

Heritage Register Evaluation

2079 Pandosy Street



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For: Bjelica Holdings Ltd.



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Research Findings

Please note there were fewer resources available than is typically expected for an evaluation of a heritage site. A thorough search was conducted including Okanagan Public Library, City of Vancouver Archives, the Vancouver Public Library, UBC Library, the BC Archives, Digitized Okanagan History, Newspapers.com, Ancestry.com and the Library and Archives Canada, however, some key documents were not found, such as the building permit information, building site plans, complete directories and historical photographs of the building. Three phone calls and an emailed research request were not returned by the Kelowna Public Archives. Therefore, this assessment is conducted and based on the information available.



(Source: Google Earth 2023)

Name of Building	Bouvette House
Address	2079 Pandosy Street
Municipality	Kelowna, BC
Neighborhood	
Legal Description	PLAN KAP497 LOT 9 DISTRICT LOT 14 EXCEPT PLAN B1778.
Parcel Identifier (PID)	012-298-131
Year Built	1910-1911
Original Owner	William Frank Bouvette
Builder	Unknown
Architect/ Designer	Unknown
Heritage Status	Included in the 1994 Kelowna Heritage Register. Ranked B in 1989 Heritage Register. Ranked C in 1983 Heritage Register.

Occupants

The occupancy of the house can often be determined through historic directories, utilizing the criss-cross feature of addresses and names. However, directories with criss-cross for Kelowna are not available until 1948. Prior to that date names are simply listed as living within the city, with the one exception of Frank Bouvette having Pendozi next to his name in 1913. According to a memoir written by Wilfred S. Bouvett, his father sold the Pandosy Street house in 1918.

Year(s)	Possible Building Occupants
1910-1912	William Francois (Frank) Bouvette with second wife Mary Agnew, Nurse. Dates of occupation and construction based on information from Statement of Significance.
1913	William Francois Bouvette, drayman is listed in directory on Pendozi.
1914-1917	No directories.
1918	W. F. Bouvette sells Pandosy Street House and moves to 20 acer farm off of K.L.O. road.
1919-1932	Unknown occupant.
1933	No Kelowna directory.
1934-1939	Leonard Richards employed at Morrison Hardware listed as living in Kelowna. He worked at the Canadian Legion beginning in 1937 The Richards family definitively lived in the house from 1949-1975.
1940	L. Richards is listed.
1941-44	No L. Richards listed.
1945-1947	Millicent Richards listed as a resident of Kelowna, she is an employee at the Royal Bank.
1948	Len Richards, Captain in the Canadian Army, and Alice Richards listed in Kelowna Directory as living at 2079 Pendozi Street.
1949-1975	Kelowna Directory-Millicent Alice Richards nee. Smith (b.1894-d.1974)
1976-1977	Raymond and Mary Hale. Raymond employee at Flair Construction.
1978-1984	Vacant or No Return
1985	G. Soltes
1986-1989	Vacant or No Return
1990	S. Ryan

Historic Brief

The subject building, known as the Bouvette House, is located on Pandosy Street (Pendozi Street until 1958) in the Kelowna South Central neighborhood. It sits on a short block between Burne Avenue and Cadder Avenue. Historically Pandosy Street was the primary route between the Mission and the original townsite and remains an important north south route today. The block which the subject house sits is characterized by single family houses and mature treed vegetation. The house is situated towards the middle of its lot as are

the neighboring houses. On the on the adjacent lot to the north there is a single-family dwelling built before 1914, as were two other existing houses on the block to the north. On the adjacent lot to the south is a single-family dwelling built in 1945. Pandosy Street from south of Water Avenue to Glenwood Avenue currently is a residential mix of a several historic single-family houses, newer single-family houses, and low-rise apartment buildings. The west side of Pandosy Street sits within the Abbott Street Conservation Area, the subject house sitting on the east side of the street is not within the Conservation Area. The subject building is a two and one-half story long, narrow, wood-frame Queen Anne Revival residence with a front gable roof and partial wraparound verandah.

The subject building is documented in the SoS for having heritage significance for its association with who is believed to be its first owner, William Francois 'Frank' Bouvette (b. 1862- d. 1950). Bouvette, a Métis from Pembina, Manitoba and his first wife Eveline Rose Smithson (b. 1868, m. 1888, d.1910) of partial Syilx descent had nine children together. It is reported that after her death in 1910 he and the children moved to the house. He married again and his second wife Mary Agnew (m. 1914 d. 1929) was a nurse. Bouvette worked at a variety of occupations as conditions and circumstances dictated in the changing community. He arrived at Okanagan Mission (the site of Father Pandosy's Oblate mission, south of the present city) in 1884. Bouvette served as a mail contractor, Red Deer Lodge owner, drove a stagecoach between Kelowna and Vernon, worked as a logger for Kelowna Sawmill Company, in 1910 operated a livery stable and a fleet of drays and for at least 13 years worked at the S M Simpson Sawmill as a foreman. The Bouvette's lived in the house for eight years between 1910-1918. It is unknown who lived in the house between 1918-1948.

Millicent Alice Richards is the longest confirmed resident of the property living there from at least 1948 until 1974. She worked at the Royal Bank. Her relation Leonard Forsyth Richards a Captain in the Canadian Army was born in 1927 and died in 1949 is listed as living at the house in 1948.

According to the SoS the house was:

"Built in 1910, the Bouvette House is valued as a good example of the Queen Anne Revival style, a style popular across North America around the turn of the century but less commonly found in Kelowna due to the city's development after the period of its greatest popularity. The references to the Queen Anne include the overall L-plan with a wraparound verandah and a front-facing gable with decorative shingles. This comfortable and modest house exemplifies the architecture of Kelowna's middle-class residents during the early years of the twentieth century. The existence of another similar home on the same block indicates its origins as a speculative-built house and the likelihood of these two houses being built from a pattern book design."

The wrap around verandah/ porch is now only partially intact with the south side removed. The SoS speaks to decorative shingles in the gabled end, however the lap-sided building does not have visible evidence of ever featuring decorative shingles nor does the house appear to have replaced siding. The largest negative impact to the house is the results of general neglect and non-maintenance. It appears from the directory listing that the house may have had only periodic occupants between 1978-1990. For at least the last five years it was a rental house and then occupied by squatters from October 2022- April of 2023.

[Preliminary Observed Character Defining Elements](#)

The overall condition of the subject building is poor. Most of the Character Defining Elements (CDEs) are still intact but suffered condition decline due to neglect. The exterior of the building has undergone two major changes. The first alteration is a telescoping single-story addition to the east side of the building, an attachment has been located at the rear of the building since at least the 1990s. The second alteration, also which appears to have been made prior to the 1990s is the removal of the south elevation portion of the wrap

around porch roof and the addition of non-compatible decking along that elevation. The removal of the porch roof on the south elevation has led to the deterioration of the lathed porch column and baluster railing as they are now exposed to moisture. Some of the windows have been damaged due to vandalism and as a result have been boarded over. The remaining intact windows appear to be historic and in their original locations; their working condition is unknown. The original front door has been replaced. Both front and rear doors to the building have also been secured with sheet boards to dissuade squatters.

A preliminary inspection of the interior showed that the original wood flooring on the ground level has heaved in places and sunk in others. Original plaster has been covered throughout the second story with a manufactured wood paneling. However, while damaged in places the interior molding and trim is mostly intact on ground level as are a few of the interior wood sash doors.

Character Defining Element	Preliminary Observed General Condition (Poor/fair/good/ excellent)	Conservation Potential (preservable, restorable, rehabilitate)
Orientation to the street	Good	preservable
Residential form, scale and massing as expressed its two-storey height and compound L-shaped plan of rectangular proportions, with rear extension	Good	preservable
Gabled roof with whale-bone cornice returns and closed eaves	Fair	restorable
Two corbelled brick chimneys	Poor	restorable
Wood-frame construction with wooden drop siding and corner boards	Fair	restorable
Exterior elements such as its open, full-width wraparound verandah with lathe-turned columns	Fair	restorable
Pointed window surrounds and front gable belt course with pointed profile; and - fenestration, with double-hung 1-over-1 wooden-sash windows, some in double-assembly	Fair/Poor	restorable

Assessment

Heritage Value	Criteria	Score	Comments
Context	Contribution to or evidence of a cohesive streetscape, grouping, district, historical use, development pattern, historic period. This could include being surviving evidence of former historical use, development pattern, historic period. And/or has landmark qualities	1.5/2	Three of the five neighbouring houses on the east side (2059, 2056, 2079) were all built prior to 1914. 2067 does not appear to have any heritage value. 2089 was constructed in 1945. The corner houses 2059 and 2089 both possess landmark qualities while the houses in between do not. The subject house has had continual historic use as a residence.
Tangible	Strong or extensive enough surviving CDEs, or evidence through archival resources, to illustrate the essence of its story and/or features, unusual material or distinguishing feature/s could add value here Authenticity and integrity of the resource to be addressed here	1/2	The remaining CDEs while in fair to poor condition are intact and appear to have had little alteration little over time. For example, the brick chimneys are in place but have lost many bricks due to pointing maintenance being neglected. The exception being of the removal of the wrap around porch/ verandah. While not being identified as a CDE the foundation appears compromised, and the foundation supports the integrity of all the building's CDEs. Please note that the heritage consultant is not a structural engineer.
Intangible	Associated with locally, regionally or nationally significant people, events, traditions or practices	1/2	The time which Frank Bouvette and family lived in the house is eight years. Little is known about Millicent "Alice" Richards who occupied the house for 27 years.
Landscape Context	Cultural landscape, landscaping features (built and/or planted)	.5/2	Most of the yard has been worn down to dirt. A few maples and a fir tree are on the property, size however does not indicate that the trees are over 75 years old.
Risk, Community Advocacy	The site is at risk of damage, destruction, loss, sale/redevelopment. Community advocacy around this heritage resource asking for acknowledgement or intervention Half a point or more could be allocated if the resource is not currently protected, or if more recent area zoning allows for or encourages a different use, form or density than that of the resource.	1/2	The site is a risk of loss through destruction by way of lack of maintenance over time and eventual redevelopment. There does not seem to be any community advocacy for the heritage resource asking for acknowledgement or intervention.

Conclusion

2079 Pandosy has 'common' or 'slightly more than common' heritage value with the assessed score of five. In preparation of this document while looking at the Heritage Register of Kelowna, the structures within the Abbott Street Conservation Area, and other buildings on the register in the South-Central Neighborhood and it was observed that here are a number of nearby recognized buildings constructed in the 1910s of which some are excellent examples of the period. The most notable close example with superior integrity, that is outside of the Conservation area, is the house at 545 Burne Avenue, built in 1911. Tangibly, the subject structure at 2079 Pandosy has previously enjoyed a period where it must have stood in better condition. A few changes over the years have moderately compromised the integrity of the building; the removal of the portion of verandah roof, demolition of doors and some windows, the rear addition to the building, the addition of the decking on the south and east side of the building, the removal of the landscaping, deterioration of the foundation and as noted it has not been particularly well maintained leading to the decline but not disappearance of the CDEs. However, it is not to say that 2079 Pandosy is completely unsalvageable or without significance. It has some intangible value in its location and its association with the Bouvette family of mixed French Canadian, European, Métis and Syilx descent who occupied the residence for eight years. Considering moderate tenancy and the changes to the CDEs from the original assessments and the SoS it could be argued that its significance is somewhat decreased from the time of the development of the SoS and its inclusion on the register. The subject building scores between an unsuitable to good candidate for remaining on the Heritage Register and for conservation primarily due to the level of the physical deterioration to the structure.

Sources

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Current Photos



May 10, 2016, west elevation



May 10, 2016, north elevation



May 10, 2016, east elevation



May 10, 2016, south elevation



May 10, 2016, south elevation

Archival Photos

Please note no archival photos of the building were found.



Goad's Fire Insurance Maps, Kelowna May 1914, note no rear addition and full wrap around the south side with covered porch.

<https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Search?q=fire+insurance+plans+british+columbia&start=10&num=10&DateBucket=1910-1919&OnlineCode=1>



1994 Kelowna Heritage Register, note the current rear addition appears larger in scale than this one.



1994 Kelowna Heritage Register, note no shingles in gabled end of building as noted being present in SoS.



1994 Kelowna Heritage Register



Google Earth 2006



Google Street View 2015