2 Requirements for Retaining Significance**

The character-defining elements (CDE that have been identified in the SOS and the additional ones recommended and amended in this report) are important to conserve in order to retain the significance of the historic place. The following conservation Standards & Guidelines are especially important in the continued and future preservation of the McIver House.

*#3 Conserve heritage value by adopting an approach calling for minimal intervention.*

*#7 Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.*

*#8 Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.*

*#9 Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place, and identifiable upon close inspection. Document any intervention for future reference.*

## **5.3 Summary of Conservation Recommendations**

### **5.3.1 The Site:**

As the McIver House was moved into the Benvoulin Park in 1995, its connection with the park, the church, and the hall is relatively recent. The McIver House, which replaced the original manse which burned down in the 1960s, was relocated in the same spot. The McIver House was moved a short distance across the

fields from the corner of KLO and Benvoulin Roads. However, the house's new connection and relationship with the church, hall and park as the caretaker's residence is important and valued. The house, along with the church is noticeable and in full view and may be considered a landmark in the area. The cottage gardens and landscaping around the house, as well as in the rest of the park, was developed largely by the first caretakers (Ray and Fran Helgeson) that lived in McIver for almost 15 years.

*Conservation Strategy: Preservation*

- Preserve the primary elevations (front façade and southeast elevation) at it relates to Benvoulin Heritage Park, the Benvoulin Church, and Reid Hall.
- Protect and retain the landscaping and gardens around the house. If needed, replace with similar and appropriate plants, such as: water-wise plants, pollinator plants, indigenous vegetation, etc according to the garden plans for site.

**5.3.2 Physical Form, Scale, and Massing:**

It is important that the form, scale and massing of the house remain so as to not affect its heritage value. It is not recommended that there are new additions to the building in the future. However, if the house's use changes to include the COHS office or interpretation space, for example, it may be appropriate to add an exterior door with entry way on the northwest side to the second floor of the house. If a change in use is deemed necessary for the building, the *Standards and Guidelines* for rehabilitation should be adhered to with the aim of minimal intervention that retains the integrity of its overall form, scale, and massing.

*Conservation Strategy: Preservation*

- Preserve the overall form, scale and massing of the building such as the 1.5-storey height, the saltbox form, the upper front central gable.
- Preserve the primary elevations (front façade and southeast elevation) at it relates to Benvoulin Heritage Park, the Benvoulin Church, and Reid Hall.

**5.3.3 Additions/Alterations:**

There were a few alterations to the exterior of the McIver House prior to the 1995 restoration of the building. Alterations were largely due to poor condition, where the original elements were removed and not rebuilt. The 1995 restoration included the replication of these removed elements: the upper front balcony and the back verandah (which also included the removal of the later enclosed mudroom addition). The brick chimney, which was replaced with a concrete block chimney by the McIvers due to roof fires, was not restored. Instead the decision was made in 1995 to preserve the location of the chimney and replace it with a less noticeable modern metal stack. The brick chimney was not rebuilt, due to funds and minimal information on what it looked like and how tall it was.

*Conservation Strategy: Preservation*

- Preserve the replicated 1995 elements which have become character-defining elements, including the front upper balcony and the back verandah with overhang and simple fluted wood posts.
- Any new addition or alteration to the physical form of the building should follow these conservation principles:
  - Design a new addition in a manner that draws a clear distinction between what is historic and what is new
  - Design for the new work should reference design motifs from the historic place. It should be compatible in terms of mass, materials, relationship of solids to voids, and colour, yet be distinguishable from the historic place.

- The new addition should be physically and visually compatible with, subordinate to and distinguishable from the historic place.
- Any new additions should be built so that the essential form and integrity of the *historic place* is not be impaired if the new work is removed in the future.

#### **5.3.4 The Foundation:**

The McIver House was placed on a new concrete foundation with a poured cement floor as part of the 1995 restoration. In the recent conservation work, some of the plants that were close to the building have been taken out and relocated and a 3 ½' gravel perimeter was created around the three sides of the house that are not next to the driveway.

##### *Conservation Strategy: Preservation*

- To ensure the prolonged preservation of the foundations, all landscaping should be separated from the foundations at grade by a course of gravel, which help prevent splash back and assist drainage. Remove/prune back any trees, plants or bushes that are close to the house foundation. The irrigation system and any sprinklers should be set up to water away from the house to ensure that no water hits the foundation or the house.

#### **5.3.5 The Roof:**

The McIver House had the roof and verandah under-structure repaired (verandah roof structure was replaced and replicated) with new cedar shingles installed as part of the 1995 restoration. The cedar shingles are now 23 years old and are showing some deterioration. The roof should be monitored to determine the best time to replace the shingles. This will likely be within the next 3-5 years.

##### *Conservation Strategy: Preservation*

- Any repairs or replacement of the roof elements undertaken should be done using replicated elements that match the existing in materials, size, and shape
- New high-quality cedar shingles should be installed
- The fascia boards and soffits should be maintained through repair and paint as needed
- Existing eavestroughs and downspouts should be repaired/replaced as necessary, as well as cleaned annually or as needed
- The area where the original chimney was should be preserved as is.

#### **5.3.6 The Original/Early Building Elements:**

The elements of the house that have been identified as character-defining elements and/or are important to conserve include: verandah across the front and side with wood detailing on the posts and beneath the eaves; sleeping porch with screened windows and wood siding; horizontal wood drop siding on the house; single-hung wood windows with storms; simple window and door trims and corner boards; five panel wood doors with screen doors. The house should be painted within the next 1-3 years. Elements such as the fascia boards will need painting within the next year. The verandah should be oiled every 1-2 years.

**Note:** The front and side verandah's roof, deck and sub-structure and skirting were replaced in the 1995 restoration due to very poor condition of materials. The 2017/18 conservation work included the repair and replacement of part of the verandah sub-structure, most of the decking boards and some of the skirting boards. The 1995 t&g decking boards had failed due to being too thin for an exterior deck. The new 2017/18 replaced decking boards are more similar to the deteriorated pre-1995 boards in width, thickness and installation (gap in between boards).

##### *Conservation Strategy: Preservation*

- Repair building elements as needed, replace only if not repairable with replicated elements matching

existing in materials, size, profile and thickness. **Note:** Modern materials such as combed and/or textured lumber or hardi-boards or other cementitious boards are not acceptable.

- Windows and doors should be repaired and maintained in order to open smoothly and be made weather tight through re-puttying and weather-stripping. Any cracked or chipped glass needs to be replaced. When removing broken glass, the exterior putty should be carefully chipped off with a chisel and the glazier's points should be removed. The wood where the new glass will be rested on should be scraped and cleaned well, and given a coat of linseed oil to prevent the wood from absorbing the oil from the new putty. The new glass should be cut 1/16-1/8th smaller than the opening to allow for expansion and irregularities in the opening, to ensure the glazing does not crack due to natural forces. Window repairs should be undertaken by a contractor skilled in heritage restoration.
- Regular maintenance of siding, windows, doors, and wood elements required
- Cleaning procedures should be undertaken with non-destructive methods. Areas with biological growth should be cleaned using a soft, natural bristle brush, without water, to removed dirt and other materials. If a more intense cleaning is needed, use warm water, mild detergent and a soft bristle brush. High pressure power washing, abrasive cleaning or sandblasting is never appropriate as these methods will cause damage.
- To ensure the prolonged preservation of the building elements, remove/prune back any trees, plants, vines, or bushes that are close to the building. Nothing should be planted close to the house. The irrigation system and any sprinklers should be set up to water away from the house to ensure that no water hits any part of the house.

### 5.3.7 Exterior Heritage Colour Scheme:

Part of the conservation of the building is to ensure that the exterior of the McIver House is painted in historically appropriate paint colours. The following colour scheme has been determined by finding the closest match of the Benjamin Moore *Historical True Colour Palette for Western Canada* with the building's current colours.



**\*Note:** The conservation work undertaken in 2017-18 included a coat of paint where repairs or replacement was necessary using the True Colours palette. The match is not exact, partially due to fading of the intense colours (repainted 11-12 years ago), especially the dark burgundy colour. This will be corrected once the house is repainted in the near future. It should also be noted that the siding is not a very close match to the True Colour palette. The True Colour, Strathcona Gold VC-9, chosen is the closest colour on the palette. It was decided to use a closer match for the verandah skirting and the balcony boards for this project and use the VC-9, when the house is repainted.

Colour Table: McIver House Exterior

Element	Colour	Code	Sample	Finish
Siding	Strathcona Gold	VC-9		Flat or pearl
Window & door trims, corner boards, fascias, & posts	Pendrell Red	VC-29		Semi-Gloss
Window & door frames & sashes	Edwardian Cream	VC-7		High Gloss
Decorative elements & other trims, soffits, balcony railings	Edwardian Cream	VC-7		Semi-Gloss



### 5.3.8 Interior Elements:

The McIver House had a number of its interior features repaired and maintained during the 1995 restoration of the building. These included the ceilings, the wood floors (except for in the main floor bathroom and the kitchen), original heating vents/grates, window and door trims, floor mouldings, interior doors, bedroom closets, kitchen pantry and closet, the narrow staircase, and even part of the kitchen cupboards and sink unit. The interior walls were removed and replaced with drywall. During subsequent renovations, the floors have been refinished (the original paint around the perimeter of the living room floor was sanded out- which was an interesting element in early farmhouses), the bathrooms (not CDE) updated and walls painted.

As the building was brought up to the building code in 1995, the remaining original/early interior elements should be able to be maintained and repaired as needed.

#### *Conservation Strategy: Preservation/Rehabilitation*

- Any repairs or replacement of early/original elements should be done using replicated elements that match the existing in materials, size, and shape
- Insulation in both attic spaces and under the main floor should be evaluated and upgraded if necessary. As there has been problems in the past with rodents and insects getting into the house, these areas may need additional work underneath the floor or in the attic to ensure that this is minimized.

## 6.0 Potential Impacts – Current & Future

There are a number of factors that could have an impact on the value of an historic place. These go beyond simply considering the physical acts of preservation, rehabilitation or restoration of the physical fabric of the building. The following list includes factors that may impact the building now and/or in the future. This list may be expanded and/or modified in their future, especially if the use of the building is modified.

#### *Environmental factors:*

- The house may be at risk from rodents, birds (i.e. flickers love old wood), insects and, marmots  
*(Note: marmots have been an on-going problem under the verandah for the last number of years. However, with the new decking that lets light under the verandah and the new wire mesh attached to the skirting and buried under the gravel to prevent them from getting under the deck, it is hoped that this will solve the problem.)*
- The house may be at risk from vandalism and fire  
*(Note: Every year, especially in the fall, there are homeless people who wander through the property looking for somewhere warm to sleep. They have caused damage breaking into the crawlspace covers.)*
- The house may be at risk from falling trees, especially in the winter months and in high wind storms. It is important to monitor and remove/prune any trees, bushes, plants that are close to the building.

#### *Factors related to the building's current and/or future use:*

- The continued use of the farmhouse as the caretaker's residence is the easiest and best use for the house with the least impact. As the house has been limited to a single person or couple, this has helped to keep the house in good condition since 1995. The house is not suitable for more than two people, as this would put too much wear and tear on the house.
- As the house has not been modernized/renovated up to today's standards and expectations, the building might be considered too primitive for some. This is part of the charm, the authenticity and the value of

the building. It is not appropriate to gut the interior and modernize it, beyond updating the newer features such as the counters, flooring in the bathrooms, toilets, sinks, etc.

-The exterior of the building, especially the 'public view' from the front and side should be kept neat with limited personal objects. Simple exterior furniture such as Adirondack chairs and a small table would be appropriate. This will also help to keep the new verandah deck in good condition. The verandah (except for the sleeping porch) should not be used as a storage space. Barbeques and propane firepits should never be used on the verandah or near the house or any of the buildings. There should not be any modern additions, such as exterior blinds, trellises, or garden hose holders, etc attached to the building. These additions damage historic materials and are not appropriate only a historic building in a heritage park.

-If in the future, the house undergoes a rehabilitation to include the COHS office (i.e. the second floor of the house), the BC Building code would have an impact on the building. There are variances for heritage buildings that may be appropriate. For example, a new exterior entrance to the second floor would be required, likely on the northwest façade. This would likely have the least impact on the building. Accessibility and public access would need to be considered. However, as this would have a huge impact on the house and likely not be possible, it would make more sense to find a creative solution where the hall is used to meet the public who have accessibility issues.

#### *Accessibility- public access:*

Accessibility would be a factor if the Mclver House's use is changed to include public access. The goal of universal design is design for all, barrier free design. This is a challenge in all heritage building rehabilitation projects. A balance is needed between the level of accessibility and the conservation of the building. In some cases, it might be appropriate to have an access audit undertaken in order to evaluate a structure and site to identify issues and possible improvements in the development of an accessibility plan. An accessibility plan will consider all types of disabilities in all areas of the site and structure including: getting to the site, approach and entrance, circulation throughout spaces and levels, bathroom, information/experiences, means of escape, lighting. This should be done before rehabilitation work is started.

#### *Code Compliance/BC Building Code:*

Building Code upgrading ensures life safety and long-term protection for historic resources. It is important to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements do not recognize the individual requirements and inherent strengths of each building.

A future new use with public access to the Mclver House will determine what is required by the B.C. Building Code. Some alternate solutions (equivalencies) may be allowed, in order to conserve the building.

The B.C. Building Code states:

*It is generally recognized that the...Building Code was primarily written for new construction and provides for a performance level that is significantly higher than what exists for many older buildings. To apply present Building Code requirements to existing buildings is in many cases, impractical and with Heritage Buildings may compromise historic appearances or authenticity. Therefore, the Table of Alternate Compliance Methods was developed to provide alternate methods for complying with the performance level intended by the Building Code.*

#### *Code Compliance/Energy Efficiency Act:*

The provincial Energy Efficiency Act was amended in 2009 to exempt buildings protected through heritage designation or listed on a community heritage register from compliance with the regulations. Energy efficiency standards do not apply to windows, glazing products, door slabs or products installed in heritage buildings. This means that exemptions can be allowed to energy upgrading measures, such as the retention of character-defining elements such as windows and doors. This allows a more sensitive approach of alternate compliance to each heritage building.

#### *Fire detection, security alarms and suppression systems:*

As the McIver House allows an on-site caretaker for the park, the buildings, including the house are regularly monitored. The house has two wired-in smoke detectors (one on each floor) and one battery smoke detector in the kitchen. There is no security or fire suppression system. As most heritage buildings are lost to fire, a fire suppression system may also be considered. However, installation would likely cause damage to the original ceilings. Battery smoke detectors should be installed in every room including the attic space and batteries changed every six months.

#### *On-going maintenance program:*

Regular maintenance of the house is required. Ongoing maintenance is the simplest, most effective (and least glamorous method) to ensure the lasting conservation of buildings.

#### *Greening/sustainability:*

Green initiatives that are appropriate in a heritage building are not necessarily the same as for other buildings. For example, it is not appropriate to replace original wood windows with new double-glazed windows. Well maintained storm windows work just as well. However green systems (i.e. solar panels) may be considered or green roof, water barrels, added insulation in walls and the roof. The greenest building is the existing building. Minimal intervention (i.e. repair vs replacement) advocates conserving historic materials which are often less consumptive of energy than many new replacement materials.

Life Cycle Assessment Life cycle assessment (LCA) quantifies energy and material usage and environmental releases at each stage of a product's life cycle. LCA examines impacts during a building's entire life, rather than focusing on environmental impacts at a particular stage. LCA indicates that retaining and rehabilitating buildings is more environmentally friendly than new construction, especially in cases where a building is replaced entirely and the old structure is sent to a landfill.

## **7.0 Maintenance Plan**

It is highly recommended that a Maintenance Plan for the McIver House be adopted by the Central Okanagan Heritage Society. A maintenance plan is important in protecting the building and its heritage value. Proper maintenance is the most cost-effective method of extending the life of a building and preserving its character-defining elements. The survival of historic buildings in good condition is primarily due to regular upkeep.

## 7.1 Maintenance Guidelines

A maintenance schedule should adhere to the *Standards & Guidelines for the Conservation of Historic Places in Canada*. As defined in the *Standards & Guidelines*, maintenance is:

*Routine, cyclical, non-destructive actions necessary to slow the deterioration of a historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.*

Conservation Standard #8 states:

*Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.*

Routine maintenance keeps water out of the building, which is the single most damaging element to a heritage building. Regular maintenance also helps to prevent damage from the elements (i.e. sun, wind, snow), animals, birds, rodents and insects. The better the maintenance of a heritage building, the higher degree of preservation as well as the potential of saving money in future repairs.

### **Routine, Cyclical & Non-destructive Cleaning:**

Following the *Standards & Guidelines*, Standard #7 recommends any intervention (including cleaning) “use the gentlest means possible.” Any cleaning procedures on the building should always use the gentlest means possible (i.e. non-destructive methods). Cleaning should be limited to the exterior material such as concrete surfaces and wood elements such as siding and trims. All of these elements are usually easily cleaned, simply with a soft, natural bristle brush, without water, to remove dirt and other material. If a more intensive cleaning is required, it can be accomplished with warm water, mild detergent and a soft bristle brush. **High pressure washing, sandblasting or other abrasive cleaning should NEVER be undertaken on a heritage building.**

### **Repairs and Replacement of Deteriorated Materials:**

Interventions such as repairs and replacements should conform to the *Standards & Guidelines*. The building’s character-defining elements – characteristics of the building that contribute to its heritage value (and identified in the Statement of Significance) such as materials, form, configuration, etc. – should be conserved, referencing the following principles to guide interventions:

- An approach of minimal intervention should be adopted - where intervention is carried out it will be by the least intrusive and most gentle means possible.
- Repair rather than replace character-defining elements.
- Repair character-defining elements using recognized conservation methods.
- Replace ‘in kind’ extensively deteriorated or missing parts of character-defining elements.
- Make interventions physically and visually compatible with the historic place.

### **Inspections:**

Inspections are a key element in the maintenance plan and should be carried out by a qualified person or company, preferably with experience in the assessment of heritage buildings. These inspections should be conducted on a regular and timely schedule.

The inspection should address all aspects of the building including exterior, interior and site conditions. It is important to inspect a building in both wet weather and in dry, in order to see how water runs off and not through a building. The inspection report should include notes, sketches and observations. It may be helpful for the inspector to have building drawings to mark areas of concern, i.e. cracks, staining and rot. The report should then be entered into a log book in which actions to correct the issue are recorded and tracked. It is important that there are two inspections a year- a more rigorous in spring followed by a fall inspection. In the spring, moisture-related deterioration is most visible, and maintenance work, such as staining, can be completed during the summer. In the fall, seasonal issues such as weather sealants, mechanical (heating) systems and drainage issues are the focus. Comprehensive inspections should be undertaken every five years, in which records from previous inspections are checked. Inspections should also occur after major storms to ensure that any damage can be addressed as quickly as possible.

#### **Information File:**

The McIver House should have its own information file which would include the inspection reports, the log book (with problems and corrective actions undertaken), building plans, building permits, heritage reports, photographs and other relevant documentation so that a complete understanding of the building and its evolution is readily available. A list outlining the finishes and materials used, would also be helpful. It is also recommended that a stock of spare materials for minor repairs be kept.

#### *Log Book*

The maintenance log book is an important tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall maintenance planning of the building. Routine maintenance work should be noted in the maintenance log to keep track of past and plan future activities. A full record of these activities will help in planning future repairs as well help with future budgets. The log book should be kept in the information file.

## **7.2 Inspection Checklist**

The following checklist considers a wide range of potential problems specific to the McIver House such as water/moisture penetration, material deterioration and structural deterioration. This does not include interior inspections.

### **EXTERIOR INSPECTION**

#### **Site Inspection**

- Are tree branches or any vegetation near or touching the building?
- Is water draining away from the building foundation (i.e. eavestroughs and downspouts working)?
- Is the yard around the house well drained? Is there pooling of water?

#### **Foundation**

- Moisture: Is rising damp present?
- Is damp proof course present? (there is a vapour barrier under slab and foundation walls which should prevent moisture and rising damp)
- Is there back splashing from ground to structure?
- Is the irrigation/sprinklers hitting the foundation?
- Is any moisture problem general or local?

- Are there shrinkage cracks in the foundation?
- Are there movement cracks in the foundation?
- Is crack monitoring required?
- Is uneven foundation settlement evident?
- Are foundation crawl space vents clear and working?
- Do foundation openings (door access and vents) show: rust; rot; insect attack; soil build-up; holes in the screens?
- Is the access cover in good condition?
- Are there moisture problems present? (Rising damp, rain penetration, condensation moisture from plants, water run-off from roof, sills, or ledges?)
- Is there insect attack present? Where and probable source?
- Is there fungal attack present? Where and probable source?
- Are there any other forms of biological attack? (Moss, birds, etc.) Where and probable source?

### **Wood Features & Condition of Painted Materials**

- Are there moisture problems present? (Rising damp, rain penetration, condensation moisture from plants, water run-off from roof, sills, or ledges, irrigation/sprinklers hitting the wood?)
- Is wood in direct contact with the ground?
- Is any wood surface damaged from UV radiation? (bleached surface, loose surface fibres)
- Is any wood warped, cupped or twisted?
- Is any wood split? Are there loose knots?
- Are nails pulling loose or rusted?
- Is there any staining of wood elements? Source?
- Is the wood damaged from animals, birds, rodents, insects?\*
- Is there fungal attack present? Where and probable source?
- Paint shows: blistering, sagging or wrinkling, alligatoring, peeling. Cause?
- Paint has the following stains: rust, bleeding knots, mildew, etc. Cause?
- Is the linseed oil treatment of the decking (verandah and balcony) worn off?

*\*Note: In the spring, birds (flickers) can cause major damage to wood elements, esp. siding. This is an on-going problem on many of the older wood buildings in the Okanagan. Insects (wasps) also cause damage with nests in attic spaces as well as on the exterior of older wood structures.*

### **Verandah, Sleeping Porch, Balcony**

- Are steps safe? Balustrade secure?
- Do any support posts/columns show rot at their bases?
- Are porches, steps, etc securely connected to the building?
- Are there areas on the decking that appear 'soft' when walked on?
- Is the screen in the sleeping porch windows and door loose/not attached?

### **Windows**

- Is there glass cracked, missing, or rattling? (i.e. glass loose in sash)
- If the glazing is puttied has it gone brittle and cracked? Fallen out?
- Is there condensation or water damage to the paint?
- Are the sashes easy to operate?
- Do the locks and latches work freely?

- Is the frame free from distortion?
- Do sills show weathering or deterioration?
- Are drip mouldings/flushing above the windows properly shedding water?
- Is the caulking between the frame and the cladding in good condition?
- Are the window sashes and storms weather tight? Need new weather stripping?
- Are there storm windows missing? Cracked glazing? Need repairs?

### **Doors**

- Do the doors create a good seal when closed? Need weather proofing?
- Are the hinges sprung? In need of lubrication?
- Do locks and latches work freely?
- If glazed, is the glass in good condition? Does the putty need repair?
- Are door frames wicking up water? Where? Why?
- Are door frames caulked at the cladding? Is the caulking in good condition?
- What is the condition of the sill?
- Do the screen doors need repairs? Is the screen tight in the frame?

### **Eavestroughs and Downspouts**

- Are eavestroughs or downspouts leaking? Clogged? Are there holes or corrosion? Damage? Are the eavestroughs pulling away from fascia? (Water against structure)
- Are eavestroughs or downspouts complete without any missing sections? Are they properly connected?
- Is the water being effectively carried away from the downspout by a drainage system?
- Do downspouts drain completely away?

### **Roof**

- Are there water blockage points?
- Is the leading edge of the roof wet?
- Is there evidence of biological attack? (fungus, moss, birds, insects)
- Are wood shingles wind damaged or severely weathered? Are they cuped or split or lifting?
- Are the nails sound? Are there loose or missing shingles?
- Are flashings well seated?
- If there is a lightning protection system are the cables properly connected and grounded?
- Does the soffit show any signs of water damage? Insect or bird infestation?
- Is there rubbish buildup on the roof?

## **INTERIOR INSPECTION**

### **Concealed spaces (crawlspaces and attic spaces)**

- Is light visible through walls, to the outside or to another space?
- Are the vents for windowless spaces clear and functional?
- Do pipes or exhausts that pass through concealed spaces leak?
- Are wooden elements soft, damp, cracked? Is metal material rusted, paint peeling or off altogether?
- Are there signs of moisture damage to the walls?



- Infestations - are there signs of birds, bats, insects, rodents, past or present?
- Are insects and rodents getting into the house from the crawlspace? Where? How?

### 7.3 Maintenance Program

#### INSPECTION CYCLE

##### Daily/Weekly

- Observations noted during cleaning (cracks; damp, dripping pipes; malfunctioning hardware; etc.) to be noted in log book or building file.

##### Semi-annually

- Semi-annual inspection and report with special focus on seasonal issues.
- Thorough cleaning of drainage system to cope with winter rains and summer storms
- Check condition of weather sealants (Fall).
- Clean the exterior using a soft bristle broom/brush.

##### Annually (Spring)

- Inspect concrete for cracks, deterioration.
- Inspect metal elements, especially in areas that may trap water.
- Inspect windows for paint & glazing compound failure, corrosion & wood decay & proper operation.
- Complete annual inspection and report.
- Clean out of all perimeter drains and rainwater systems.
- Touch up worn paint/stain/oil on the building's exterior.
- Check for plant, insect or animal infestation (i.e. spiders and mice)
- Routine cleaning, as required.

##### Five-Year Cycle

- A full inspection report should be undertaken every five years comparing records from previous inspections and the original work, particularly monitoring structural movement and durability of utilities.
- Repaint house, including window sashes every five to fifteen years. (*Note: the house was repainted about 10-11 years ago; this year there were touch ups where conservation work was undertaken; however still areas such as the fascia boards that will need new paint within the next year if the house is not repainted in 2019*)

##### Ten-Year Cycle

- Check condition of roof every ten years after last replacement in 1995.

##### Twenty-Year Cycle

- Confirm condition of roof and estimate effective lifespan. Replace when required. (*Note: the cedar shingle roof will need to be replaced in next 3-5 years, as now 23 years old*)

##### Major Maintenance Work (as required)

- Thorough repainting/oiling, downspout and drain replacement; replacement of deteriorated building materials; etc. (*Note: replacement of deteriorated materials with some painting and oiling was completed in 2018*)

The maintenance plan should be reviewed and updated to include any changes, especially if the McIver House is rehabilitated in the future to include a new use.

## 8.0 Conservation Policies

These policies are intended to direct the course of action in the continued conservation, on-going maintenance and management of the McIver House based on the *Standards and Guideline for the Conservation of Historic Places in Canada*.

- The McIver House should be protected, like the Benvoulin Church, with a Municipal Heritage Designation Bylaw. This would ensure the long-term conservation of this building for the community and future generations. This would also allow COHS to potentially apply for larger grants to help in the conservation of this building.
- Any change/alteration to the McIver House's exterior should have minimal or no impact on the physical form, scale and/or massing of the building. Additions to the house are not recommended. If an addition is deemed necessary in the future for the rehabilitation of the building, the *Standards and Guidelines* for additions should be adhered to. (*Refer to: 5.3 Summary of Conservation Recommendations - Additions/Alterations*)
- Any changes/alterations to the building should be recorded and added to the building's record.
- The maintenance plan for the McIver House should be updated as needed. Monitoring, on-going maintenance, and repair should be carried out on an annual basis in order to protect the building and its character-defining elements.
- Long term planning for structural, mechanical & electrical systems' repair; bathroom & kitchen updates (including appliances); and major conservation/maintenance work is necessary. A five to ten-year plan, including estimated costs for the work should be undertaken. This should be reviewed and updated as needed.
- An important part of the heritage value of the McIver House, as part of Benvoulin Heritage Park, along with the Benvoulin Church and Reid Hall, is its significance to the community. It is important that the park, along with its buildings and gardens continues to give a high priority to community access and involvement. In the case of the McIver House, this is the exterior facade of the house.
- Monitoring, reviewing and implementation of the McIver House Conservation Plan should be on-going and updated as needed.

## 9.0 Conclusion

The McIver House is a significant historic building with its unique and rare architectural 'saltbox' house type, its association with early agriculture in the Benvoulin area, its connection with the McIver Family, and the community's support in its move, restoration and new use as the caretaker's residence at Benvoulin Heritage Park.

It is recommended that the McIver House be considered for municipal heritage designation, which will reflect the value the community places in the building and in Benvoulin Heritage Park as an important heritage place in Kelowna. In 1983, the Benvoulin Church was the second building (the Laurel Packinghouse was the first, 1983) that was designated heritage by the City of Kelowna.

The Heritage Conservation Plan, record of the building in 2018, has compiled and summarized the building's context, its evolution-history and alterations/changes, its value to the community, assessment of the building including its condition and conservation recommendations, potential impacts, maintenance plan, and general conservation policies. This will help with the short-term and long-term planning and management of the building.

This will help to ensure that the physical life of the building is extended as long as possible, while preserving the heritage value of the McIver House for the community and future generations.

## Appendix #1: Summary of Standards and Guidelines for the Conservation of Historic Places in Canada

The four major principles are:

**1. Understanding:** *A comprehensive understanding of a historic place is acquired through documentary and oral research as well as physical investigation. Such research and analysis will lead to the identification of the heritage value of the historic place and the character-defining elements that embody its heritage value.* (Source: Standards and Guidelines for the Conservation of Significant Heritage Buildings, 2004, p.2)

**2. Planning:** *A mechanism establishing the connection between a comprehensive understanding of a place and interventions that respect its heritage value...Planning must reflect all factors affecting the future of a historic place, including the owner's needs, resources and external constraints.* (Source: Standards and Guidelines for the Conservation of Significant Heritage Buildings, 2004, p.3)

**3. Using:** *Use (i.e. occupancy) may be part of its heritage value, in which case, it must be maintained. Otherwise, a new use compatible with the defined heritage value should be considered. Uses that are economically, socially or symbolically viable are the best guarantee of the long-term survival of a historic place.* (Source: Standards and Guidelines for the Conservation of Significant Heritage Buildings, 2004, p.3)

**4. Intervening:** *Intervention at a historic place must respect its heritage value and character-defining elements. It is always better to preserve than to repair and better to repair than replace. Any additions must respect the spirit and substance of the old. This "minimal intervention" approach is the foundation of good conservation practice.* (Source: Standards and Guidelines for the Conservation of Significant Heritage Buildings, 2004, p.3)

These conservation standards and guidelines consider three types of treatment:

**\*preservation** (protecting, maintaining and/or stabilizing the materials, form and integrity of a historic place);

**\*rehabilitation** (repairing, alterations and/or additions to make possible a continuing or compatible use of a historic place);

**\*restoration** (revealing, recovering or representing the state of a historic place at a particular period in its history ).

The primary objective of the project and its heritage value will determine the best treatment, ensure that its heritage value is protected and that its physical life is extended. (Source: Standards and Guidelines for the Conservation of Significant Heritage Buildings, 2004, p.5)

There are 14 standards and guidelines that are fundamental to the conservation of heritage resources in order to protect the value and extend the physical life of a historic place.

### *General Standards (for preservation, rehabilitation and restoration)*

1. *Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.*
2. *Conserve changes to a historic place which, over time, have become character-defining elements in their own right.*
3. *Conserve heritage value by adopting an approach calling for minimal intervention.*
4. *Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.*
5. *Find a use for a historic place that requires minimal or no change to its character-defining elements.*
6. *Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.*

7. *Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.*
8. *Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.*
9. *Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place, and identifiable upon close inspection. Document any intervention for future reference.*

#### *Additional Standards Relating to Rehabilitation*

10. *Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.*
11. *Conserve the heritage value and character-defining elements when creating any new additions to a historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.*
12. *Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.*

#### *Additional Standards Relating to Restoration*

13. *Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with the new elements that match the forms, materials and detailing of sound versions of the same elements.*
14. *Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.*

Source: Standards and Guidelines for the Conservation of Historic Places in Canada, 2010, pp.22-23.

## **Appendix #2: City of Kelowna P2 Zone- Education and Minor Institutional**

### **City of Kelowna Consolidated Zoning Bylaw No. 8000 Section 16**

#### **Public & Institutional Zones Revised August 28, 2017**

#### **P2 – Education and Minor Institutional**

##### **16.2.1 Purpose**

The purpose is to provide a zone for private and public educational, residential and recreational uses and religious assemblies.

##### **16.2.2 Principal Uses**

The principal uses in this zone are: (a) agriculture, urban (b) child care centre, major (c) community garden (d) community recreation services (e) emergency and protective services (f) health services, minor (g) private clubs (h) private education services (i) public education services (j) religious assemblies (k) supportive housing (l) temporary shelter services (m) utility services, minor impact

##### **16.2.3 Secondary Uses**

The secondary uses in this zone are: (a) public parks (b) residential security/operator unit (c) supportive housing 16.2.4 Subdivision Regulations (a) The minimum lot width is 18.0 m. (b) The minimum lot depth is 30.0 m. (c) The minimum lot area is 660 m<sup>2</sup>. 16.2.5 Development Regulations (a) The maximum floor area ratio is 1.0. (b) The maximum site coverage is 40% for buildings and 60% for buildings, parking areas and roads. (c) The maximum height is 13.5 m or 3 storeys. (d) The minimum front yard is 6.0 m. (e) The minimum side yard is 4.5 m, except it is 6.0 m from a flanking street. (f) The minimum rear yard is 7.5 m.

##### **16.2.6 Other Regulations**

(a) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 6 (accessory development, yards, projections into yards, accessory development, lighting, stream protection, etc.), the landscaping and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific use regulations of Section 9. City of Kelowna Consolidated Zoning Bylaw No. 8000 Section 16 – Public & Institutional Zones Revised February 20, 2017 P2-2 (b) Accessory buildings and structures used for maintenance and/or storage (both temporary and permanent structures) must have a level 3 landscape buffer. No outdoor storage is permitted in this zone

(b) Accessory buildings and structures used for maintenance and/or storage (both temporary and permanent structures) must have a level 3 landscape buffer. No outdoor storage is permitted in this zone (c) For lots less than 1,000 m<sup>2</sup> in area, a health services, minor use shall not generate more than four (4) clients to the site from which the business is being operated at any given time. (d) For lots less than 1,000 m<sup>2</sup> in area, a health services, minor use shall not generate more than six (6) clients to the site from which the business is being operated at any given time.

### Appendix #3: Location of Original Site (1954 KLO Road) & New Location at Benvoulin Heritage Park (2279 Benvoulin Road)

*(Note: 1950 KLO Road has replaced 1954 KLO Road)*





#### **Appendix #4: Old McIver House Relocation & Existing Floor & Elevation Plans, 1994, Peter Chataway**

## Appendix #5: City of Kelowna's Statement of Significance for the McIver House, 2000



### Heritage Building

#### 2269-2279 Benvoulin Road – McIvor House *(Note: should be McIver House)*

**Place Description:** The historic place is the 1.5-storey, wood-sided McIver House, built around 1904 as a farmhouse, and relocated to Benvoulin Heritage Park at 2279 Benvoulin Road, in Kelowna's South Pandosy neighbourhood, to complement the Benvoulin Church located on the same site.

**Heritage Value:** This farmhouse has heritage value for being representative of the vernacular saltbox house-type, an Eastern Canadian tradition that is rare locally. It has further value for its association with early agriculture in the area southeast of Kelowna, and also for the interest shown by the Kelowna community in conserving it.

The house was built by Gordon C. Scott, a wheelwright, as a residence at his asparagus farm. The original location was 1950 KLO Road. It has been suggested that it may have been built as early as 1900, but it more likely dates from 1904, when the Kelowna Land and Orchard Company subdivided the old Lequime property into smaller farm blocks and built KLO Road, onto which the building faced.

The house is a continuation of a vernacular architectural tradition that goes back more than two centuries earlier in Eastern Canada and New England. The three-bay, 1.5- or 2-storey house (the McIver House has 1.5 storeys), with a gable roof that drops lower in the rear to cover a second range of rooms, is called a 'saltbox' house, a term that originated in the northeastern U.S.A. and is found in the Maritime provinces. The central raised gable, here enclosing a second-floor door, is particularly characteristic of Ontario. This house-type, common back East, is relatively uncommon in B.C. generally and the Kelowna area specifically.

The house was purchased in 1927 by Bernard ('Barney') McIver and his wife Harriet, becoming the farmhouse for their 17-acre mixed farming operation. Harriet McIver lived in the house until 1980, after which it stood empty. In 1994 the family donated the building to the Central Okanagan Heritage Society, which moved it to its current location on the Benvoulin Heritage Park site (with which it has no historical connection) and restored it. It now serves as the residence for the Benvoulin Heritage Park site manager.

Character  
Defining  
Elements:

Key elements that define the heritage character of the McIver House include:

- Traditional vernacular saltbox form, with a gabled roof with a double-slope at the rear, with the rear eaves lower than the front eaves
- Gable enclosing the second-floor door on the centre of the front elevation, and small balcony off the door
- Verandah across the front and one side, with delicate wood detail on the posts and beneath the eaves
- Horizontal wood shiplap (drop) siding
- Double-hung wood windows, with one-over-one and two-over-two sash
- Open property with trees, lawn, rock paths, picket fence, and vegetable and flower garden

Source: City of Kelowna website, Kelowna Heritage Register, 2017.

## **Appendix #6: McIver House Condition Review, 2017 - 2018**

## Sources

Arcand (Pat) and McIver Family. **Photographs & Archival materials including Family Reminiscences, etc.**

City of Kelowna. ***Kelowna's Official Community Plan***, 1993.

City of Kelowna. ***Kelowna's OCP 2020***, 2010.

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Google Maps. ***Location of Original Site (1950 KLO Road) & New Location at Benvoulin Heritage Park (2279 Benvoulin Road)***, 2017.

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**Note:** *Photographs in report were taken by L. Dauncey, unless sourced otherwise.*