

Application for Heritage Register of 924 Laurier Avenue, Kelowna, BC

Kelowna Heritage Resource Inventory - A report to the Kelowna Heritage Advisory Committee December 1983. Robert Hobson, Coordinator.

The residence at 924 Laurier Avenue, listed as "Kincaid Res." is listed as a Class B Building on Page 2 of Table 2 (Evaluation of Class B and C Buildings). Heritage evaluation was 59.93B, built in 1908.

A lifelong resident Charlie Adam, whose mother Ettie Viola Clement was born in Kelowna in 1905 and raised at a house on Borden Avenue, one block south of Laurier Avenue, stated that 924 Laurier Avenue belonged to Henry Herbert Millie who came to Kelowna in 1905. He was an electrical engineer by trade and in that time he started a watch makers business and also a telephone system, the Kelowna Telephone Exchange consisting of eight telephones. He was also the agent for the government telephone and telegraph system. This company was sold to Okanagan Telephone Company about 1912 which later became part of BC Tel and subsequently Telus. He was also on Kelowna City Council starting in 1912. He died in Kelowna in 1917. On page 2 of the Thursday, January 28, 1909 Edition of the "Kelowna Courier and Okanagan Orchardist" there is a listing of local buildings constructed in the previous year 1908. In this article it states that H.H.Millie, had a telephone office and house constructed, total value \$3000.00, the address was not stated. There was no reference to a Kincaid house being built in that year. In the 1913 "W.A.Jeffries' Directory", Henry H. and Carrie Millie were living at Laurier Avenue. In the 1911 Canada Census, H.H.Millie and family were living on Ellis Street.

The connection with the James Kincaid family is not firmly established. James Kincaid came to Kelowna with his wife Jane "Jean" in 1905. James was a carpenter by trade and may have built the house at 924 Laurier Avenue for the Millie family.

In the 1911 Canada Census, James and Jean Kincaid were living on Pendozi (Pandosy) Street. In the 1913 "W.A.Jeffries' Directory", James and Jean Kincaid, carpenter, were living on Glenwood Avenue. This evidence of frequent moving of residence suggests he may have built and lived in a home and then sold it and started again.

James and Jean's son John "Jack" Kincaid, a local school teacher and talented musician, enlisted in WW1 and was killed on September 11, 1918, at the age of 28 years. His name appears on the local cenotaph in City Park.

Subsequent owners were Josiah Adam Shier and his wife Matilda Kirk who came to Kelowna in 1920 and purchased the property at 924 Laurier Avenue. Josiah Shier became a member of Kelowna City Council in 1926 and worked for the Irrigation District. For many years the family, including the daughter Arabella Alice "Belle" Shier ran the home as a boarding house. In 1940, Belle obtained a building permit in order to alter the second floor into suites, adding dormer windows to the west and east roof.

In 1945 William Wilson and Miss A.P. Wilson rented out 6 rooms in the house for which they obtained a trade license from City Hall.

George Arnold in 1950, ran a rooming house with 6 rooms available for occupancy.

In 1957 Estelle Irene Richmond had 5 rooms for rent.

1959 Robert J. Richmond (RR#1, phone number 2-8287) added another room for rent on the main floor. The external stairs on the back east side of the house were relocated to the north side.

In 1984 Soloduko Holdins LTD sold the property to Wenngatz Construction. The rental suites in the house now consisted of: two rooms at the north end of the main floor; two suites of two rooms each and a one room suite on the second floor.

In 1987 Nick Augustino owned the house. He upgraded the heating system and in 1989 a fire escape was added to the second floor bathroom window (east side).

In photos obtained from Kelowna City Hall, sometime prior to the house being moved in 1990, it shows a north addition being removed from the house. It is possible the north deck was added at this time. No record of that was located.

In 1990 the lot was subdivided into two lots of 42.47 feet x 136.51 feet and the house moved to its current location. The original lot size was 85 feet x 136.51 feet. A new foundation with a full basement was added. One of the photos from City Hall shows the original lot with the house on it. There is no basement in this photo.

Bob Groholski owned the house in 1990. A 2 foot x 6 inch door in the east side was closed off. In 1992 a back deck and stairs were added. An office with a sliding glass door opening onto the back deck may have been added at the north-west corner at that time or when the basement was added. No permits were found containing this information.

In 1994 Rudy Kraft was the owner. He added a three room suite in the basement.

In 2004, the property was purchased by Aaron and Tanya McGoran who changed the front exterior stairs and railing from the east end of the front porch to its current west end position. The original front porch prior to the house being moved had a wrap around extension along part of the west side of the house. This can be seen in the old photos. It's unclear when this west side porch was removed, possibly at the time the railing and stairs were changed.

Lidia Schuster, Psychiatrist bought the house in 2011 with the intention of using the main floor rear suite as her medical office. This did not come about and she continued the trend of renting suites/rooms in the house.

At some time a commercial fridge was installed in the kitchen by one of the owners who was a Home Economics teacher at Kelowna Secondary School.

The current owners, Michael Morrow and Margot Pridham purchased the house July 2015. To date, the kitchen has been gutted and renovated as well as the basement suite changed from a bachelor to a one bedroom and rented as a legal suite.

The overgrown weed filled garden beds have been planted with perennials and is a work in progress. A new roof, gutters and windows will need to be upgraded/ replaced in the near future as well as the exterior paint redone to heritage colours. Fencing on the north side of the property will also need replacing at some time and the dead cedar hedge removed and replaced by some type of fencing, perhaps a spit cedar fence in keeping with the original home.

The 924 Laurier Avenue house is one of if not the oldest house on the street. The style of the house is probably Dutch Colonial with a truncated gable roof and two dormers on the east and west sides of the house.

There is a covered porch on the front, south side of the house with two flights of stairs in an "L" shape separated by a landing coming up from the driveway. A large wooden deck off the back, north side has a sliding glass door into the main

floor office (which was a suite), a door into the kitchen and stairs to the west that go down to the back garden and a sidewalk that runs the west and north side of the house to the driveway. There are also two small decks off the second floor west and north sides of the house. The west balcony sits on the roof of the dining room projection which in turn is the roof over the stairs to the basement suite.

The house is built of old Kelowna brick on the south side with what appears to be cedar siding on the other three sides. The wall below the west gable is brick which has been painted white. There are no other houses on Laurier Avenue built of old Kelowna brick. There is a cedar sided non insulated storage room under the main floor office with a door from the west sidewalk.

The original roof of cedar shake is still visible in the attic with shiplap siding all in good condition. The cedar shake roof is covered with 2 layers of asbestos shingles which are badly deteriorating in several areas and in need of replacement.

The windows are original sash, most of which have had storm windows glued, screwed and painted shut over top. Three of the windows on the west and north side of the house are made with a border of green and pink stained glass.

Paint colours include: siding in a rusty red colour; railings deck ceilings, soffits and lattice covering the storage space under the front deck are white; fascia boards and other trim are painted a dark brown.

There are several garden beds surrounding the house as well as a large back lawn. A large walnut tree, which was on the original large lot had to be severely pruned when the house was moved east to its current location as it would have obstructed the house in the new location. Several acacia and maple trees are on the perimeters of the back garden. An old style low metal rod and chain link fencing, (which can be found surrounding many old properties in this area), enclose the west back garden and the full length of the property on the east side. A cedar hedge encloses the south and rest of the west side of the property. A dark brown wooden fence with a large gate, which will allow vehicles into the back garden, stands at the north end of the property.

South
Facing



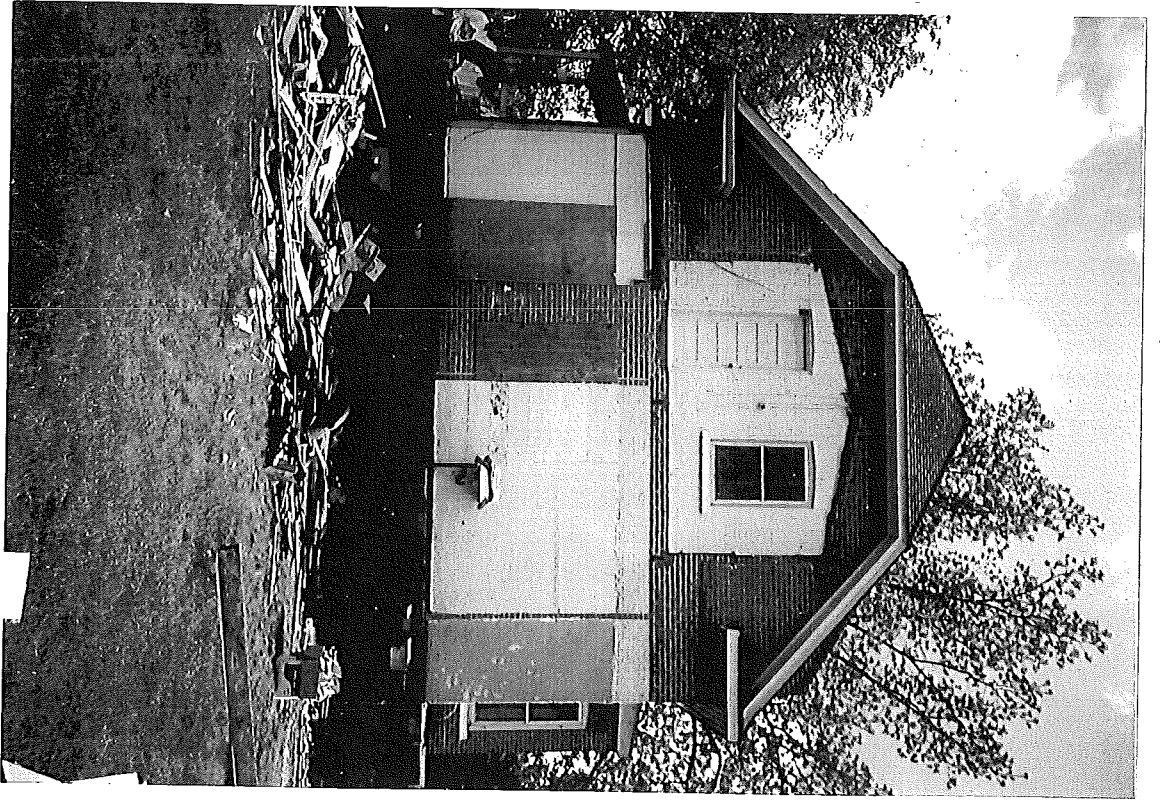
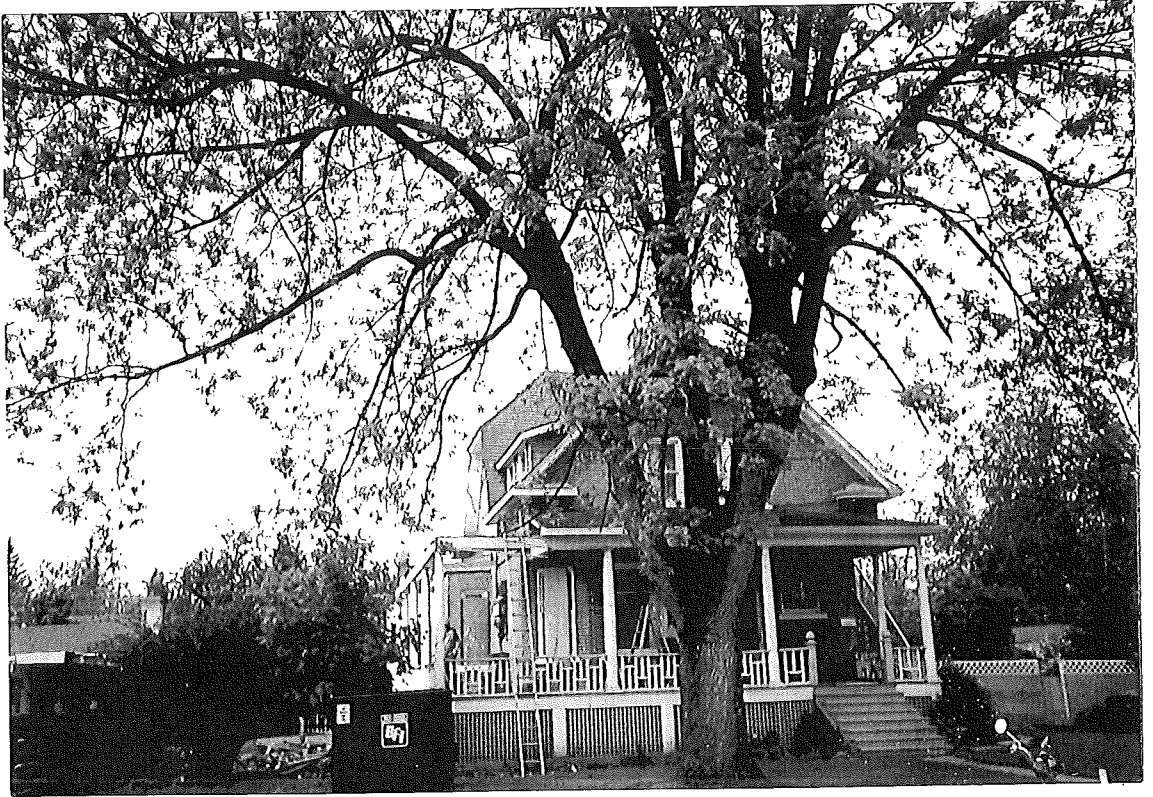
924 Laurier Ave
prior to lot
subdivided -
house moved
east

North
Facing
-back
addition
being
removed.



924 Laurier Ave

South
Facing
- original site



North
Facing
- back
addition
removed