

REVIEW OF HERITAGE PLANNING TOOLS

CITY OF KELOWNA
JANUARY 2021

INTRODUCTIONS

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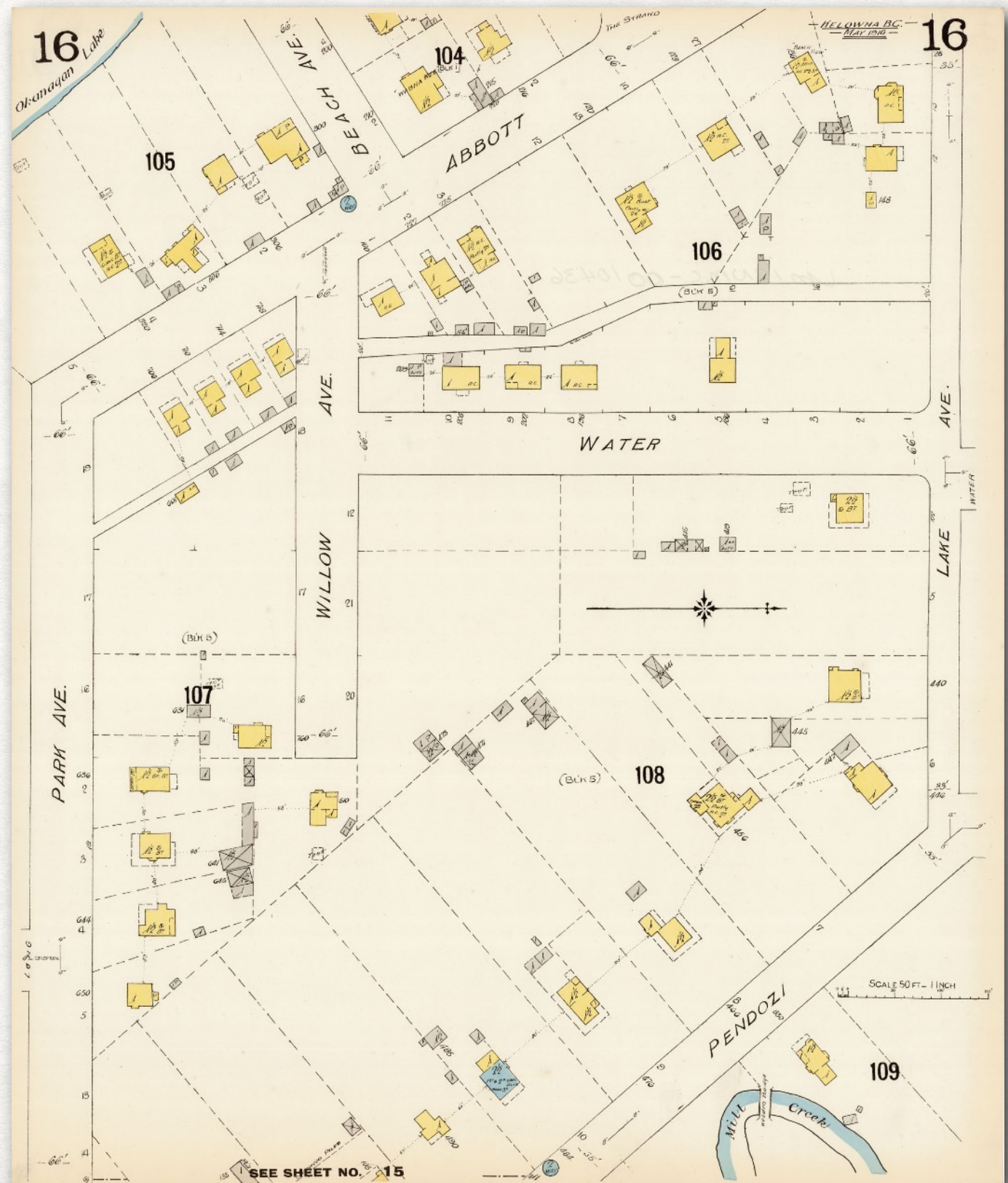
Work all over the province with local governments, the private sector and non-profits

President of the BC Association of Heritage Professionals



WORKSHOP OBJECTIVES

- Get updated on current best practices and principles for heritage planning in Canada
- Understand the role and use of the various heritage planning tools
- Understand the intended role of a Heritage Professional and of a Heritage Advisory Committee



WORKSHOP OUTLINE

- part 1 : Heritage Conservation 101
- part 2: Heritage Planning Tools



WHAT IS HERITAGE?????

"Heritage is an essentially collective and public notion. Though heritage is certainly valued by individuals, its reason for being, by definition, is to sustain a sphere of public interest and public good". Randall Mason, Economics and Heritage Conservation, 1999.



Regatta Parade 1981 - BC Archives

WHAT IS HERITAGE?????

"The heritage of a community is any physical, cultural, or social resource that is unique to and valued by a community and can be passed from generation to generation."

BC Heritage Branch



WHAT IS HERITAGE CONSERVATION?

CHANGING PERSPECTIVES

- 19th century origins were curatorial and memorial
- Heritage determined by experts, "I know it when I see it"
- Aesthetic values predominated
- Focus on built heritage - European architectural traditions



Helmcken House - Victoria, BC

WHAT IS HERITAGE CONSERVATION?

CHANGING PERSPECTIVES

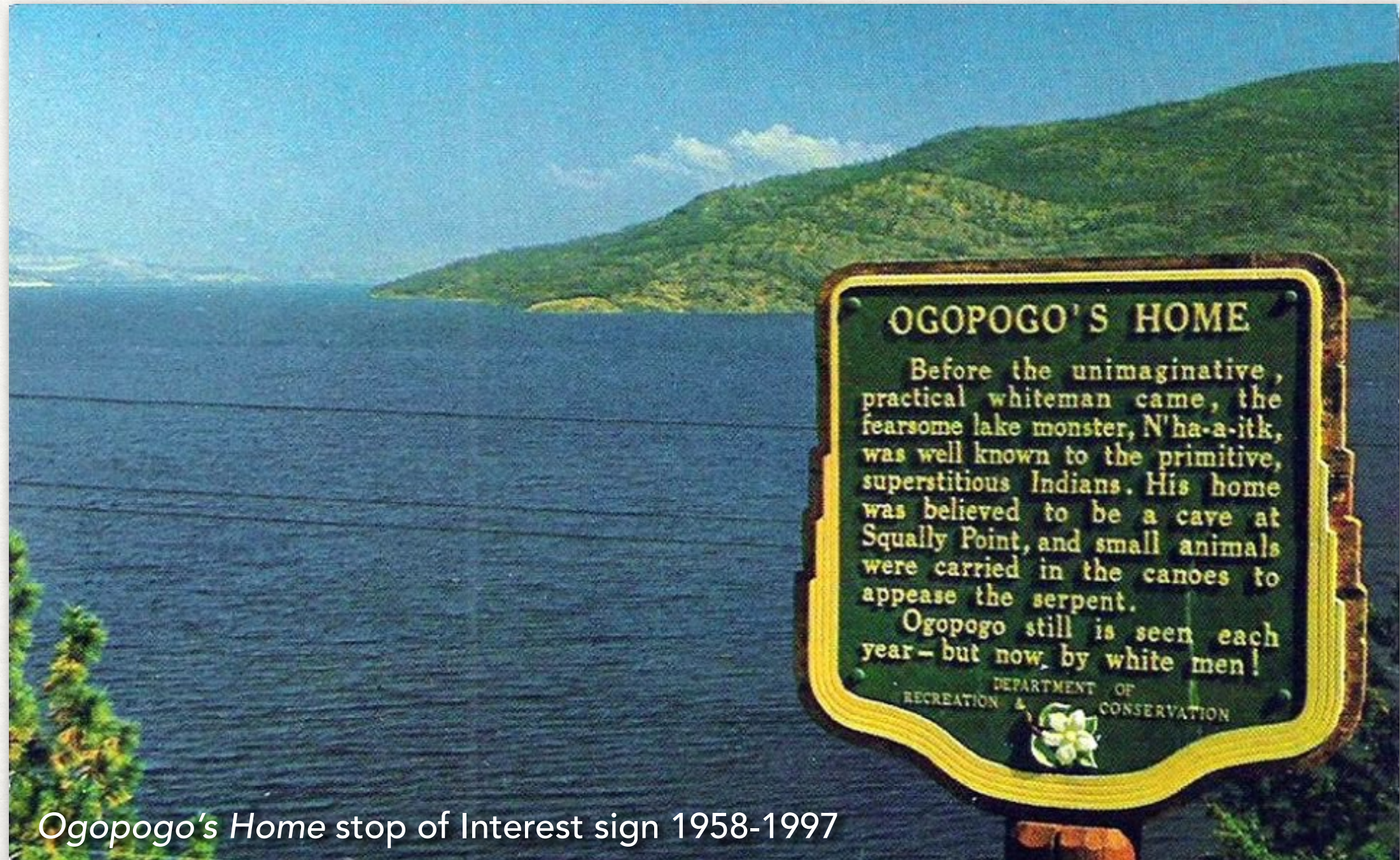
- Community values-based
- Many voices - inclusive and diverse
- Working-class neighbourhoods run of the mill homes
- Cultural landscapes and intangible heritage
- Dark or negative moments of our heritage



Mahal Cranberry Farm, Richmond BC

WHAT IS HERITAGE CONSERVATION?

CHANGING PERSPECTIVES



Ogopogo's Home stop of Interest sign 1958-1997

WHAT IS HERITAGE CONSERVATION?

CHANGING PERSPECTIVES



Monument to Chinese-Canadians in Kelowna's Memorial Park Cemetery

HERITAGE CONSERVATION

is the management of change



HERITAGE CONSERVATION IN ACTION

The role of Heritage Professionals in Kelowna

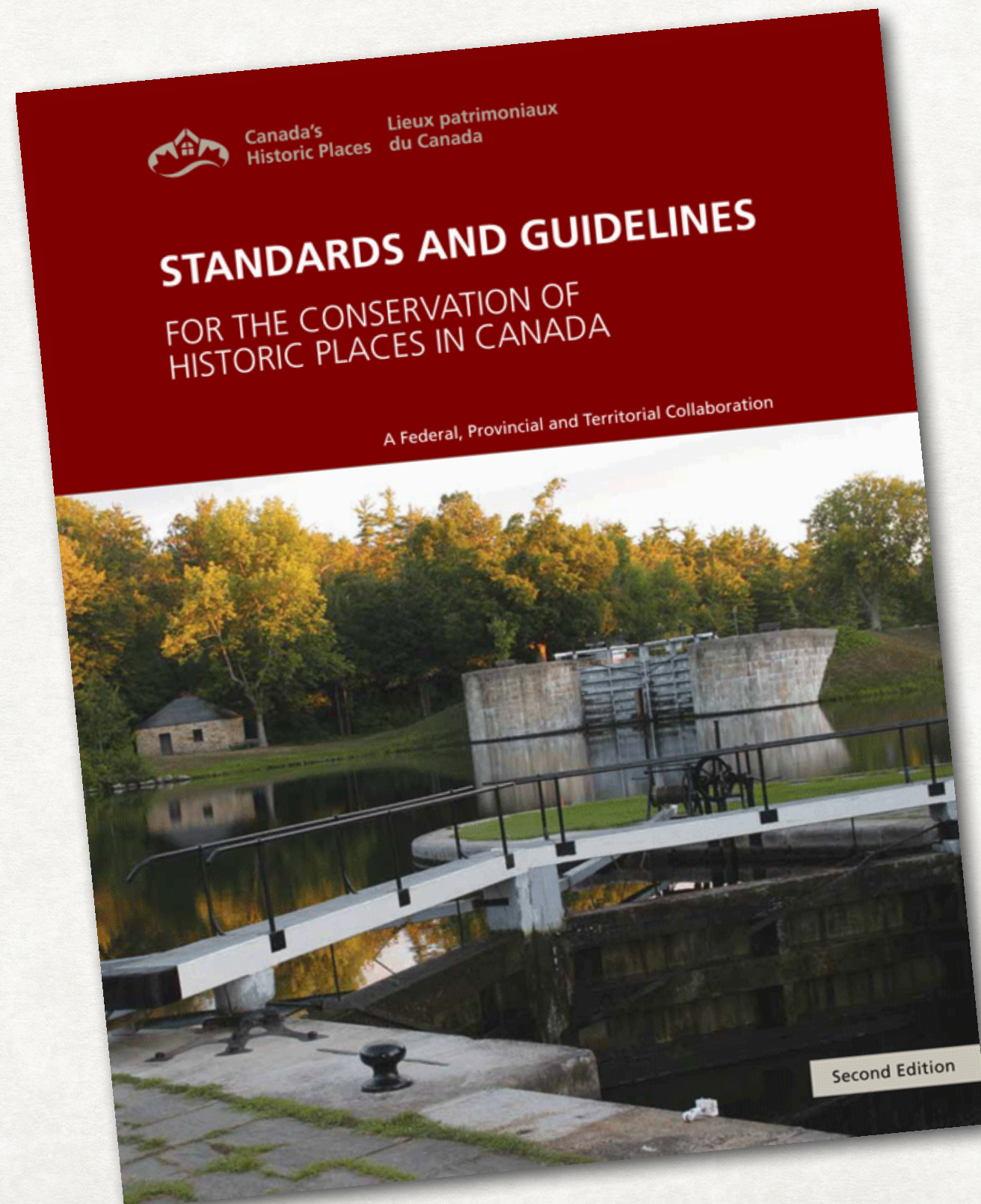
BC Association of Heritage Professionals (BCAHP)



- Heritage Review of HAPs for HCA
- CHR Evaluation Criteria
- Conservation Plans when required

BCAHP professionals
at Heritage BC conference
in Nanaimo 2018

HERITAGE CONSERVATION IN ACTION



HERITAGE TOOLS

LOCAL GOVERNMENT ACT - PART 15 - HERITAGE CONSERVATION

Community Heritage Register

- Alternate Solutions under the B.C. Building Code
- Alternative Compliance under the Energy Efficiency Act
- Order for Temporary Protection

Heritage Revitalization Agreement

Heritage Designation Bylaw

- Heritage Alteration Permit
- Heritage Inspection
- Heritage site maintenance standards

Heritage Conservation Area

- Heritage Alteration Permit

Community Heritage Commission (or Advisory Committee)



HERITAGE TOOLS

LOCAL GOVERNMENT ACT - PART 15 - HERITAGE CONSERVATION

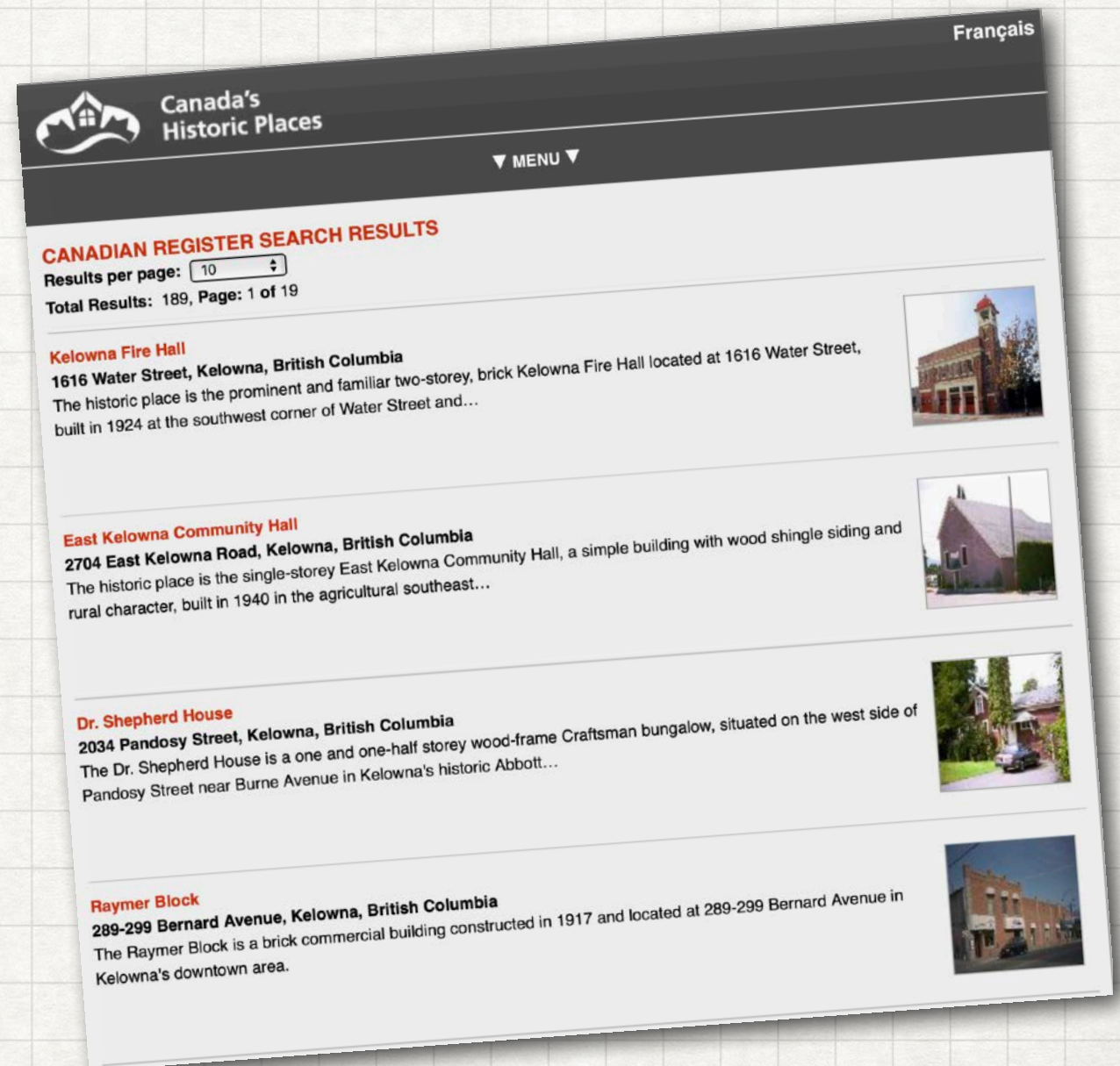
Community Heritage Register

The carrot

- Heritage awareness, community pride and conservation culture
- Alternate Solutions under the B.C. Building Code
- Alternative Compliance under the Energy Efficiency Act
- Kelowna Heritage Grants Program
- Heritage Revitalization Agreement

The stick

- Order for Temporary Protection
- Municipal Heritage Designation (which requires compensation)



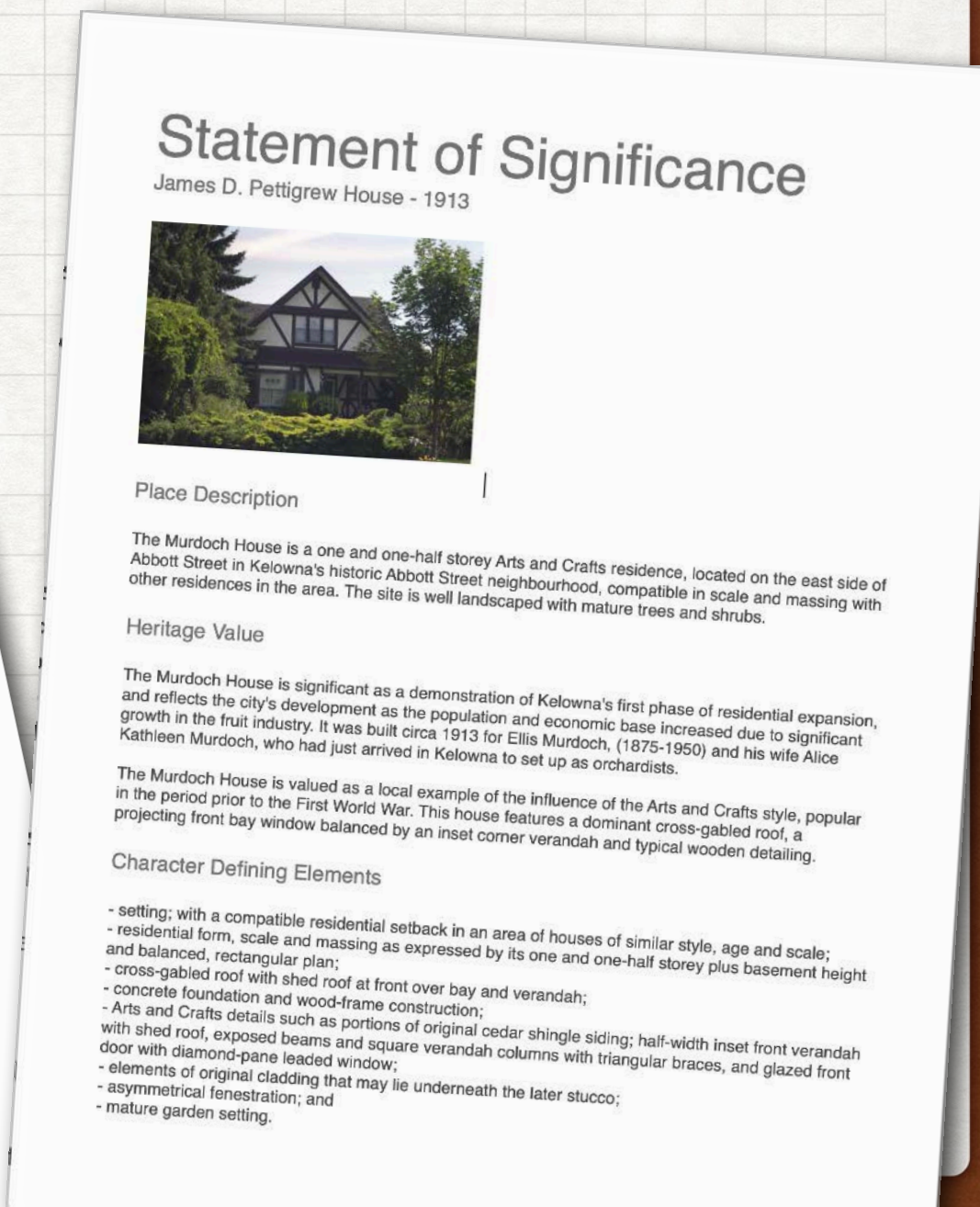
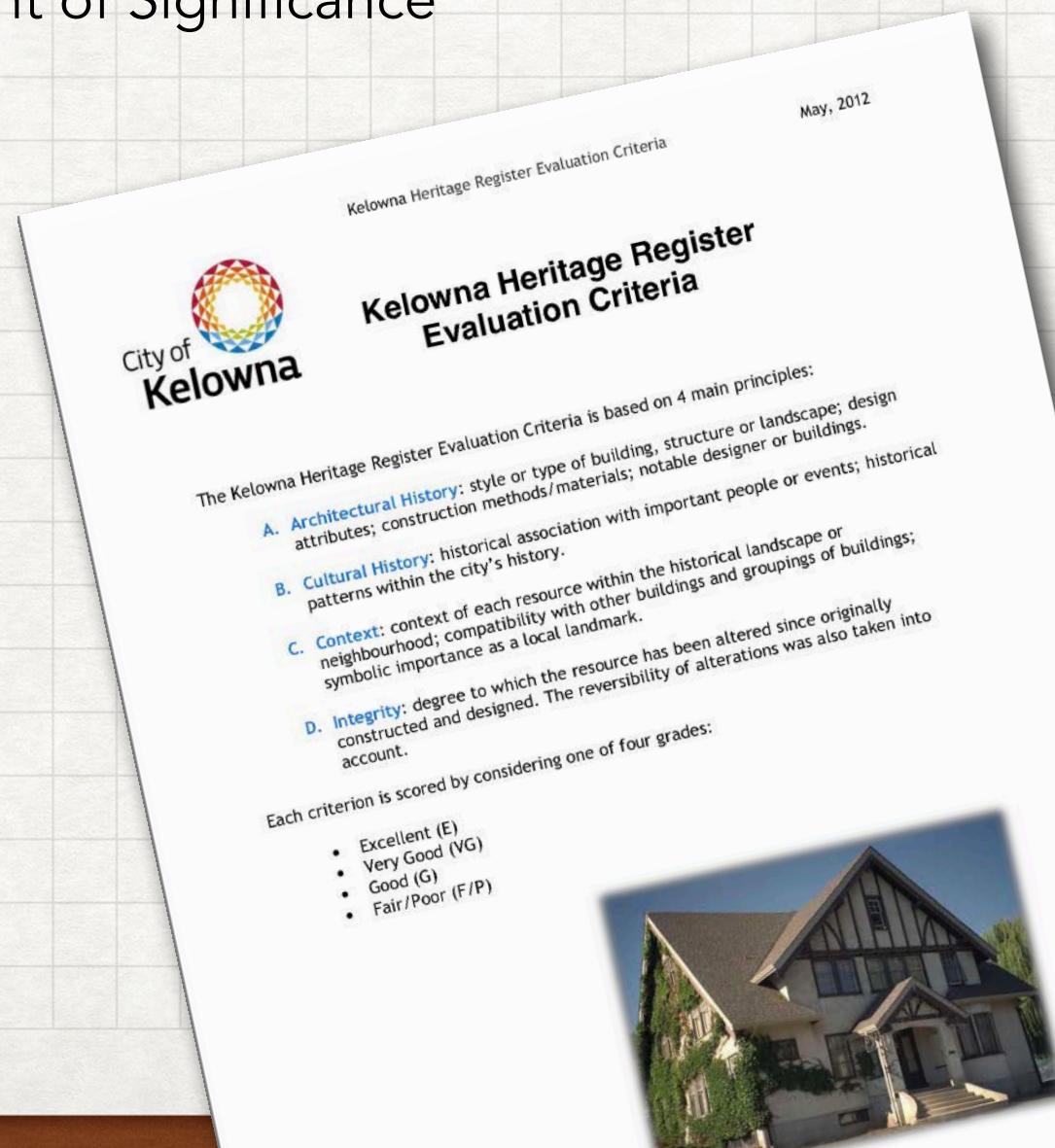
historicplaces.ca

HERITAGE TOOLS

LOCAL GOVERNMENT ACT - PART 15 - HERITAGE CONSERVATION

Community Heritage Register - supporting documents

- Kelowna Heritage Register Evaluation Criteria
- Statement of Significance



HERITAGE TOOLS

LOCAL GOVERNMENT ACT - PART 15 - HERITAGE CONSERVATION

Heritage Revitalization Agreement

HRAs are legal agreements that supersede local zoning regulations, providing incentives for owners to conserve heritage properties.

HRAs are likely our most powerful and flexible tool - supporting both heritage retention and rehabilitation and other OCP priorities.

HRAs do NOT set precedence because each one is written to suit a unique property, its unique context and unique heritage asset.

A good HRA balances private and public benefits.

HERITAGE TOOLS

LOCAL GOVERNMENT ACT - PART 15 - HERITAGE CONSERVATION

Heritage Revitalization Agreement - supporting documents

- **NEW** Heritage Review
- Heritage Conservation Plan



HRA case study - Cadder House 2124 Pandosy St. (July 2015)

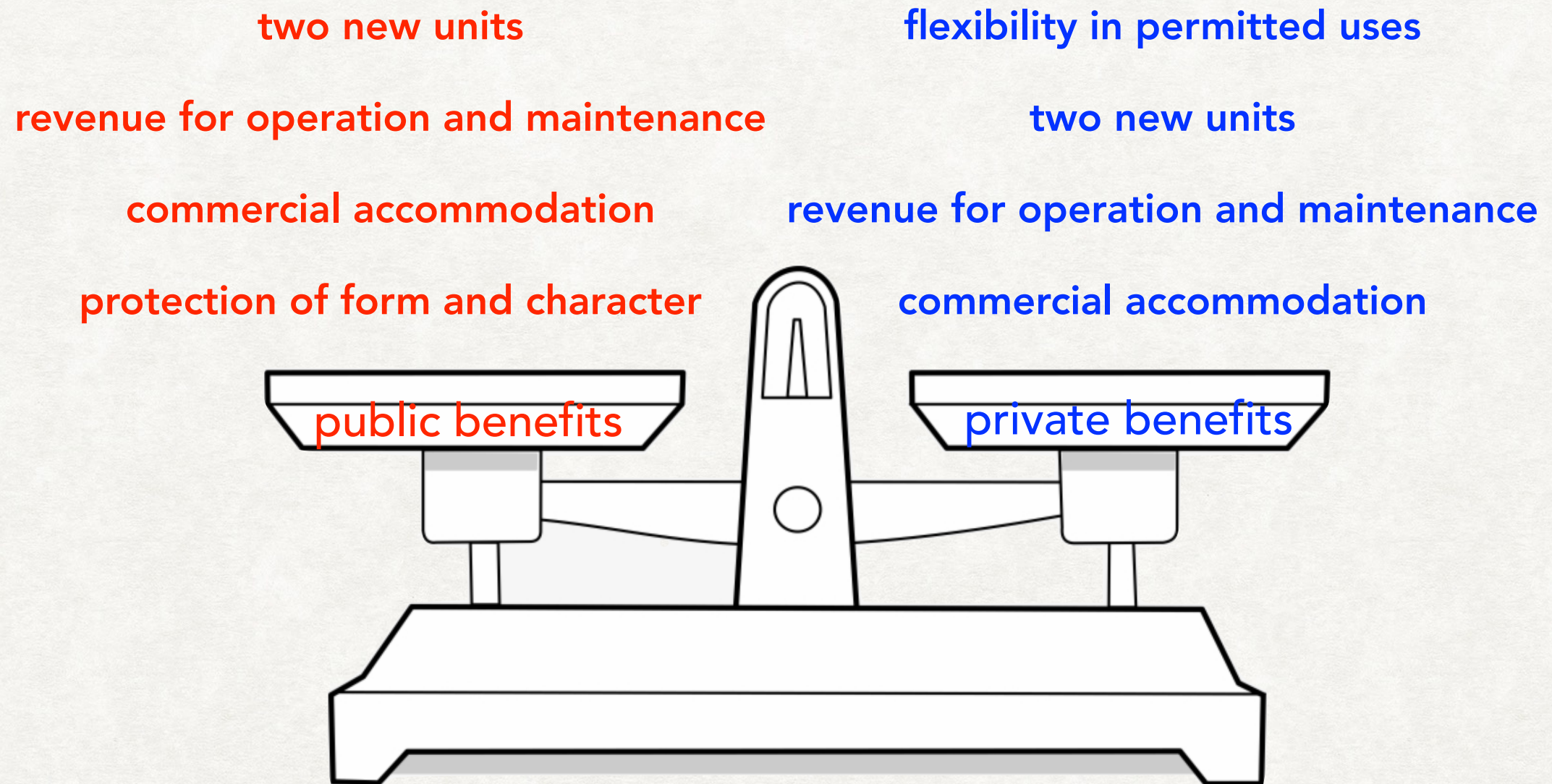


HRA case study - 2124 Pandosy Street (July 2015)

"...to allow some flexibility in the permitted uses on the property and to create two new units in the existing basement. This request is primarily driven by the desire to create revenue sources to meet the financial needs and high costs associated with operating and maintaining a large heritage property. The strata owners also see this as an opportunity to provide for some accommodation and local commercial needs within the broader area of Kelowna General Hospital while maintaining the property's residential form and character".

HRA15-0001 Report to Council

HRA case study - 2124 Pandosy Street (July 2015)



HRA case study - Cadder House 2124 Pandosy St. (July 2015)

A wonderful Kelowna experience!

April 17, 2018 / in / by Louise Brace

"I stayed at the Cadder House for a month during my clinical rotation at KGH. It really felt like a home away from home. Yolanda and Rick went out of their way to make sure my roommate and I had everything we needed to be comfortable. A beautiful place and amazing hosts. I will definitely be back! Thanks Yolanda for a wonderful Kelowna experience."

“

"The Cadder House is beautiful. I stayed here for a month during my clinical rotation. The Cadder House is indeed a home away from home. It is fairly central, so even without a car, downtown, parks and beaches are within walking distance. Thank you for making my stay comfortable and enjoyable! I will definitely be back!"

Colleen

”

“Wow! Great place, can't wait to go back.”

5 Star Trip Advisor Review



HRA case study - Surtees Property 4629 Lakeshore Rd. (May 2017)



HRA case study - Surtees Property 4629 Lakeshore Rd.



HERITAGE TOOLS

LOCAL GOVERNMENT ACT - PART 15 - HERITAGE CONSERVATION

Heritage Conservation Area

A poster for a panel discussion about heritage conservation incentive programs. The background features a large, ornate Victorian house with a prominent chimney and multiple gables. The text is overlaid on the image.

Join us for a panel discussion about how conservation incentive programs have worked in other municipalities.
Bring your questions!

Queen's Park Heritage Conservation Area: Incentives for Owners

LEARNING EVENT
February 7, 2018
6:30 pm – 8:30 pm
Anvil Centre Theatre,
777 Columbia Street

Join the email list to receive process updates:
visit www.newwestcity.ca/heritage/qphca
or contact us at
604-527-4532 or plnpost@newwestcity.ca

NEW WESTMINSTER

Queen's Park HCA, New Westminster

A cover for the 'Old Town Design Guidelines' document. It features a collage of four images: a street-level view of historic buildings, a wide view of a historic street with multiple stories of brick buildings, a close-up of red lanterns and cherry blossoms, and a view of a historic waterfront with buildings reflected in the water. The title and subtitle are at the bottom in white text on a dark red background.

Old Town Design Guidelines
New Buildings and Additions to Existing Buildings (2019)

CITY OF VICTORIA

Old Town HCA, Victoria

HERITAGE TOOLS

LOCAL GOVERNMENT ACT - PART 15 - HERITAGE CONSERVATION

Heritage Conservation Area



Cooks Hill HCA, Newcastle AU



HERITAGE TOOLS

LOCAL GOVERNMENT ACT - PART 15 - HERITAGE CONSERVATION

Heritage Conservation Area - Abbott and Marshall Street

The Abbott Street Heritage Conservation Area is a neighbourhood steeped in local history and features a wide variety of housing styles popular over the past 100 years. Some homes are iconic examples, while others have blended traditional elements, but all proudly enhance the diversity of the area.

The Elements of Styles

VICTORIAN REVIVAL

- regal feel to the architecture, up to 2.5 storey height
- steep gable roof with returned eaves and gabled dormers
- multiple pane windows
- wrap around open porch
- decorative detailing



Cadder House, built 1908, 2124 Pandosy St.
Queen Anne influenced Country House, rare use of rusticated bricks, largest home in city when built.
Thomas Willing Stirling formed Kelowna Shippers Union, involved in the Kelowna Land and Orchard Co, Kelowna Sawmill, Okanagan Loan and Trust, Stirling and Pitcairn, founder of Kelowna General Hospital and St. Michael and All Angels Anglican Church.

ARTS & CRAFTS

- exposed, natural materials
- low-pitched gabled roof with wide, unenclosed eave overhang
- roof rafters exposed
- decorative beams and braces
- porch supports extending to ground level, squared or slanting



Stone House, built 1922, 1806 Abbott Street
Built for Mary Stone in 1922; later owned by Albert McNair of Asquith, B.C., later the owner of the Asquith Hotel.

LATE ARTS & CRAFTS STYLE

- refined elements; enclosed porch
- PRAIRIE STYLE:** A sub-style of the Arts & Crafts style, characterized by flat or low-pitched roofs, wide eaves, and horizontal lines.



Jackson House, built 1922, 236 Beach Avenue



Fumerton House, built 1922, 1922 AL
1930s Eclectic style
The Fumerton family deposited

COTTAGE STYLES

- Fanciful style
- Stucco cladding
- Up to 1 1/2 stories
- Vertical windows
- Asymmetrical facade
- Portico front entrance
- Multi-sash windows
- Gable roof forms



A. Treadgold House, built 1936, 1907 Abbott Street

MODERNE

- streamlined style
- flat parapet roof
- stucco and horizontal banding and cladding
- low horizontal massing
- multi-sash windows, narrow trim
- curved walls
- asymmetrical facade
- canopy over entrance



G.D. Loane House (2nd), built 1937, 1858 Abbott Street. Architect: Robert Lyon Gordon Donald Loane operated WW. Loane Hardware and Paints. Later associated with DeMars family of DeMars Insurance.

EARLY SUBURBAN BUNGALOW

Modern, convenient and popular, the post-WWI bungalow style has many variations in the Abbott Street area.



A vintage bungalow home on Glenwood Ave.

- Horizontal emphasis
- low gable and hip roof form
- plain soffit and brackets
- siding below belt-line, stucco above
- horizontal and picture windows
- asymmetrical front facade
- asphalt shingle roof
- driveways and attached carports

MEDITERRANEAN REVIVAL

- Masonry feel to the form
- shed and high-gable roof sub forms
- stepped parapet, flat roof
- flush eaves and stucco detail
- single and multi-sash vertical windows
- asymmetrical front facade



McWilliams House, built 1931, 2072 Abbott Street
Modern/Spanish Colonial style. Builder: W.G. Scott
Residence of T. Finley McWilliams, City Police Magistrate and Stipendiary Magistrate, 1937-47.

COLONIAL REVIVAL

- stately feel to the form
- high to medium gable roof
- horizontal siding
- grand entrance
- vertical, multi-sash windows
- window shutters
- symmetrical fronts



MacLean House, built 1942, 1869 Maple St.
Georgian Revival. Builder: A. Patterson
Roy MacLean was publisher and managing editor of the Kelowna Courier (1938-74), an influential opinion-maker in the community.

DUTCH REVIVAL

- bell-cast gambrel roof
- shed or gable roof
- wide porches
- asymmetrical facade
- wrap around porch



A rare example on Riverside Avenue.

TUDOR REVIVAL

- decorative half-timbering
- steeply pitched roof
- prominent cross gables
- tall narrow windows
- small window panes



Cookson House, built 1929, 1912 Abbott Street
Built for E. Cookson, Sec. Treas. of Ronchiffe Canning. Architect: Robert Rowley

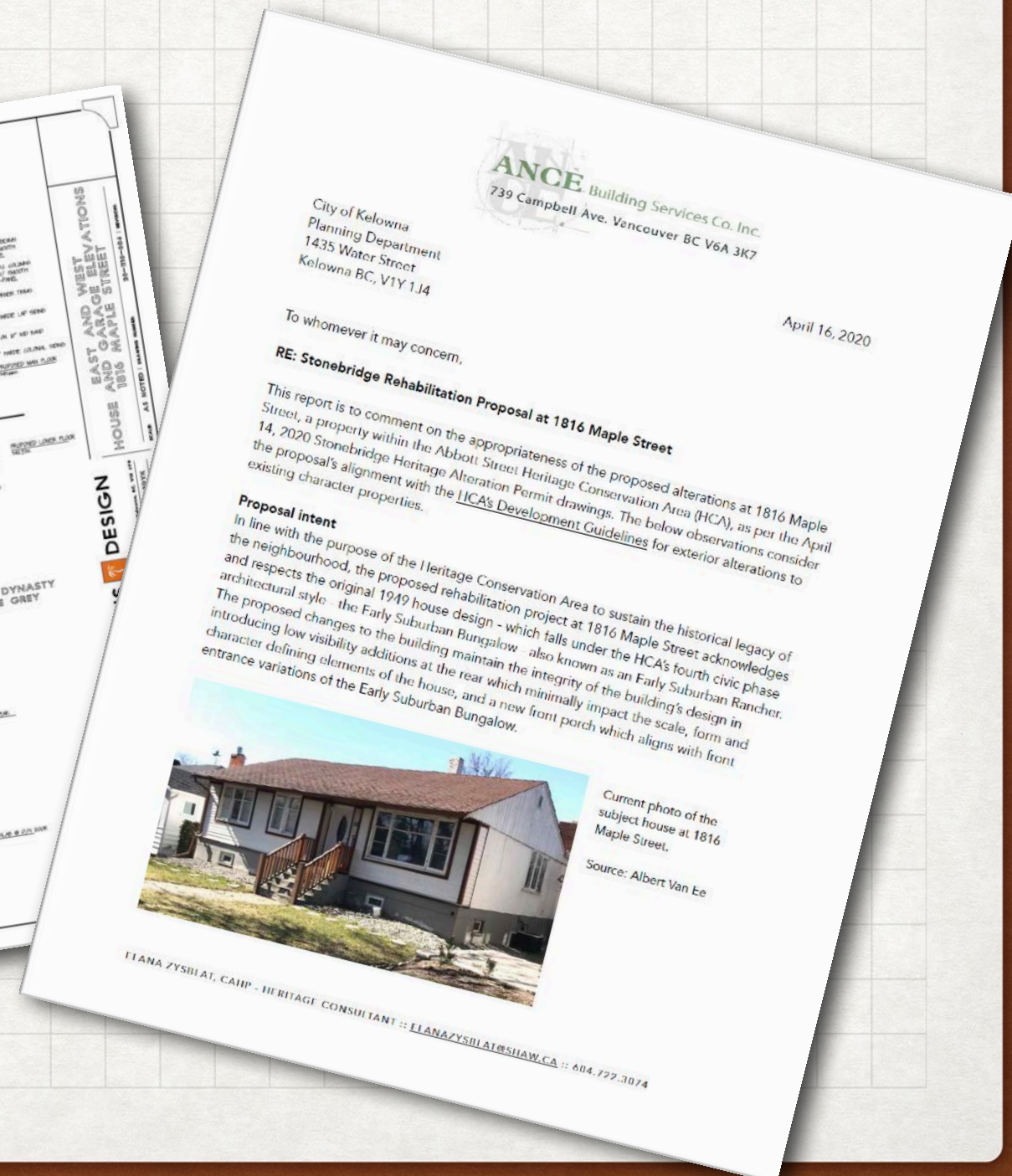
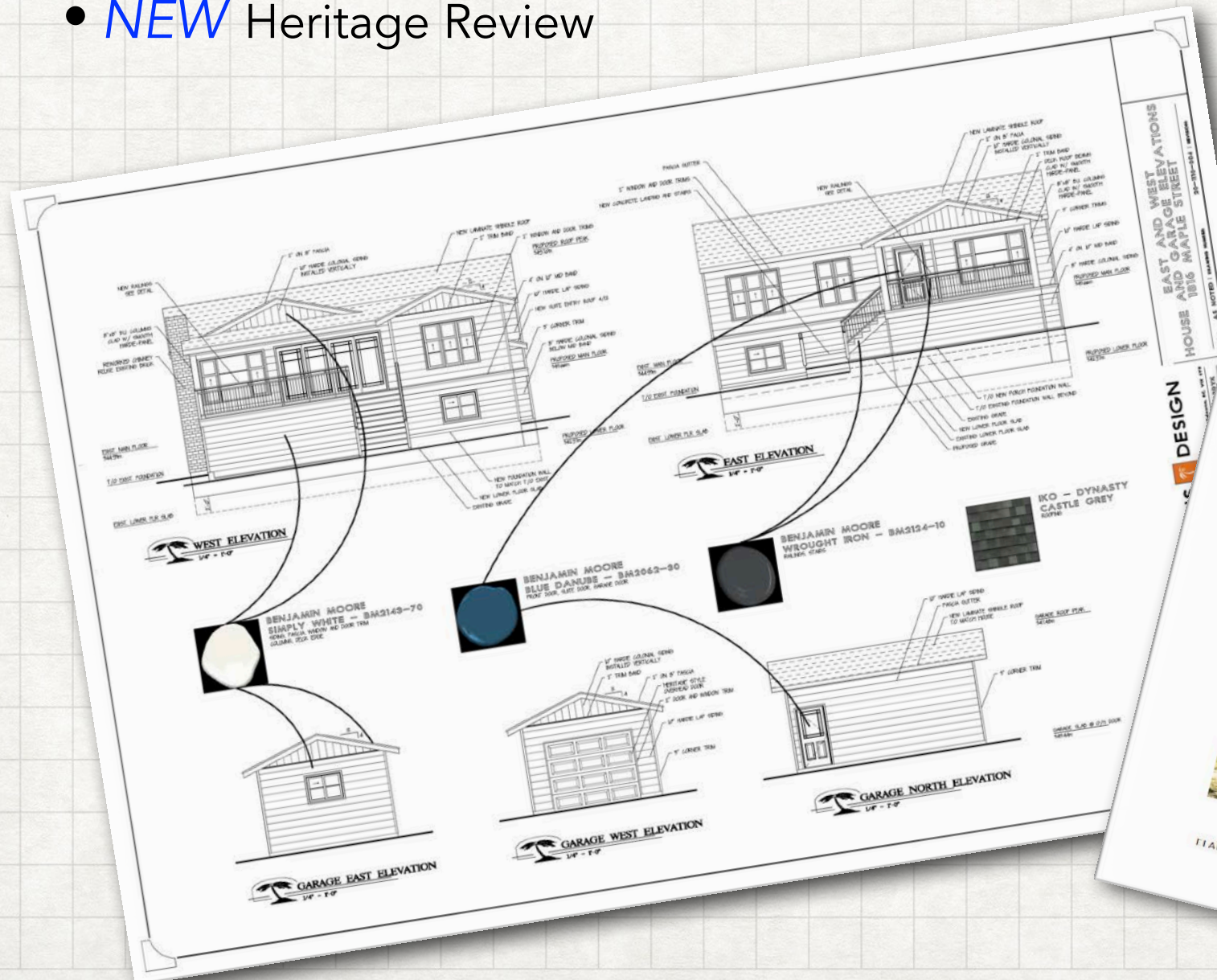
UNDERGOING DEEP DIVE REVIEW

HERITAGE TOOLS

LOCAL GOVERNMENT ACT - PART 15 - HERITAGE CONSERVATION

Heritage Conservation Area - supporting documents

- Heritage Alteration Permit
- **NEW** Heritage Review



HCA case study - 1989 Abbott Street



"Heritage-home renos rarely become a council issue"
Daily Courier - October 28, 2016

HCA case study - 1989 Abbott Street



1914 fire insurance map -
Kelowna Public Archives



1979 and 1983 Abbott in May 2009. Source: google street view



1985 and 1989 Abbott in September 2011. Source: google street view

HCA case study - 1989 Abbott Street

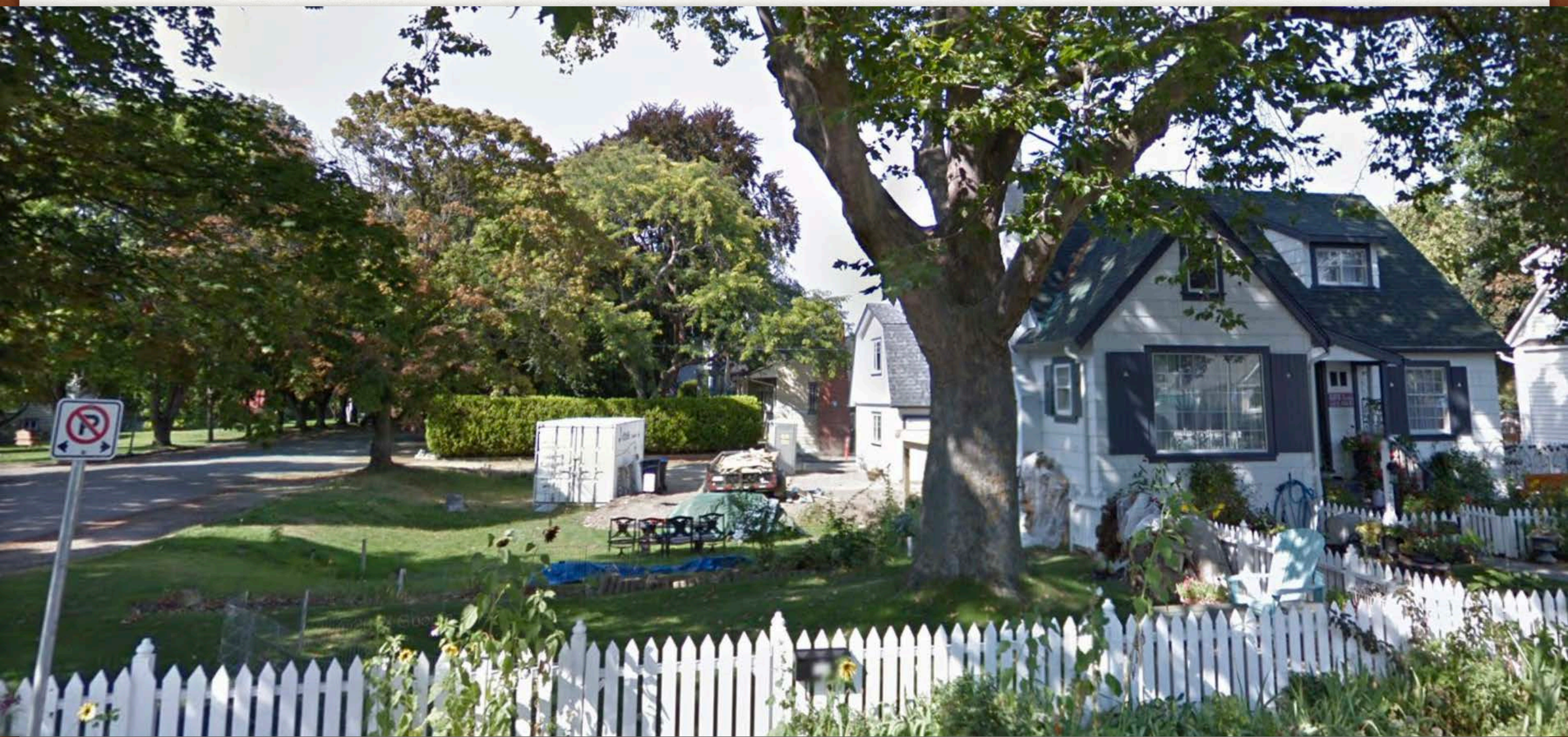


HCA case study - 260 Lake Avenue



streetview - July 2012

HCA case study - 260 Lake Avenue



streetview - August 2014

HCA case study - 260 Lake Avenue



streetview - August 2014

HCA case study - 260 Lake Avenue



streetview - July 2017

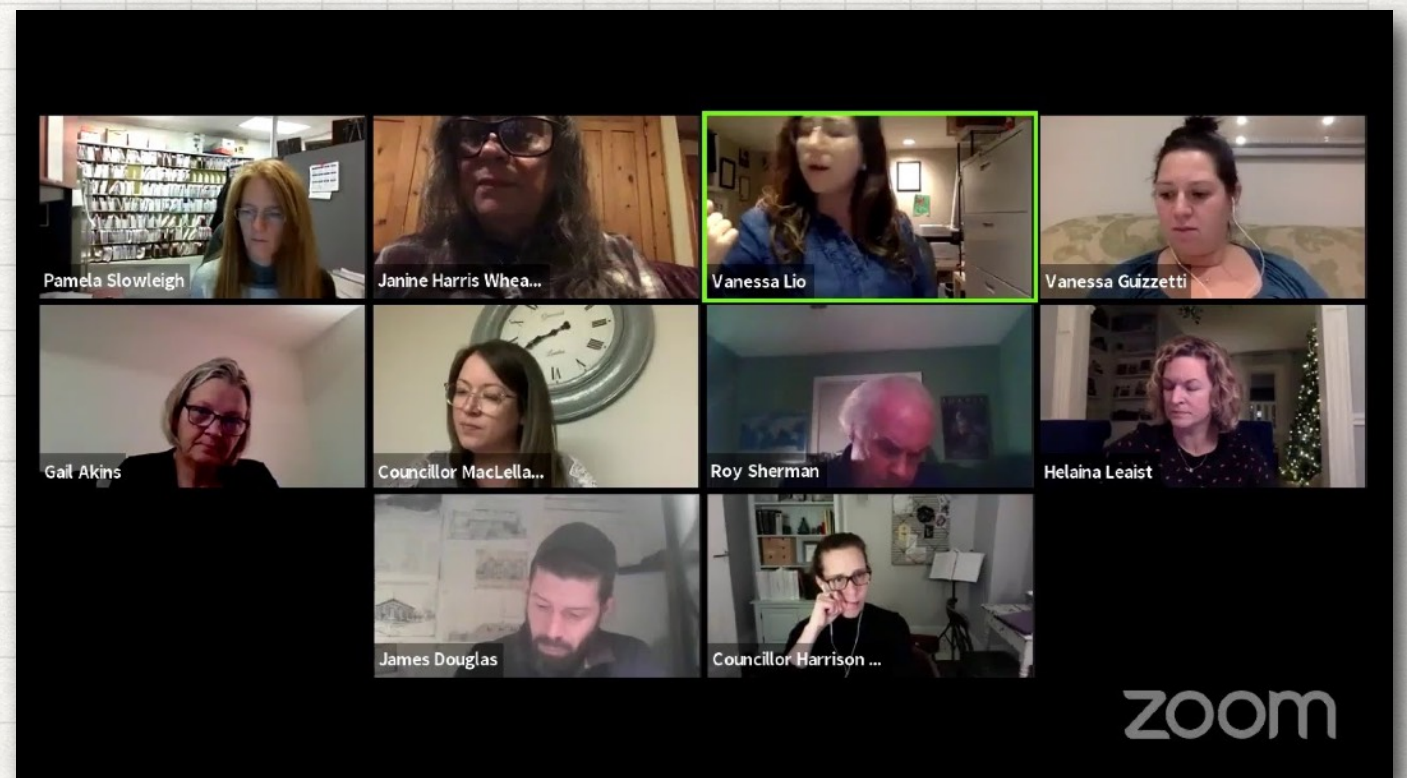
HERITAGE TOOLS

LOCAL GOVERNMENT ACT - PART 15 - HERITAGE CONSERVATION

Heritage Advisory Committee

Heritage is a community asset and a community responsibility.

HACs provide the community perspective, not a professional or technical opinion.



THE KELOWNA CONTEXT

WHAT IS GUIDING HERITAGE DECISIONS?

Vision: Heritage Strategy 2007

Kelowna will be a viable and strong community that balances growth with support for the protection of our distinctive and authentic natural, cultural and built heritage assets through: diverse partnerships; heritage incentives; and integrated and innovative approaches to heritage conservation, community development and public awareness.

City of Kelowna website: Heritage

Kelowna's heritage is a history tied to the land, natural environment and the people... Kelowna's heritage is reflected in the buildings, neighbourhoods and landscapes.... the homes, work spaces, and community gathering places created by the people who shaped and developed the city of Kelowna. We value, respect and celebrate built, cultural and natural heritage as a major contributor to our community's identity, character and sense of place.

THE KELOWNA CONTEXT

