

## COMMUNITY HERITAGE COMMISSION

Minutes of the Community Heritage Commission Meeting held on Tuesday, January 17, 2017 at 3:00 p.m. in Meeting Room 100, City Hall, Salmon Arm, British Columbia.

### PRESENT:

Councillor Louise Wallace-Richmond  
Cindy Malinowski  
Harry Welton  
Pat Kassa  
Deborah Chapman  
Mary Landers

### REGRETS:

Tim Dunne

### STAFF:

Jon Turlock, Planning & Development Officer

#### 1. Call to Order

The meeting was called to order at 3:02 p.m.

#### 2. Presentations

##### 2.1 Orchard House - 720 - 22 Street NE

Mr. Frank Bugala and five other members of the 'Saving Dilkusha' community group provided the Commission with information on the history of the 'Orchard House', its significance to the community and potential uses for the building and surrounding property. Each of the speakers also provided written copies of their presentations, copies attached.

#### 3. Confirmation of Minutes

##### 3.1 Community Heritage Commission Meeting of October 18, 2016.

Moved: Harry Welton/Seconded: Cindy Malinowski

THAT: the Minutes of the Meeting of December 20, 2016 be approved.

CARRIED UNANIMOUSLY

**4. Items**

**4.1 Orchard House - 720 - 22 Street NE**

The Commission discussed the presentations provided by the 'Saving Dilkusha' community group and Deborah Chapman provided an update on her historical research of the property, copy attached. Commission members agreed to request a walk-through of the building and to form a working group to prepare a report on the building's historical significance. It was further agreed that the Commission would review the report and prepare recommendations for Council's consideration at its next meeting in February.

**4.2 Future Projects**

Item deferred to a future meeting.

**5. Late items**

n/a

**6. Date of Next Meeting**

The next regular CHC meeting is scheduled for Tuesday, February 21, 2017, at 3:00 p.m. in Room 100 at City Hall.

**7. Adjournment**

The meeting adjourned at 4:32 p. m.



Louise Wallace Richmond, Chair  
Community Heritage Commission

Presentation to Salmon Arm Community Heritage Commission

on "Saving Dilkusa" - the Orchard House, Jan.17, 2017

We, the public group, "Saving Dilkusha", are pleased to hear the recommendation from the Heritage Commission's Dec.20/16 meeting to the City Council, that the demolition of the "Orchard House" be delayed for two months after the possession date. (This actual date - delay for two months - needs to be clarified.)

We have come to call this historic house by its original name, "Dilkusha", and have rallied over the past month to come up with strategies to preserve not only this heritage house, but its site, maple trees, family history, and for the past 30 years, its function as a gathering place (when it served as a restaurant).

The abrupt Observer newspaper announcement of not only the City's acquisition of the Orchard House property and heritage house, but the plan for immediate disposal of the house, blindsided those of us who support heritage in this City. To say the least it has left us scrambling.

Here is what we have accomplished in the three meetings we have held so far.

We have garnered the support of citizens who have willingly given their time to do further research on the history of Dilkusha.

- the historical significance of the British India Colonial style of the house.
- family history of the Scotts which brought much colour, flavour and enrichment to the town and community of Salmon Arm.
- the historical significance of the original use of the property as an orchard and tulip nursery.

In moving forward, retaining Dilkusha as a viable historic entity of Salmon Arm, several ideas have been put forth so far:

- audio-video display for visitors about 'Dilkusha' regardless of other uses - a 'self tour' idea

- a mini museum featuring Dilkusha, with a tea room
- facilities made available to rent for small gatherings (such as weddings)
- a venue for private recitals, art shows, etc. (The Mackie House in Vernon does this on a large scale)
- could be connected with College events ie.- a satellite for ESL students in some way
- a Hostel for youth, backpackers and informal travellers of all ages.
- a place to invite dignitaries for meetings, special dinners, and other gatherings
- one of the upstairs bedrooms could accommodate a live-in caretaker(s) (The other bedroom could be rented out as a B& B, for example. )
- small civil ceremonies could be held in Dilkusha.
- to echo its heritage, tulips could once again grace the property. In particular, the 'Canada 150' tulip (Holland's contribution to Canada – researched by Ineke) could blaze a new future for Dilkusha. The tulip gardens could be bordered by lavender, for example, to thwart the deer that come through the property, which would also be very picturesque to visitors to Dilkusha. There might even be a local Tulip Festival event.

Strategies:

- a media release, local, CBC, etc., of the full 'Dilkusha' story
- a community 'Dilkusha' financial fund to capitalize restoration/renovation because of interest already shown
- a call for volunteer services for the above, interest has already been shown

Submitted by Dorothy Rolin

[dkrolin@shaw.ca](mailto:dkrolin@shaw.ca)

250-832-3537

With permission to be read by Diane Ambil on my behalf.

Much of the history of Dilkusha, aka The Orchard House, has been collected and provided to our working group by Deborah Chapman (via Ineke Hughes) and perhaps the Heritage Commission has received a copy as well from Deborah. Some of this was recorded by Denis Marshall, and a few other Salmon Arm residents also provided information.

I researched several genealogical databases to find more information about the Scott family. Rather than presenting all of this information and repeating much that you already know, I hope you agree that because of time constraints, it would be best if I present the information I have gathered, which you may not know. You each have a more complete version of the "The History of Dilkusha / the Orchard House" for your own reference. (*My additions to Deborah's original document are in italics.*)

### Scott family history and Dilkusha

*Col. Bernard Scott and his wife, Margaret, married in 1885 in England. They travelled to India and lived there for some years during Col. Scott's service with the Imperial Army. They bore three children in India: Helen, born 1894 in Madras (now Chennai); she died in Bengal at the age of 2. Nigel was born in Bengal (now Bangladesh) in 1898. Kenneth was born in Madras in 1899. They left India in the early 1900's. They came to Canada and made their way to Salmon Arm in 1912.*

Homesteaded by Charles *McVickar* (sp) who proved NE ¼ Section 13, Township 20 Range 10 November 1892

Charles McVicar built house on acreage, Catherine McVicar paid its taxes in 1906

A.D. Meek took the option to buy McVicar place in May 1911. McVicar moved to Centre Street in town.

Bernard Scott purchased a portion of Meek place June 1912. (+ 20 acres on Old Enderby Rd)

*They had their home built in British India Colonial style – very likely due to the years they had spent in India, and more specifically in Bengal.*

"The Scotts returned to India where the Colonel completed his military service, after which they returned to Salmon Arm. WW1 broke out + Col. Scott left to serve in the Imperial army, returning to his orchard at the end of hostilities.

Some of the trees on the Scott orchard were planted by McVicar as early as 1898 but were gradually replaced until the Scott holding became one of the best McIntosh blocks in the district.

1919 Col. Scott began experimenting with sideline crops: rhubarb, raspberries and tulips.

December 1916 saw Bernard Scott farming and advocating for varieties of apples that are profitable

*1921 Census: Bernard Scott age 54, born abt 1867, Margaret Elsie Scott, Immigrated 1912. Farmer. George Munir, labourer, age 26 lived at the same address.*

January 1922 Captain "Barnard" Scott buys a new Chev vehicle and takes over mail routes 1 & 2

EH Dempster took over mail contract on Routes 1 and 2 March 1923

Col. Scott elected to Board of Trade 1922

B. Scott appointed to represent the Associated Growers in English market August 1924

Scott in bad health reported May 1925

Scott chosen as President of Board of Trade March 1926

Scott resigns from Presidency of Board of Trade due to poor health June 1916

George Page contracts to place concrete foundation under residence of Col Bernard Scott March 1927

Begins growing tulips, first mention in paper May 1928

Bestowed the name Dilkusha on their house & grounds and by 1929, 3 acres were ablaze with half a million blooms. *Dilkusha means, "my heart is happy", and is the name of a garden palace in Bangladesh where their son, Nigel, was born. It seems very clear that the Scotts had an enduring love for India, for the years they lived there, and where their baby daughter is buried.*

May 23, 1929 Observer article: "Half million bulbs at Col. B. Scott's".

May 22, 1930 Observer article: "Dilkusha Farm is Beauty Scene. Large Shipments of Bulbs to East - Visitors".

May 21, 1931: "Bulb Growing as Sideline: Dilkusha Tulip Nursery Shows Orchardists How to Increase Revenue".

May 7, 1931: "Tulip Time is Again With Us..."

*There is a grave marker in Mt. Ida Cemetery in memory of Col. Scott who died in 1932.*

Last mention of Dilkusha tulips May 1934, shipped as far as Toronto and Montreal

*Their son, Nigel, assumed responsibility for the orchard after his father's death, and after returning from military service. There is documentation of a business trip he made to El Paso TX for three weeks in Nov. 1935; his profession was Fruit grower and he was married to Alice Mary Rivett-Carnac at the time. They later divorced. Nigel left Dilkusha and Salmon Arm when WW II broke out, to serve in the British army and he did not return to Dilkusha. He remarried: Katherine Dawes, in England in 1946.*

*The property was owned by the Scotts for 46 years: from 1912 through 1958, according to taxation records.*

Mrs. Margaret Elsie Scott decided to retire to England October 1937

Mrs. Margaret Elsie Scott returned to Salmon Arm November 1938

Margaret Elsie Scott paid taxes on 19.5 acres until 1946 NW 13 20 10 L2 M1511

Mrs. Bernard Scott left for England January 1945

Jan. 25, 1945 article: "Mrs. B. Scott Leaving Soon For England"

1955-58: Zola May Scott paid property taxes. *More research is needed to determine her specific relationship to Col. Bernard Scott family.*

*Nigel Scott died in Nanaimo in 1983, survived by Katherine. His profession is listed on his death record as "Fish and Game". I have found no record (yet) of children of either Nigel or Kenneth. And I have found no further information (yet) about Kenneth, since his birth record. Alice Mary's death record was signed by a daughter-in-law, but as yet I do not know her relationship to Nigel.*

Dorothy (Ruth) Bennett and her husband bought the Orchard House property - likely from the Scotts. Lillian Ruth later bought the Orchard House property from the Bennett's, in the 1960s. They rented the house out.

*In the early 1970's, Dean Biggs bought the house on 1 acre of property from Don Ruth. The house was very run-down and the Biggs' restored and renovated it. The Biggs' sold the house to Brenda Bell in the late '70's and she opened it as The Orchard House Restaurant in approx.. 1978.*

*We know the history of the Orchard House over the years since.*

### Restaurant History:

- 1980 no Orchard House
- 1982 No Orchard House listed
- 1983 Orchard House, E Highway 1 S Salmon Arm (end of the land 22<sup>nd</sup> St. NE) A special place to dine, Brenda and Cindy Bell, 832-4894
- 1984 Orchard House 720 22<sup>nd</sup> St. NE, 832-4894
- 1985 Orchard House 720 22<sup>nd</sup> St. NE, 832-4894
- 1990 Orchard House 720 22<sup>nd</sup> St NE, 832-3434
- 1995 Orchard House, same address
- 1997 Orchard House, same address
- 1998 Mino's Greek House same address, 832-2079
- 2002/2003 Mino's Greek House, same address and phone number
- 2012 Mino's Greek House, same address and phone number
- 2012-2013 Info Tel Mino's Greek House, same address and phone number
- 2014 Heritage Chop House, same address, 778-489-1924

2015 Heritage Chop House, same address and phone number

**Newspaper coverage: Observer December 04, 2016**

According to Heritage Chop House owner David Courtney:

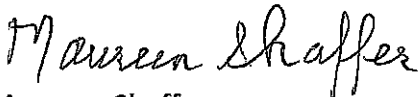
Mino's was closed for 17 months (beginning ~June 2015) and hoped to open May 2016

**Name origins: Dilkusha**

[https://en.wikipedia.org/wiki/Dilkusha,\\_Dhaka](https://en.wikipedia.org/wiki/Dilkusha,_Dhaka)

Dilkusha is the commercial center of Dhaka, the capital of Bangladesh.<sup>[1]</sup> It is a part of the larger Motijheel area in the city. Historically, the nawabs of Dhaka used to have a garden palace here in the 19th and early 20th century. Dilkusha was the name of that palace.

Respectfully Submitted (on behalf of the "Saving Dilkusha Public Group") by



Maureen Shaffer

1651 2nd Ave NE

Salmon Arm, BC V1E 1P1



Re: Heritage Commission/Jan.17 Presentation - Frank Bugala

<https://outlook.live.com/owa/?viewmodel=ReadMessageItem&ItemI>

## Re: Heritage Commission/Jan.17 Presentation

Ineke Hughes <inekeh@telus.net>

Sat 2017-01-14 12:16 PM

To: Frank Bugala <fbugala@hotmail.com>; dbmacauley@yahoo.ca <dbmacauley@yahoo.ca>; Dorothy Rolin <dkrolin@shaw.ca>; hearts.haven14@gmail.com <hearts.haven14@gmail.com>; hipnitch@shaw.ca <hipnitch@shaw.ca>; rbkhunt@hotmail.com <rbkhunt@hotmail.com>;

Just a reminder that I am working until 3:00. With the shift hand off and getting to the location, 3:30. I will not be able to present.

*Marty van der Pauw at Nico's is very interested. He is a history buff, and has been following the articles and letters in the media. Two things he did not know: Scott shipped blooms across Canada as far east as Ontario for several years; he was unaware there could still be 'old' tulip bulbs from the 20s coming up around the house. He is aware, of course, that the Dutch bred and propagated the Canada 150 tulip which hundreds of thousands of people have purchased. This is a big deal.*

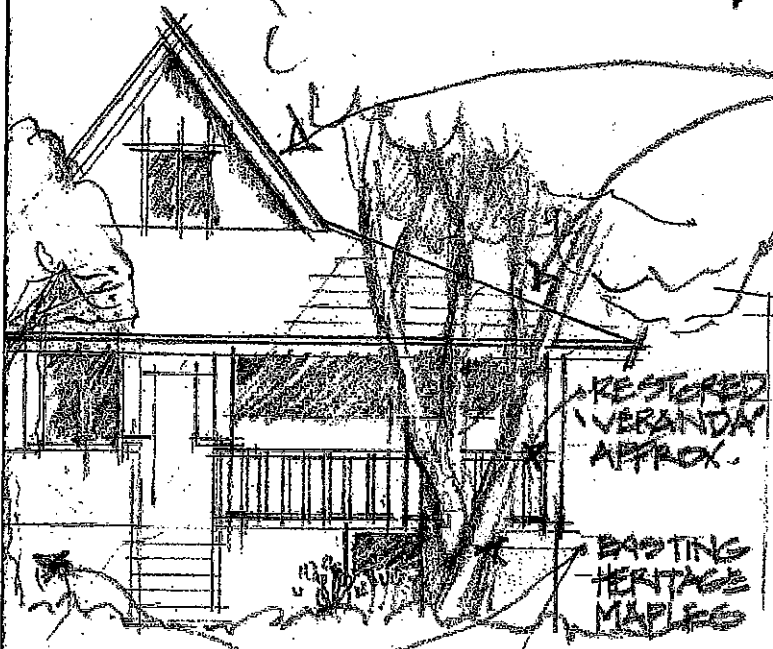
*Marty also very graciously, without any prompting from me or Louise, offered to put some money in if the need arose. He did point out he wouldn't be able to be overly generous, but would be happy to contribute.*

*I also fielded a call from a fellow living in Blind Bay who is a carpenter, and has had extensive experience in both evaluating for the purpose of renovation, and construction experience. He is ready to do whatever he can to help, as he too thinks it's a shame for the city to arbitrarily demolish the house. He works out of town, so unable to attend.*

Hope this is helpful. See you all next Thursday afternoon, 1:30, at Uptown Askew's.

Ineke

JAN. 2017 • ORCHARD HOUSE / MINOS / DILKUSHA • SALMON ARM  
 • ARCHITECTURAL / RESTORATION CONSIDERATIONS



• THE 'HAT' SHAPE EVOKES FEELINGS OF SOLIDITY, EARTH CONNECTION, DOMESTICITY.

• EXAMPLE OF RAI'S STYLE OF BRITISH COLONIAL BUNGALOW (BUNGALOW/VERANDA-BENGALISE)

• STYLE TRANSFERS THROUGHOUT BRITISH EMPIRE, BECOMES CRAFT STYLE, ART NOUVEAU, AND THE LOW SLOPE SECTION USED BY MACKINOSH & WRIGHT ARCHITECTS.

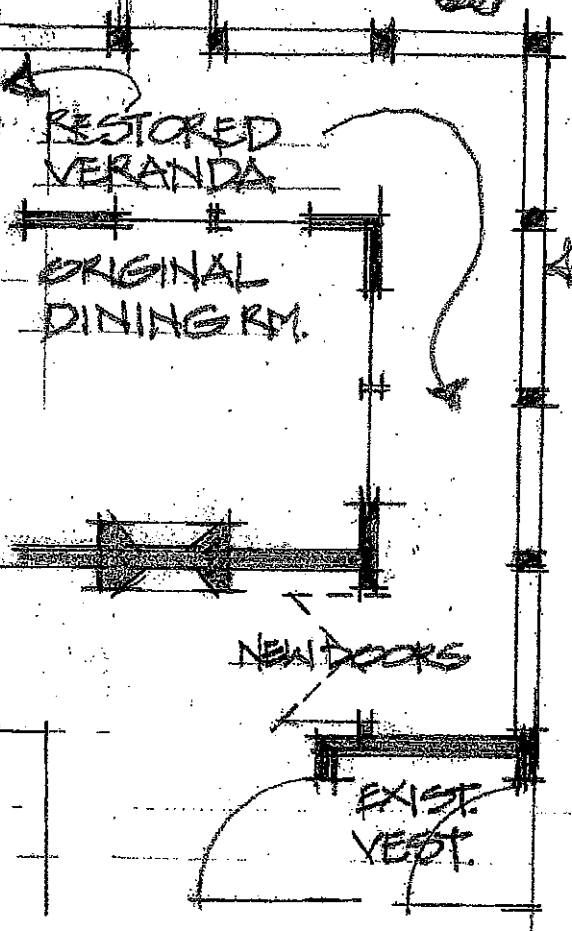
• SOURCES: 'THE COLONIAL BUNGALOW IN INDIA', 'EVOLUTION OF THE INDIAN BUNGALOW' (BOTH DESAI DESAI)

• PARTIAL PLAN (NW CORNER): BUILDING WILL REQUIRE ACCURATE MEASUREMENT TO ESTABLISH ORIGINAL & ADDITIONS LEADING TO PEN & INK HISTORICALLY ACCURATE MEASURED DWGS.

• NOT TO SCALE! APPROX.

• SUBMITTED BY FRANK BLESIA B. ARCH.

WEST ELEVATION



## Bernard Scott Property: 720 - 22 Street NE, Salmon Arm

- Homesteaded by Charles *McVicar* (sic) who proved NE ¼ Section 13, Township 20 Range 10 November 1892  
Charles McVicar built house on acreage, Catherine McVicar paid its first municipal taxes in 1906
- A.D. Meek took the option to buy the McVicar property in May 1911. McVicar moved to Centre Street in town.
- Bernard Scott purchased a portion of Meek property in June 1912.
- December 1916 Observer reported that Bernard Scott was farming and advocating for varieties of apples that were profitable
- January 1922 Captain "Barnard" Scott bought a new Chev vehicle and took over mail routes 1 & 2
- EH Dempster took over mail contract on Routes 1 & 2 March 1923
- Col. Scott elected to Board of Trade 1922
- B. Scott appointed to represent the Associated Growers in English market August 1924
- Scott reported in bad health May 1925
- Scott chosen as President of Board of Trade March 1926
- Scott resigned from Presidency of Board of Trade due to poor health June 1926
- George Page contracted to place concrete foundation under residence of Col Bernard Scott March 1927
- Scott began growing tulips - reported for the first time Observer May 1928
- **Dilkusha** name first mentioned in the Observer May 23, 1929
- Observer noted owner had taken up bulb growing as a sideline May 21, 1931
- Scott died October 1932

### Event Type:

Death Registration Number: 1932-09-475876

Event Date (YYYY-MM-DD): 1932-10-26

Event Place: SALMON ARM

Age at Death: 66

Person: BERNARD SCOTT

- Last mention of Dilkusha tulips May 1934, shipped as far as Toronto and Montreal
- Mrs. Margaret Elsie Scott decided to retire to England October 1937
- Mrs. Margaret Elsie Scott returned to Salmon Arm November 1938
- Margaret Elsie Scott paid taxes on 19.5 acres until 1946 NW 13 20 10 L2 M1511
- Mrs. Bernard Scott left for England January 1945
- No mention of Mrs. Scott's death (Note: Observer newspaper indexed to 1952 only, no mention in BC Archives and Records Service database)

### Restaurant History:

- 1980 no Orchard House listed
- 1982 no Orchard House listed

## Bernard Scott Property: 720 - 22 Street NE, Salmon Arm

- 1983 Orchard House, E Highway 1 S Salmon Arm (end of the land 22<sup>nd</sup> St. NE)  
*A special place to dine, Brenda and Cindy Bell, 832-4894*
- 1984 Orchard House 720 22<sup>nd</sup> St. NE, 832-4894
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- 2012-2013 *Info Tel* Mino's Greek House, same address and phone number
- 2014 Heritage Chop House, same address, 778-489-1924 (note new telephone number)
- 2015 Heritage Chop House, same address and phone number

### Trip Advisor reviews:

November 2014 – Heritage Chop House

### Interview: Karen Angove January 4, 2017

Babe Kennedy built the Askew house next door to the Orchard House. Karen Angove thinks the Kennedys lived in it. It was a VLA house. Lloyd and Dorothy Askew bought about 1951. Her mother and dad paid \$20 a month.

The Scott's "Orchard House" was a rental when Karen Angove grew up there. Parents lived there until about 1994.

Doug Pearson lived in the Scott house, was a friend of Karen's brother David, and the two hooked up a telephone between the houses

Karen thinks Helenita Harvey and family lived in the house (contact Val Smith in Victoria).

Karen Angove babysat there, when the Bothes lived in the house. Part of the house was always closed off and part of it being closed off was creepy.

Karen remembered the middle of the house was the livingroom; the veranda was not glassed in. It was quite different. She was scared to go anywhere in that house. There were a couple of bedrooms on the main floor.

There was also a shack on the Orchard House property that was rented out as housing. Karen remembered that Larry and Bobby Roy lived there.

## **Bernard Scott Property: 720 - 22 Street NE, Salmon Arm**

Karen thought "the bank" took it over from the Bells. The bank sold the building to the next restaurant operators.

### **Robin Ruth Interview January 5, 2017**

After WW II his parents, Don and Lillian Ruth, bought other neighbouring properties through the VLA. Both his parents served so qualified for a mortgage. His aunt, Dorothy (Ruth) Bennett and her husband Stafford Bennett bought the Orchard House property about the same time. Dorothy and her husband Stafford Bennett likely bought the property from the Scotts. They bought the property so that the extended Ruth family were all neighbours.

Lillian bought the property (20 acres) where Toyota is now located. She paid her debt to the VLA. Many didn't.

When Lillian had recovered from paying back the mortgage on the first 20 acres, she bought the Orchard House property from her sister, Dorothy, and brother-in-law in the 1960s. Robin didn't know the exact year. He was just a kid. Lillian and Don rented the house out.

The next owner Robin knew of was a fellow named Herb Anderson, a Minister with the Church of Christ who also was an entrepreneur.

Robin thought Anderson sold the property to the Bells.

### **Interview Brad Shirley, Fire Chief**

The fire in Mino's restaurant occurred December 16th, 2001

"The fire was in a upstairs bedroom and contained mostly to that."

### **Newspaper coverage: Observer December 04, 2016**

According to Heritage Chop House owner David Courtney:

Mino's was closed for 17 months (beginning ~June 2015) and hoped to open May 2016

### **Name origins: Dilkusha**

[https://en.wikipedia.org/wiki/Dilkusha,\\_Dhaka](https://en.wikipedia.org/wiki/Dilkusha,_Dhaka)

Dilkusha is the commercial center of Dhaka, the capital of Bangladesh.<sup>[1]</sup> It is a part of the larger Motijheel area in the city. Historically, the Nawabs of Dhaka used to have a garden palace here in the 19th and early 20th century. Dilkusha was the name of that palace.

### **BC Archives and Records Service: photo collection**

Item B-08944 Kamloops Museum photo

Dilkusha tulip farm, circa 1934.

Item B-08910 Kamloops Museum photo

Planting tulips at Dilkusha farm, circa 1933

<http://search.bcarchives.gov.bc.ca/search/advanced?f=&h=false&so=and&sq0=dilkusha&sf0>