

**HERITAGE PLANNING
BEST PRACTICES REVIEW 2023**

**CITY OF KELOWNA
JUNE 19, 2023**

INTRODUCTIONS

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Heritage consultant - Ance
Building Services

Province-wide practice
working with local
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sector and non-profits

President of the BC
Association of Heritage
Professionals



PRESENTATION OBJECTIVES

- Get updated on principles for heritage planning in Canada and current best practices
- Get updated on the current Heritage Conservation Act Transformation Project and its connection with best practices such as the adoption of UNDRIP
- Understand the role and use of the various heritage planning tools
- Understand the role of heritage professionals in the development review process



Aerial view of Kelowna, 1983. Beautiful BC Magazine

PRESENTATION OUTLINE

part 1: Heritage Conservation 101

part 2: Heritage Planning Tools



KELOWNA FROM KNOX MT.

RIBELIN PHOTO

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



Winterfest Swim 1975 - 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

- 1920s origins in BC 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

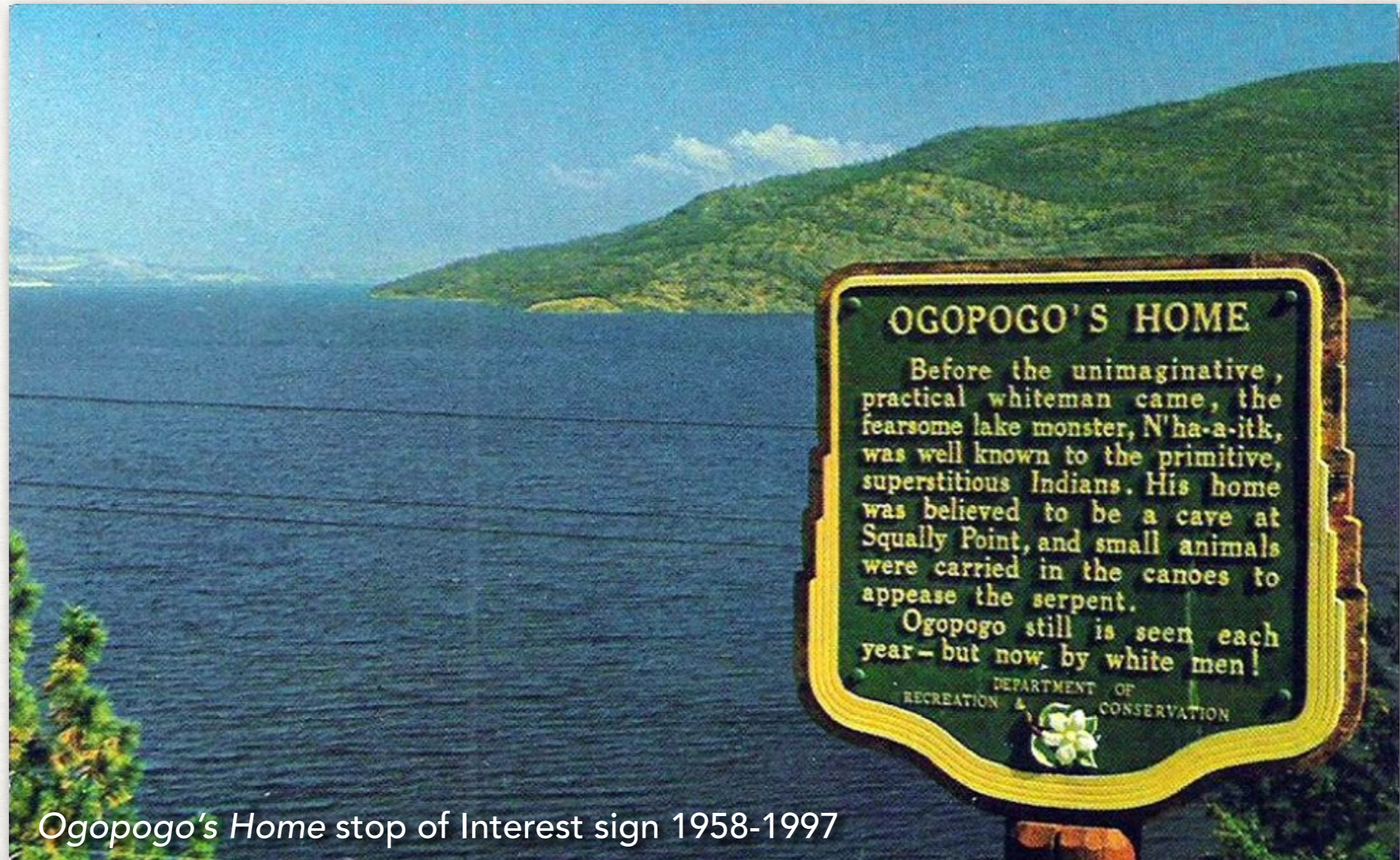
- Community values-based
- Many voices - inclusive and diverse
- Working-class neighbourhoods, run of the mill homes
- Cultural landscapes and intangible heritage
- Covers dark or negative moments of our heritage



Similkameen Spirit Trail - Tulameen - Chuchuwayha

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

WHAT IS HERITAGE CONSERVATION?

Heritage Conservation Act Transformation Project 2022-2024

UNDRIP in British Columbia



Lekwungen Dancers in BC legislature - October 2019

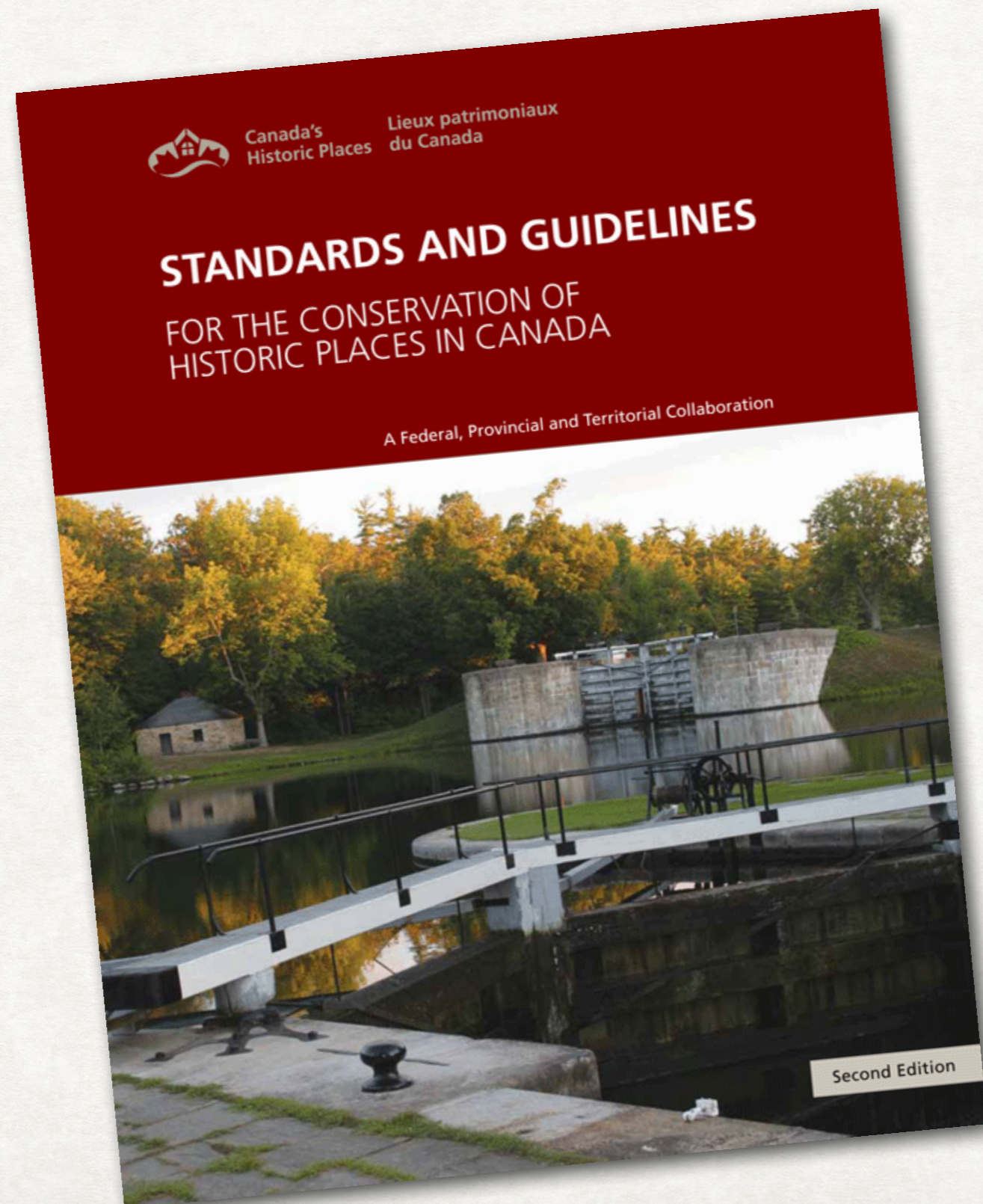
HERITAGE CONSERVATION

is the management of change



Community yoga, Fernie BC

HERITAGE CONSERVATION IN ACTION



HERITAGE CONSERVATION IN ACTION

Canadian Association of Heritage Professionals

BC Association of Heritage Professionals (BCAHP)



- Heritage Review of HAPs for HCA
- CHR Evaluation Criteria
- Conservation Plans for heritage sites of for HRAs

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

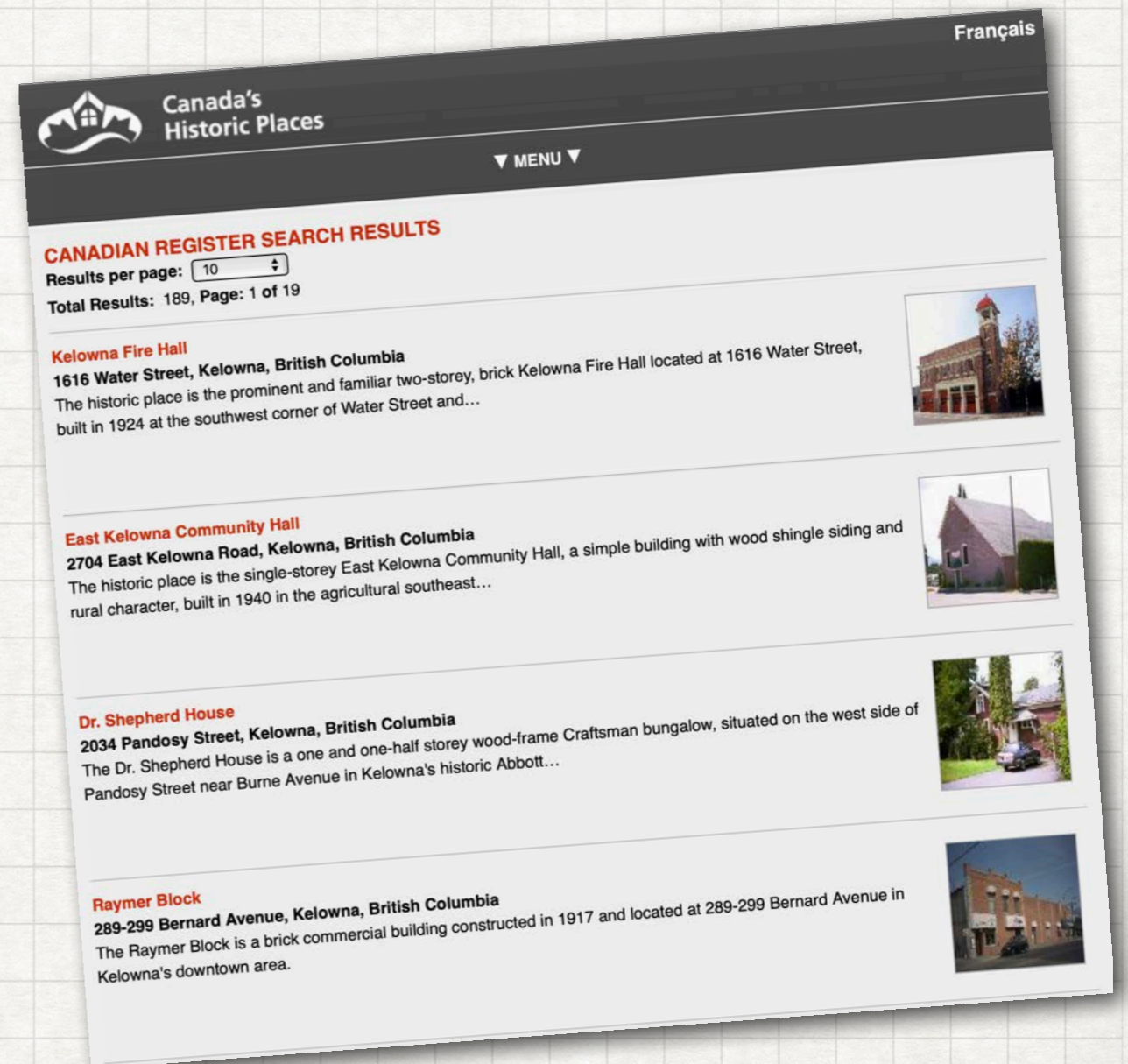
Community Heritage Register

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 could require compensation)



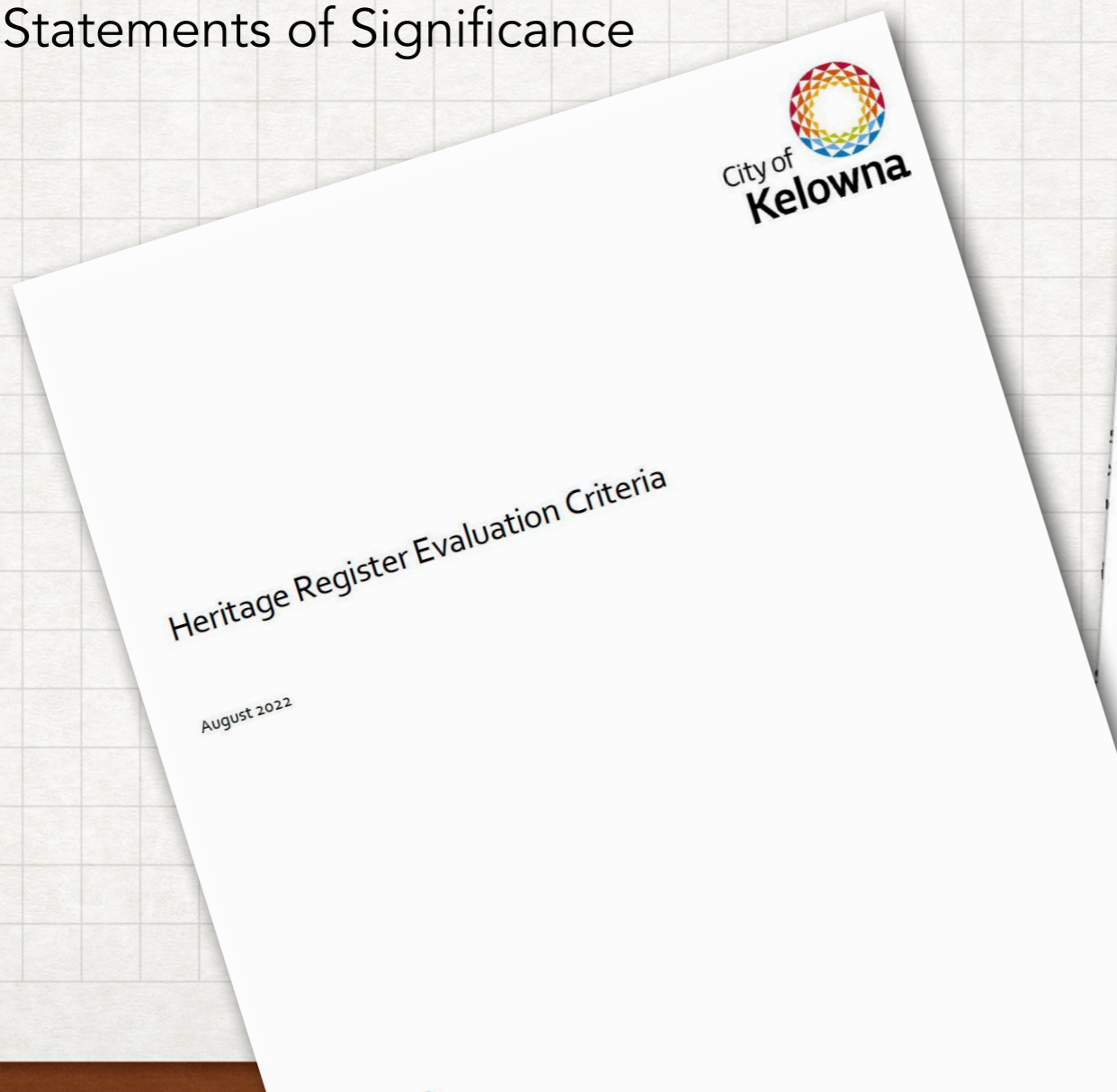
historicplaces.ca

HERITAGE TOOLS

LOCAL GOVERNMENT ACT - PART 15 - HERITAGE CONSERVATION

Community Heritage Register - supporting documents

- Kelowna Heritage Register Evaluation Criteria
- Statements of Significance



Place Description

The Murdoch House is a one and one-half storey Arts and Crafts residence, located on the east side of Abbott Street in Kelowna's historic Abbott Street neighbourhood, compatible in scale and massing with other residences in the area. The site is well landscaped with mature trees and shrubs.

Heritage Value

The Murdoch House is significant as a demonstration of Kelowna's first phase of residential expansion, and reflects the city's development as the population and economic base increased due to significant growth in the fruit industry. It was built circa 1913 for Ellis Murdoch, (1875-1950) and his wife Alice Kathleen Murdoch, who had just arrived in Kelowna to set up as orchardists.

The Murdoch House is valued as a local example of the influence of the Arts and Crafts style, popular in the period prior to the First World War. This house features a dominant cross-gabled roof, a projecting front bay window balanced by an inset corner verandah and typical wooden detailing.

Character Defining Elements

- setting; with a compatible residential setback in an area of houses of similar style, age and scale;
- residential form, scale and massing as expressed by its one and one-half storey plus basement height and balanced, rectangular plan;
- cross-gabled roof with shed roof at front over bay and verandah;
- concrete foundation and wood-frame construction;
- Arts and Crafts details such as portions of original cedar shingle siding; half-width inset front verandah with shed roof, exposed beams and square verandah columns with triangular braces, and glazed front door with diamond-pane leaded window;
- elements of original cladding that may lie underneath the later stucco;
- asymmetrical fenestration; and
- mature garden setting.

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 heritage retention, 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

- Heritage Review
- Heritage Conservation Plan



HRA case study - Murchison House 1781 Abbott St. (Oct 2019)



HRA case study - Murchison House 1781 Abbott St. (Oct 2019)

protection of form and character

rental revenue

flexibility in permitted uses

two new homes

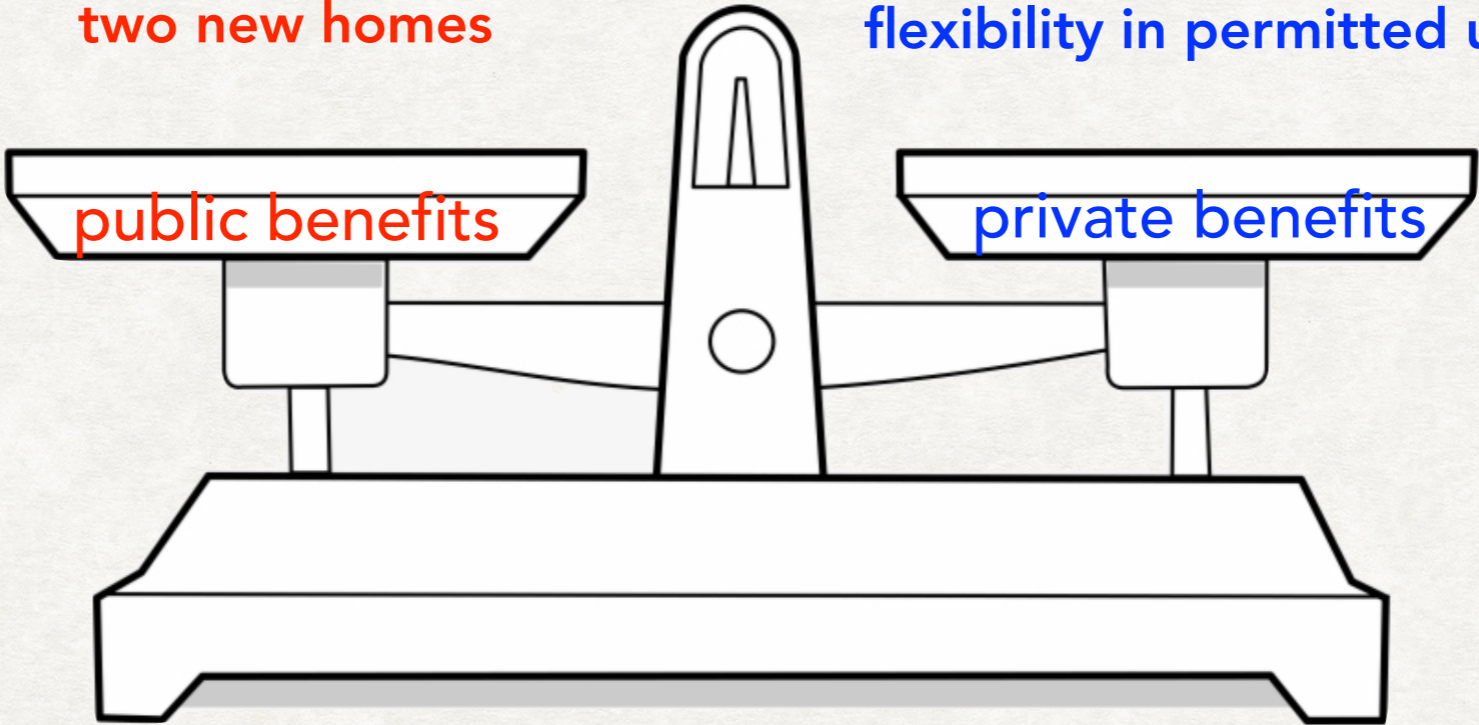
public benefits

rental revenue

two new homes

flexibility in permitted uses

private benefits



HRA case study - Murchison House 1781 Abbott St. (Oct 2019)



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



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



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 Assiniboia, B.C., later the owner of the Stone House.

LATE ARTS & CRAFTS STYLE

- refined elements; enclosed porch

PRAIRIE STYLE: A sub-style of the Arts & Crafts style, characterized by flat or hip roofs, wide eaves, and horizontal lines.



Jackson House, built 1922, 236 Beach Avenue



Fumerton House, built 1922, 1922 Abbott Street
1930s Eclectic style, built by the Fumerton family.

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 DeMara family of DeMara Insurance.

EARLY SUBURBAN BUNGALOW

Modern, convenient and popular, the post-WWII 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



H. Pettman House, built 1941, 228 Lake Avenue

CAPE COD STYLE: A Colonial sub-style, compact and functional with end gable roof, horizontal siding and window shutters.

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
- 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 Rowcliffe Canning
Architect: Robert Rowley

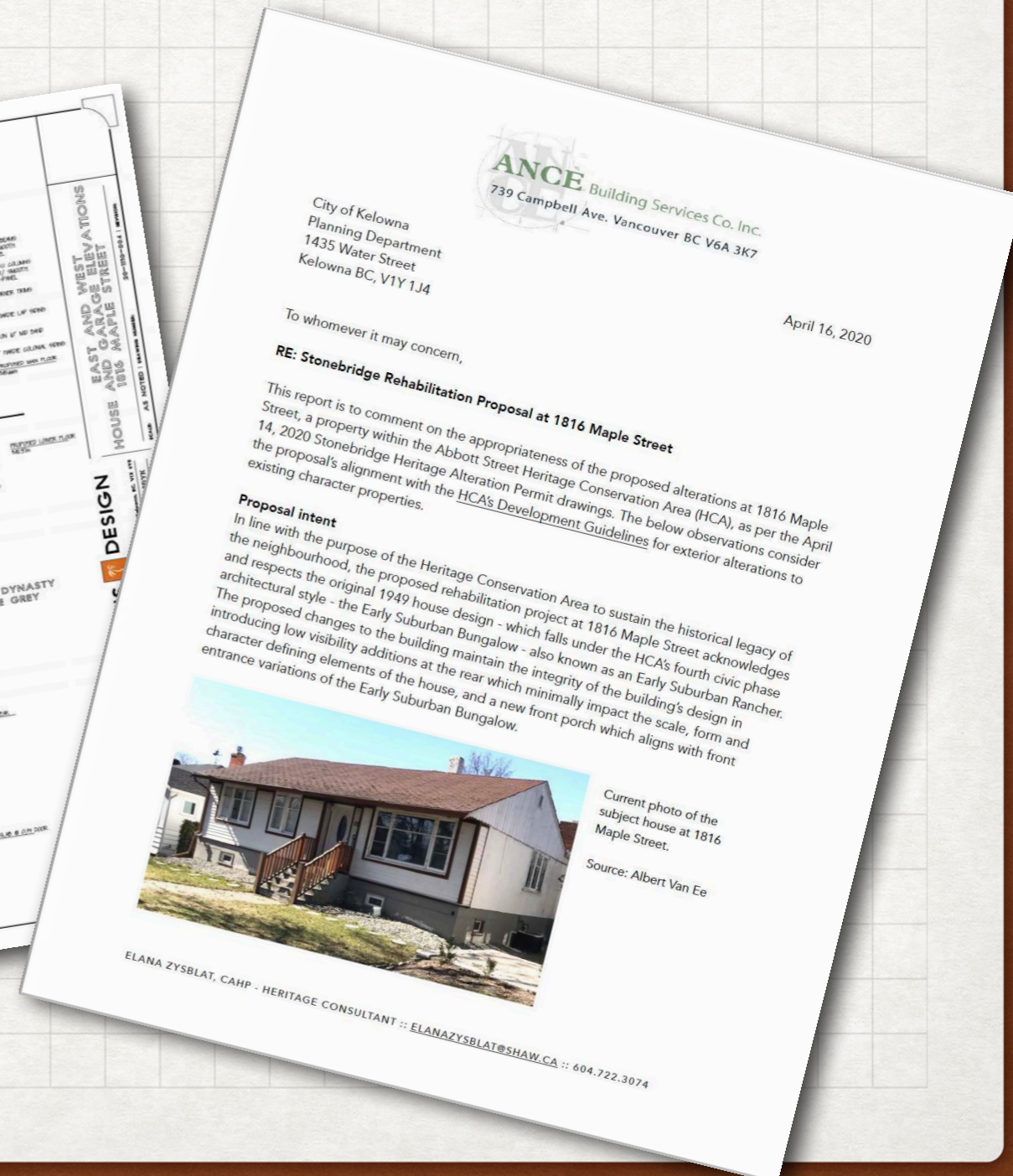
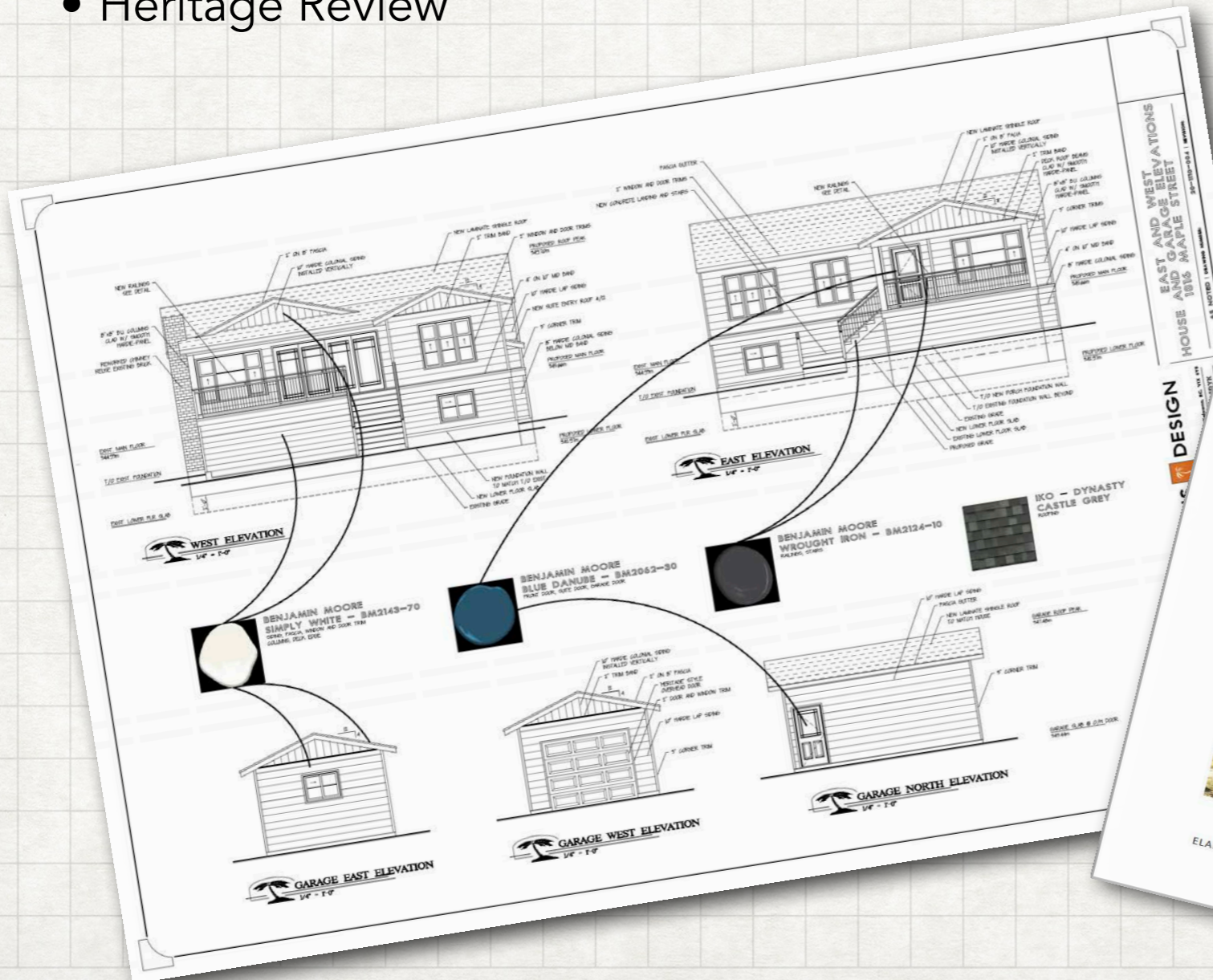
UNDERGOING REVIEW

HERITAGE TOOLS

LOCAL GOVERNMENT ACT - PART 15 - HERITAGE CONSERVATION

Heritage Conservation Area - supporting documents

- Heritage Alteration Permit
- Heritage Review

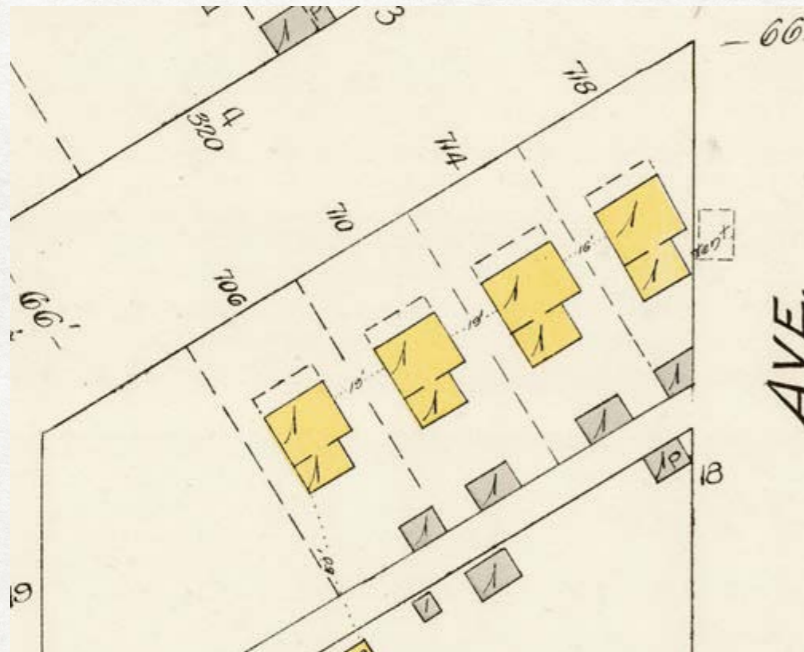


HCA case study - 1989 Abbott Street



“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 - July 2017

HERITAGE TOOLS

HERITAGE POLICIES IN NEIGHBOURHOOD PLANS

3.2 Mapped Characteristics, Places and Features



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.

2040 Official Community Plan

Kelowna's heritage is a history tied to the land, the cultural environment and the people who have long understood the richness of this area. It is reflected in our historically and architecturally significant buildings, structures, natural landscapes, historic districts, archaeological sites and other places of heritage value....While the City has a large stake in the preservation of heritage, it is the diverse partnerships with the syilx/Okanagan people and the local heritage organizations that are integral to the overall success of heritage conservation in Kelowna.

THE KELOWNA CONTEXT

HERITAGE AND SUSTAINABILITY

“The Greenest Building is the One that is Already Built”

Carl Elefante, FAIA, FAPT LEED AP



THE KELOWNA CONTEXT

