

COMMUNITY HERITAGE COMMISSION

Minutes of the Community Heritage Commission Meeting held on Tuesday, December 20, 2016 at 2:00 p.m. in the Council Chambers, City Hall, Salmon Arm, British Columbia.

PRESENT:

Mayor Nancy Cooper
Harry Welton
Tim Dunne
Pat Kassa
Deborah Chapman
Mary Landers

REGRETS:

Councillor Louise Wallace-Richmond
Cindy Malinowski

STAFF:

Kevin Pearson, MCIP, Director of Development Services
Jon Turlock, Planning & Development Officer

1. Call to Order

The meeting was called to order at 2:00 p.m.

2. Presentations

2.1 Orchard House - 720-22 Street NE

Mayor Nancy Cooper explained that the purpose of the meeting is to receive public input on the City's purchase of the 'Orchard House' property located at 720 - 22 Street NE. Mayor Cooper further explained that City Council has not reached a final decision on the future of the 'Orchard House' building and Council is prepared to consider information provided at this meeting as well as any other written submissions people would like to provide.

Submissions were called for at this time.

D. Rolin, 750 Foothill Road, representing the Salmon Arm Branch of the Okanagan Historical Society, provided a brief history of the building, including

its previous owners, and noted that a building can have heritage value even though it may not be included on the Community Heritage Register. She explained that Orchard House was considered for the Register but due to various circumstances, including time and cost, it was removed from consideration for the first phase of the Register. She expressed concern that demolition of the building could send a negative message on the importance of heritage buildings and urged the Heritage Commission to ask City Council to withhold a decision on demolishing the building until an evaluation can be completed on its heritage values.

F. Bugala, 660 - 24 Street NE noted the architectural features of the building and the sense of community this type of building can provide. He outlined various options for potential use of the building, such as incorporating it with adjacent uses or providing space for community organizations. He also asked the Heritage Commission to consider applying for funding from Heritage BC for the future use of the building.

D. Beggs, Foothill Road SE, explained that he owned the building through the 1970's and because the building was not in the best of shape he completed a number of renovations. When he eventually sold the building it was converted into a restaurant.

D. Askew, 1540 Kangaroo Road, explained that his family bought a house next to the Orchard House and he grew up in that neighbourhood through the 1950's. He expressed concerns that are not many buildings like this in Salmon Arm and given this building's architectural characteristics and historical significance to the community, he hoped it could be saved and turned into something useful for the community, such as a tourist information office.

D. Rolin, 750 Foothill Road, explained she was on the City's first Heritage Commission and although this building is not a museum heritage building it can be viewed as a community heritage building which derives its value from the story it represents for the community.

B. Hilton, Creekside Townhomes, asked if the Heritage Commission would consider applying for a Heritage Grants Program similar to the City of Kelowna.

R. Gainer, 38 Avenue NE suggested that if the building can't be used perhaps it could be moved.

M. Landers, explained the role of the Community Heritage Commission and the purpose of the Community Heritage Register.

B. Hunt, 525 Shuswap Street suggested the Heritage Commission or other interested persons could start a petition to save the building.

L. Reimer, asked if there was a deadline for deciding the future of the building.

Mayor Cooper, advised that the City doesn't take possession of the property until January 2017. She also explained that there are liability concerns with the building and that a final decision on its future has not been made by City Council.

R. Gainer explained that his church is looking for accommodation for Syrian refugees and suggested that perhaps the building could be put to this type of use.

D. McCauly inquired about the City's plans for the property.

B. Barker, Creekside Townhomes asked if City Council has considered other options other than demolition of the building.

Councillor K. Jamieson outlined some of Council's considerations when the property became available and that Council knew it would have to reach a decision on the future of the house. He also noted that there are two points of view in the community about the future use of the property and that all interested persons are invited to submit proposals for Council's consideration.

Three written submissions were also received, copies attached.

Mayor Cooper declared this portion of the meeting closed at 3:11 pm.

The Community Heritage Commission reconvened in Meeting Room 100 at 3:17 pm.

Cindy Malinowski entered the meeting

3. Confirmation of Minutes

3.1 Community Heritage Commission Meeting of November 15, 2016.

Moved: Harry Welton/Seconded: Pat Kassa

THAT: the Minutes of the Meeting of November 15, 2016 be approved.

CARRIED UNANIMOUSLY

4. Items

4.1 Historical Walking Tour Map

Item deferred to the February meeting.

4.2 BC 'Stop of Interest' Signs

Item received for information.

4.3 Municipal Hall

Staff advised that the information previously provided to the Commission on the condition of the old Municipal Hall building has been forwarded to the appropriate City Departments. Unfortunately, staff have no additional information to provide at this time.

4.4 Request for addition to Community Heritage Register - 591 - 6 Street SE

Deborah Chapman advised that she has spent three hours researching this request but she is still working on gathering additional information. She will keep the Commission advised as her research proceeds.

4.5 Heritage Week Display Boards

Pat Kassa offered to review and update the display boards in preparation for the upcoming Heritage Week in February.

5. Late items

5.1 Orchard House - 720-22 Street NE

Moved: Mary Landers/Seconded: Tim Dunne

THAT: the Community Heritage Register is an ongoing process and the Community Heritage Commission recommends to City Council that they delay the demolition of the 'Orchard House' for a period of two months after the possession date to allow for an evaluation of its heritage values and for the Commission to provide recommendations to Council.

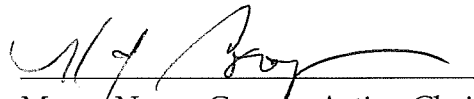
CARRIED UNANIMOUSLY

6. **Date of Next Meeting**

The next regular CHC meeting is scheduled for Tuesday, January 17, at 3:00 p.m. in Room 100 at City Hall.

7. **Adjournment**

The meeting adjourned at 4:15 p. m.



Mayor Nancy Cooper, Acting Chair
Community Heritage Commission

Good Afternoon Members of the Heritage Commission & interested parties, my name is Dorothy Rolin, and I am here on behalf of the S.Arm Br. Of the Okanagan Historical Society.

At this time, last year, members of our local Br. Of OHS were sitting at Malls gathering names on a petition to help save the Salmon Arm Elementary School, currently known as the Downtown Activity Centre. We were alerted by a School District #83 news brief that had appeared in the S.Arm Observer newspaper, giving notice to its tenants in the Downtown Activity Centre to vacate as of 2018.

We took action because two of our six OHS constitutional objectives are to promote preservation of historical buildings & sites.

Our goal was to bring awareness to the public that in 2018 this nearly 100-year-old building in all probability, will be either sold or demolished. We collected well over 1200 names and presented them to both City Council and the School Board of District #83.

Today we are faced with yet another similar undertaking- to preserve a heritage building and site.

In Denis Marshall's book *Fleeting Images* published in (1998) Entitled Tulip Extravaganza, he begins with Lt. Colonel Bernard Scott, late of the Indian Army, and his wife, purchasing a 20-acre portion of the Charles McVicker quarter section. Denis then goes on to tell about Scott's ventures and successes in growing the orchard and sideline crops. But then goes on to say- it was the tulips that Scott is best remembered for today and elaborates on the expanse of the tulip nursery. Since this significant historical fact has been documented, that alone should have been enough to include in the heritage registry; although Scott's presence in the community is also well documented starting with the building of the Colonial style bungalow named Dilkusha in 1914.

The name Dilkusha, refers to the house, not the property or tulip fields. It means – "my loved one." The present house still has the bones of a heritage style structure.

2.

Today, the house is in disrepair because no one has occupied it for approximately two years. However, up to the time the owners walked out leaving wine glasses on the tables and pots and pans still hanging in the kitchen, it must have passed numerous inspections by the health and fire departments, also insurance companies, in order to operate as a commercial establishment for so many years.

A few days ago, I was contacted by Mr. Dean Biggs of Salmon Arm who purchased Dilkusha and the property from former owner Don Ruth in the early 1970's. He was extremely helpful in filling in some of the history of this house and property that once had a barn on it.

Mr. Biggs said the house had been neglected when he purchased it, but over time he restored it to the point of finding the original wooden pillars in the barn and replacing the fir logs holding up the veranda. The house still retains the original fireplace. Mr. Biggs said the house was in good shape when he sold it to Brenda Bell around 1977.

According to my sources, Ms. Bell invested quite a sum of money to turn Dilkusha into the beautiful restaurant known as "The Orchard House." She was obviously respectful of its past heritage with the name she chose, as well as the old photographs that graced the walls throughout the restaurant. The Orchard house eventually changed ownership and became Mino's Restaurant, then the Heritage Chop House.

Most of us were aware that a "For Sale" sign appeared on the property this spring.

However, OHS was not aware through its liaison to the Community Heritage Commission nor through any other communication giving us notice this plan of purchase was on the agenda of the City of Salmon Arm.

Just because Minos Restaurant was not listed in one of the 3 phases of the current heritage register, does not make its history less important. The present heritage register consisting of 46 entries was limited in each of the phases to around 15, those included downtown businesses, houses, sites and farms.

3.

There are many more houses out there that should be on this Register: like the T. Eaton Company model house on the corner of 50th Ave. & Foothills Rd. owned by the Turner and Reid families, Mayor Budizak home, built in 1936 by councillor Dan McMullen, on Foothill Rd., the Turner house & barn on Lakeshore Rd., just to name a few.

Things fall through the cracks. Who, after all these years would have thought this heritage house posing as a restaurant, wouldn't have continued as a commercial venture? Who could have foreseen our City buying this piece of land and not recognizing that this house and property had heritage value -just because it wasn't on the heritage registry?

Having no protection or incentives like other towns and cities have in place for their present owners or buyers of heritage houses, puts Salmon Arm at a disadvantage. No wonder our heritage properties are up there with the endangered species.

The bottom line is... if City Council goes ahead with the demolition now knowing this is a heritage house and site that has value in the community, without further consultation and inspection of the place, it sets a dangerous precedence. It will send a negative message to owners and developers, and downplay the importance of the Heritage Commission.

As Jan Scott pointed out in her letter to the Observer Newspaper Dec.7th "What a marvellous opportunity for Salmon Arm to preserve one of its few heritage properties left standing.

And yes, this would be a golden opportunity for the City of Salmon Arm to set an example.

We urge the members of the Heritage Commission to take a stand on saving the house and property once known as Dilkusha, The Orchard House/or Mino's Restaurant, to see the proposed demolition put on hold until an open evaluation has been completed to reassess its heritage value. The house and site does possess an unique history, as well as a social one, is surrounded by heritage maple trees and should be preserved and repurposed for the good of Salmon Arm's heritage and social community.

In closing "The preservation of historic buildings is a one-way street. There is no chance to renovate or to save a historic site once it's gone. And we can never be certain what will be valued in the future. This reality brings to light the importance of locating and saving buildings of historic significance—because once a piece of history is destroyed, it is lost forever." A quote from an American heritage site.

Thank you.

Questions to ask.

When I was on the Heritage Commission 2007-2010, we started out with 87 possibilities. Mino's Restaurant was one of them. I understand, there were limited funds to do the research for these 3 phases, but knowing there are so many more houses and sites yet to list, I'm wondering why they haven't been pursued and the Heritage Register carried on as suggested on *Page 86* at the back of the register under Next Steps?

City Council Report

March 7, 2010

By-Law Change

The city's Community Heritage Commission would like to review applications for the demolition or removal of registered heritage homes before municipal council decides their fate.

While the city is willing to accommodate this request, council is reluctant to put it on paper in the form of a bylaw amendment.

The commission's request came out of a meeting at which it discussed procedural requirements pertaining to the demolition or removal of buildings on the community register.

"As buildings on the register have been carefully selected for their historical significance to the community, the commission would greatly appreciate the opportunity to review and provide recommendations on their potential demolition or removal."

Under the Heritage Register Procedure Bylaw, issuance of a permit that would involve the demolition or removal of a structure in the register must be withheld, and the matter referred to council's next regular meeting. At that point, council can order the temporary protection of the structure for up to 60 days under the Local Government Act. This would give the city time to determine the heritage values of the building and the potential future works and costs required to maintain it in its heritage form.

A staff memo to council notes there are no provisions under the Local Government Act that allow the withholding of a demolition permit so it can first be reviewed by the heritage commission but adds, time permitting, the commission could meet prior to the council meeting.

The commission's resolution was forwarded to the Feb. 16 regular council meeting. But at a development and planning meeting, councillors expressed no interest in changing the city's bylaw.

Coun. Chad Eliason, whose own house is in the registry, said a key element to getting people to approve their buildings being included in the registry was that the city would not stand in the way of their development, demolition or rebuilding.

"It was very much a courtesy bylaw, and I know that many people who are on the registry, had they known that council was going to change the rules after the fact, they probably would not have gone on the registry," said Eliason. "So I urge the heritage commission to trust in council and staff."

Coun. Alan Harrison concurred, adding it is unlikely council would commit any money towards a building given temporary protection. He suggested the commission's resolution be amended to say any applications 'involving demolition or removal be referred to the commission for review and comment,' and leave it at that.

From: Melinda Smyrl [msmyrl@district.salmon-arm.bc.ca]
Sent: February 22, 2010 8:45 AM
To: Corey Paiement
Cc: Alan Harrison; Bill Laird; Corey Paiement; Dave Harper; Deborah Chapman; Delores Mori; Dorothy Rolin; Mary landers; Norma Harisch
Subject: Cabin's at Captian's Cove

Corey,

At the February 19, 2010 meeting of the CHC the history and possible inclusion of the cabin's at Captain's Cove was discussed. The buildings may or may have not been used for War brides and their husbands while they waited for their homes to be built. This cannot be confirmed but is plausible.

Heritage can fall into one of two categories. One being "Museum Heritage" in which buildings are valued and appreciated for their historical features and are maintained and preserved in their original site and situation (Cindy Malinowski's house on 2n Ave NE). The other being "Community Heritage". In this context, the building does not need to be in the original site or situation as the building derives its value from the story it represents for the community's heritage. Many good examples of "Community Heritage" can be found on the Heritage Register. Many of the buildings on the Register have not been preserved and repaired with the original materials so probably cannot be valued as "Museum Heritage" but the story that the building represents makes the building of significant value to the community (i.e. The Salvation Army).

Given the context described above, the CHC discussed any potential value that the cabin's may have and determined that there is none. The CHC is grateful that the owner sought out the advice of the City and CHC prior to demolition/removal.

Regards,

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