

BCAR a-03653



*Fruit Farms at Salmon Arm c. 1910*

## City of Salmon Arm Community Heritage Register

**Final Report  
10 February 2010**



BCAR b-04478

*Alexandra Avenue c. 1930*

BCAR b-07814



*SS Andover at Salmon Arm 1909 (C.E. Woodbridge photo)*

Denise Cook Design  
Birmingham & Wood Architects and Planners  
Jean Barman  
Deborah Chapman



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*Aerial view of Salmon Arm in 1928 (Salmon Arm Museum 2007.20.23)*

### Introduction

The City of Salmon Arm has begun the process of creating a Heritage Register to document the significance of its historic places and put in place a framework for planning which takes into account these important heritage resources. This report is the synthesis of the historical context, thematic framework and community consultation which were used to inform the creation of the city's first 15 statements of significance to be placed on the B.C. Register of Historic Places.

The City of Salmon Arm's Heritage Register is an official list of historic places, specific to the community, which have been identified by the local government as having heritage value or heritage character. The development of the Heritage Register will enable the City to understand and identify the significance of its historic places, to monitor heritage properties for proposed changes, and to integrate heritage conservation activities into other local government land use planning processes.



*Front Street c.1930 (BCAR b-04521)*

The Register will also ensure the inclusion of the community's historic places on the British Columbia Register of Historic Places, the official provincial listing of historic places that have been formally recognized for their heritage value by the provincial or local governments. Listings on the BCRHP may also be included on the Canadian Register of Historic Places, a register of registers which is the most important Internet-based heritage tool in Canada.

While listing on a Heritage Register does not include designation or other protection, it does have a number of benefits:

- It can enhance the public's appreciation of the identity and character of the community.
- It can facilitate public access to heritage information.
- It provides a means of informing property owners and prospective buyers of a property's heritage value.
- It can facilitate the integration of heritage conservation into community planning and play a role in enhancing community sustainability.
- It provides a tool for determining eligibility for heritage programs and incentives.
- It provides eligibility for special provisions within the BC Building Code Heritage Building Supplement for heritage properties.
- It allows a local government to consider protective action such as temporarily withholding demolition permits and building and development approvals, ordering heritage inspections, or monitoring changes in properties through a licensing and permit application process in order to discuss possibilities for incentives and voluntary protection of a heritage resource.

*Historical contexts:*

- *Identify and explain the major themes, factors and processes that have influenced the history of an area*
- *Their objective is to provide a framework to investigate and identify heritage resources*
- *They are not intended to be a detailed account of all aspects of the history of an area*
- *They are not intended to replace histories designed to serve other purposes*



*Constable Johnnie James and his wife Jennie 1915 (Salmon Arm Museum 1983.12.50, HJ Perrier photo)*

## Historical Context Statement

“We need to...retain a sense of who we were in the past.”<sup>1</sup> This observation by a participant at a heritage presentation held in Salmon Arm in November 2008 reflects the widespread appreciation that this community of 17,500 is more than people and buildings in the present day. By whatever measure, Salmon Arm comes across as one of the most committed communities in British Columbia to a self concept that links yesterday and today into a meaningful whole.

The principal attributes animating the history of Salmon Arm will inevitably differ depending on who is reflecting on the past, but six stand out as having broad-based relevance across time. Together these six explain why it is this southern interior community puts high expectations on itself and on others to value the past alongside today.

### I. Enduring First Nations presence

The First Nations presence goes back thousands of years and continues to contribute to Salmon Arm’s diversity. The traditional territory of the Shuswap people, who call themselves the Secwepemc, extends over a much larger area than Salmon Arm. As happened to First Nations across British Columbia, they were with the arrival of Europeans vying for their land confined to reserves. Shuswap chiefs’ protests that the reserves allotted them were too small and laid out “in some places against our will, as if we had been slaves and had no rights to our lands,” were without effect.<sup>2</sup> By 1877 fears were growing that the Shuswap and their neighbours the Okanagan might resort to open conflict as was occurring south of the border. While cooler heads prevailed and additional reserves were laid out, including west of Salmon Arm in 1884-85, the tension made a much larger point about the unfairness of actions benefiting newcomers at the expense of indigenous peoples.

Despite First Nations long being kept out of sight, their presence surfaced from time to time on Salmon Arm sensibilities, as with “a half rotted dugout Indian canoe” concealed in the bullrushes around a small lake that was unearthed, together with “several stone axes,” in the late 19th century.<sup>3</sup> Local Shuswap subsequently shared stories passed down to them of raiding parties from the south who had been repelled at that location.

<sup>1</sup> Feedback offered at City of Salmon Arm, Public Presentation on draft Salmon Arm Heritage Strategy, November 6, 2008, quoted in *Heritage Strategy: The City of Salmon Arm* (Kelowna: Hobson & Associates, 2009), 79.

<sup>2</sup> Petition in seven Shuswap chiefs to BC Superintendent of Indian Affairs, I.W. Powell, late 1874 or early 1875, quoted in Cole Harris, *Making Native Space: Colonialism, Resistance, and Reserves in British Columbia* (Vancouver: UBC Press, 2002), 84.

<sup>3</sup> Roland A. Jamieson, “J.D. ‘Jack’ McGuire of Salmon Arm: The early years, 1889-1909,” *Okanagan History* 53 (1980): 32.





*Tappen Bay, Shuswap Lake 1913  
(Salmon Arm Museum 1983.10.16, F. Duncan  
photo)*



*Summer on the Shuswap 1916  
(Salmon Arm Museum 1987.110.01,  
N.S. (Dick) Richards photo)*



*Rocky Mountain Ranger Boys leaving for WWI 1915  
(Salmon Arm Museum, H.J. Perrier photo)*

Recent initiatives have sought to redo the relationship between First Nations people and the dominant society. In 1996 members of the Shuswap community formed the non-profit Switzmalph Cultural Society with the goal being, in the words of Neskonlith elder Mary Thomas, to “create a bridge between native and non-native people and cultures by promoting and enhancing understanding and cooperation between all people.”<sup>4</sup>

## **2. Bounteous natural setting**

From the earliest times to the present day, Salmon Arm residents have valued their proximity to nature. The city’s name, which speaks to its location on the Salmon River arm of Shuswap Lake, reminds residents on a daily basis of the interplay between themselves and the natural world.

As well as enjoying the natural setting on an individual basis, Salmon Arm residents, young and old, have done so collectively. Efforts to save as much as possible of Shuswap Lake’s foreshore go back at least to 1962. A Shuswap Naturalists Club was formed in 1970, the Salmon Arm Bay Nature Enhancement Society in 1988, and the Shuswap Trail Alliance Society in 2005. Whatever the time of year, Salmon Arm’s downtown wooden wharf, reputedly the longest freshwater wharf in North America, offers a view of both a bird sanctuary and an ecological reserve.

Salmon Arm’s bounteous natural setting has encouraged retirees into the area. They have come in such large numbers that in 2006 Salmon Arm was the 6th largest mid-size urban centre in Canada in terms of persons 65 years and older. Almost a quarter of Salmon Arm’s population (22.6%) was in that category.

## **3. Transportation node**

Roughly halfway between Vancouver and Calgary and north of the Okanagan Valley, Salmon Arm was a latecomer compared to some other locations in British Columbia’s southern interior. Early explorers did not pass by. It was neither a long lived fur trade post nor on a gold rush route.

Salmon Arm originated and thereafter benefited from its location on the transportation lines that soon spanned the young province. Long before Salmon Arm came into existence, Shuswap Lake provided First Nations people with a critical means of transport. It was the construction of the Canadian Pacific Railway in 1884 and trains arriving a year later that gave the impetus to non-First Nations settlement. The provincial Williams Directory of 1890 described Salmon Arm as “a

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<sup>4</sup> Mary Thomas, quoted in *Heritage Strategy: The City of Salmon Arm* (Kelowna: Hobson & Associates, 2009), 23.



Salmon Arm CPR station 1913 (Salmon Arm Museum 1977.99.158, H.J. Perrier photo)



SS Andover 1909 (Salmon Arm Museum 1977.99.40, R. Lingford photo)

station on the main line of the CPR, 319 miles east of Vancouver,” which had been recently established as the line’s western Canadian terminus. The rail line ensured that residents’ petition of the same year for a post office would be granted.

Salmon Arm’s status as a transportation node was signaled by its train station becoming the core around which the city formed. With the railway came private enterprise. Dutch Charlie’s, a brewery and gambling house, opened in the late 1880s. The first hotel opened in 1895, a decade prior to Salmon Arm being incorporated as a municipality. In 1906 the first bank arrived and the next year the Salmon Arm Observer began publishing, continuing to do so into the present day. The public attributes associated with a town having easy access to transportation all made their appearance, including a drug store in 1909. Salmon Arm was incorporated as a city on March 12, 1912.

While never far from view, Salmon Arm’s status as a transportation node again came to the fore in the years of mid-century. By this time streets were being paved and sidewalks becoming commonplace. The major event was the completion of the Rogers Pass section of the Trans-Canada Highway in 1962. Salmon Arm now became a service centre along the way. Easier access made more visible than ever Salmon Arm’s bounteous natural setting, attracting both tourists and retirees.

#### 4. Economic opportunity

Unlike many British Columbian communities dependant on a single economy, Salmon Arm residents have had options that have waxed and waned over time.

Excellent farmland accessible by the new rail line turned attention early on to agriculture. The Salmon Valley was surveyed for settlement in 1887 with the first settler arriving a year later. The relatively small overall land base meant that large land developers did not move in, as occurred farther south in the Okanagan Valley. Rather it was individuals who made the running.

The appeal of the Salmon Arm area with its rich delta soil was enhanced by greater annual rainfall at 15 inches (370 mm) than in other parts of the Okanagan Valley. There it ranged from 13” (320 mm) at Vernon to 11” (280 mm) at Kelowna and 10” (250 mm) at Penticton. It was even less at some other southern interior locations, such as Kamloops with just 8” (200 mm). As a consequence, irrigation was not as necessary around Salmon Arm, particularly at lower levels, as it was at these other locations.

The earliest farms, or ‘ranches’ as they were sometimes termed, tended to be relatively simple affairs. The farmhouse might be a single



Meet me at the S-A-F-E 1915 (Salmon Arm Museum 1983.14.92, H.J. Perrier photo)



Six year old Gravenstein apple tree  
c. 1909-1914 (Salmon Arm Museum  
1983.14.92, R. Lingford photo)



Salmon Arm Farmer's Exchange feed store  
1914 (Salmon Arm Museum 1983.14.103,  
R. Lingford photo)



John (Jack) Thornton's mine on  
Mount Ida 1913 (Salmon Arm  
Museum 1987.43.17)

room with walls of logs and a ladder to the second floor containing sleeping accommodations for the children. One of the challenges, especially for those new to the occupation, was to find the most suitable crops. The Kamloops Inland Sentinel newspaper reported from Salmon Arm in 1894 that “the principal interest is the raising of vegetables, for which there is an excellent market.”<sup>5</sup> Many families added cows and chickens to the mix. The downsides soon became evident, ranging from uncooperative weather at a time vegetables should be ripening to American competition from south of the border to the expense of getting produce to market, the railway's rates not being as competitive as they might have been. While some moved on, leaving in their wake, as the local teacher put it, “forsaken homesteads,” others persevered.<sup>6</sup>

Valleys west of Salmon Arm were increasingly given over to dairying and general farming, the higher benches to the east to fruit growing. It was farmers acting together who sometimes took the initiative to construct roads to get their products to market or, in the case of grain, to the nearest flour mill. Fruit growing created its own infrastructure. In 1907 growers addressed the difficulties of selling fruit, which was mostly apples, by joining together to form common packing and marketing facilities. The industry, however, never turned to irrigation which might have led to higher yields. A severe winter in 1949-50 with clear weather and temperatures down to -38° F killed off many trees. The natural disaster accelerated the subdivision of orchards into smaller holdings or wholly residential use.

Lumbering also gave economic opportunity. From early on small mills, some of them gradually expanding in size and purpose, provided lumber for local purposes and also railway ties and poles. A blacksmith shop that was founded in 1912 expanded into a major North American manufacturer of sawmill equipment. Lumber and, later, plywood manufacturing took off after the Second World War. Today wood product manufacturing includes log homes.

Tourism came into its own both generally in British Columbia and in the Salmon Arm area in the buoyant economic times following the Second World War that saw major improvements in roads making it easier to travel for pleasure. Shuswap Lake's sandy beaches have encouraged recreational tourism, the lake itself being conducive to water sports including house boating and power boating.

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5 “Salmon Arm Notes,” *Inland Sentinel*, February 23, 1894.

6 Jessie McQueen to BC Superintendent of Education Stephen D. Pope, September 7, 1896, quoted in Jean Barman, *Sojourning Sisters: The Lives and Letters of Jessie and Annie McQueen* (Toronto: University of Toronto Press, 2003), 162; also available online at <http://atlanticportal.hil.unb.ca/acva/en/mcqueen/>



Clean up day in Salmon Arm, Montebello Hotel 1913 (Salmon Arm Museum 1977.99.28, R. Lingford photo)



Feeding the ducks at Little Lake 1909 (Salmon Arm Museum 1983.14.72, R. Lingford photo)

## 5. Commitment to community

Compared to many other towns and cities around British Columbia, Salmon Arm's history has been characterized by committed residents there to stay. A teacher observed as early as 1894: "They are a contented lot—those Salmon Armers, & have great faith in the future of their Valley."<sup>7</sup> A woman writing over a century later felt much the same way. "I have always felt that growing up in Salmon Arm was like winning the lottery of places to call home."<sup>8</sup>

Of course, not everyone stayed over the long, or even the shorter, term. Some found farming not to their liking, others were tempted away by another occupation or transferred as part of their job. Some could not abide the mosquitoes ever present in the summer during the early years or simply wanted a change. All the same, many, perhaps most, stuck with Salmon Arm. The commitment to community that early developed among residents very likely figured into decisions whether or not to remain.

One of the imperatives for male settlers thinking of settling down, whatever the location, was to find a wife. Some of those committed to the community becoming Salmon Arm turned to the nearest newspaper, the *Inland Sentinel*, to plead their case: "Wanted – Twenty-seven marriageable young ladies to pay a visit to Salmon Arm. None need apply who do not want to take a rancher."<sup>9</sup> Two months later one of them followed up with another notice:

Mr. F.W. McGregor, of Fairview ranch, Salmon Arm, late of the *SENTINEL* staff, is erecting a handsome residence. Mr. McGregor intends to take unto himself a wife. It is pleasing to know that the advertisement placed in the *SENTINEL* a short time back is producing such fruit. And still there's more to follow.<sup>10</sup>

A gossipy letter written a year and a half later by a farmer's wife suggests that McGregor, if indeed the reference is to his wife, may have gotten more than he bargained for: "Mrs. Bessie Savage McGregor is also in an interesting situation, or thinks she is, she told me for a fact when she had only "gone a week past the time." By the way she started in, I think she intended to spend the nine months in bed, with intervals of visiting, but I told her that bed in the daytime was the worst possible place for her, and so scared her out of it."<sup>11</sup>

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7 Annie Gordon to her mother, April 10, 1894, quoted in Jean Barman, *Sojourning Sisters: The Lives and Letters of Jessie and Annie McQueen* (Toronto: University of Toronto Press, 2003), 148; also online at <http://atlanticportal.hil.unb.ca/acva/en/mcqueen/>

8 Joan (Nancollas) Lyons, "Salmon Arm Memories," *Okanagan History* 69 (2005): 20.

9 "Salmon Arm Notes," *Inland Sentinel*, November 18, 1893.

10 "Salmon Arm Notes," *Inland Sentinel*, January 19, 1894.

11 Annie Gordon to Jessie McQueen, September 7, 1895, in *McQueen Correspondence*, on line at <http://atlanticportal.hil.unb.ca/acva/en/mcqueen/>



The commitment to community meant giving priority to the three imperatives of schools, churches, and medical care. The first school opened in 1890, a second followed five years later, and others not long after. A Methodist minister arrived in 1894, to the delight of this same farmer's wife living about four miles from the Salmon Arm train station: "It is a great Methodist settlement, no liquor allowed, about seventy five families in the valley....They are a very good class of people, and the land is among the best in B.C."<sup>12</sup>



*Light opera performance of Girl of the  
Bandolier 1915  
(Salmon Arm Museum 1983.10.160,  
J.F. Leonard photo)*

The Catholics, Presbyterians, and Anglicans were not far behind. The first doctor set up shop early in the new century, a private hospital opened in 1912. A telephone system began operation in 1911. Other city amenities soon followed, including a fire department in 1913 and both electricity and a municipal water system in 1914. By the time of Salmon Arm's incorporation as a municipality in 1905 and as a city in 1912, or shortly thereafter, the basic infrastructure encouraging long term commitment to community was in place.

Community commitment has also characterized the economy. As early as 1896, farmers formed the Fruit Growers' Association and the Salmon Arm Farmer's Association. In 1907 fruit growers organized themselves cooperatively as the Salmon Arm Farmers' Exchange, which five years later packed over 20,000 boxes of apples and over 2,000 boxes of plums and pears. In 1915 dairy farmers followed suit by forming the Salmon Arm Co-operative Creamery Association, which like the fruit growers soon constructed its own processing plant. Boxes of the principal crop of apples dispatched cooperatively peaked in 1946 at 456,000, just prior to the disastrous winter of 1949-50 which resulted in fruit growing's decline to such an extent that the Exchange closed its last packing house in 1958.

Among other organizations, the Farmers' and Women's Institutes long contributed to sociability in Salmon Arm, much as they did in many other British Columbian and Canadian communities. The Salmon Arm Farmers' Institute, founded in 1898, was one of a number of groups for men, whereas the Women's Institute, on its formation in 1909 being the first in the British Columbian interior, became a major means for women to channel their commitment to community. Just four years later some forty members proudly posed for a group photo. Numbers were so large chairs were especially purchased for the monthly meeting, being shunted to whichever of the larger homes in the community it was being held. Membership peaked at over a hundred, by which time meetings took place in public buildings around town. In 1922 the WI

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<sup>12</sup> Jessie McQueen to her mother, August 18, 1894, quoted in Jean Barman, *Sojourning Sisters: The Lives and Letters of Jessie and Annie McQueen* (Toronto: University of Toronto Press, 2003), 150; also online at <http://atlanticportal.hil.unb.ca/acva/en/mc-queen/>

constructed Institute Hall, which then became a centre for community activities ranging from banquets to dances to bake sales to Boy Scout and Girl Guide meetings. Due to costs of upkeep, Institute Hall was sold in 1964 and subsequently demolished. The Women's Institute turned its attention to the construction of a community retirement home, which opened in 1982. The Salmon Arm Women's Institute disbanded in 1992 due to, as put in its final resolution, "advancing years (the average age of members is eighty-five) and varying degrees of health problems."<sup>13</sup>

One of the other longest lived ways in which commitment to community has manifested itself is the much loved Salmon Arm Fall Fair. Initiated by the local Fruit Growers' Association, it began in 1897 as an agricultural exhibit giving residents the opportunity to show off the many products – vegetables, fruits, grain, flowers, dairy products -- being produced on local farms. Horse raising and athletic competitions contributed to its appeal, as did the addition a year later of livestock and fancywork exhibits and, in 1909, a baby show. The Women's Institute began to serve tea, while service clubs ran a carnival and sold hot dogs and ice cream. The mid-20th century saw such additions as a logging show, midway and commercial exhibits, and expansion to two and then three days among other annual events encouraging a sense of community.

Sports and the arts have encouraged a sense of community. Hockey, curling, lacrosse, baseball, softball, and soccer have all long been played. The Salmon Arm Memorial Arena, constructed as a provincial centennial project, opened its doors in 1958. Live theatre got a permanent home in 1980, the visual arts in 1994. Among annual events is a Roots and Blues Music Festival attracting up to 15,000 visitors and residents in August of each year.

## **6. Attention to heritage and history**



*Haney Heritage Village 2005 (Duncan Myers photo)*

The commitment to community characterizing Salmon Arm extends, very importantly, to heritage and history. Interest in built heritage has centered on the R.J. Haney Heritage Village. The Haney farmhouse constructed in 1910 was donated to the city in the mid-1980s, being municipally designated as a heritage site in 1991. Other buildings were moved nearby, creating a main street. The resulting 40-acre site is a combination of older buildings and models or replicas with the Haney farmhouse at its heart. Moved buildings include a log farmhouse from the 1890s, Chinese cook house from about 1900, church from 1911, school from 1918, private home from the mid 1920s, and gas station from 1927. Exhibits in the heritage village turn attention to such diverse aspects of Salmon Arm's past as conifer seeds and an

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<sup>13</sup> Extraordinary resolution passed at May 1992 meeting of Salmon Arm Women's Institute, quoted in Yvonne McDonald, "Salmon Arm Women's Institute," *Okanagan History* 57 (1993): 63.



Haney House 2005 (Duncan Myers photo)



Haney House 2005 (Duncan Myers photo)

operetta originally performed in 1915. The volunteer energy and time expended by individuals and community groups to make the R.J. Haney Heritage Village the site it is today exemplifies community commitment.

Interest in Salmon Arm's history is long lived. Local historian Ernest Doe published *History of Salmon Arm, 1885-1912* (Salmon Arm: Salmon Arm Observer, 1947) and a successor *Centennial History of Salmon Arm* (Salmon Arm: Salmon Arm Observer, 1971), which are models for their meticulous research. Subsequent histories include *A Salmon Arm Scrapbook* (Salmon Arm: Salmon Arm Museum and Heritage Association, 1980) and Denis Marshall's *Salmon Arm's Historic Routes and the People Behind the Names* (Salmon Arm: Okanagan Historical Society, 1995), *Fleeting Images of Old Salmon Arm: Coming of Age Through a Camera Lens* (Salmon Arm: Salmon Arm Branch, Okanagan Historical Society, 1998), and *Photographic Memory: Salmon Arm's Past in Essays and Pictures* (Salmon Arm: Salmon Arm Branch, Okanagan Historical Society, 2007).

Salmon Arm's history is also valued in other forms. Residents have played an important ongoing role in British Columbia's best regional history organization, the Okanagan Historical Society founded in 1925, contributing numerous articles to its annual journal *Okanagan History* on aspects of the past. From 1983 Salmon Arm has had a regional director on the OHS board. A separate Salmon Arm branch of the OHS was formed in 1989. The annual Salmon Arm Fall Fair has not lost sight of its original function of recognizing residents' personal achievements from produce to animals to crafts. One of its newer elements is Memory Lane containing both displays and interactive exhibits reminding visitors of everyday life in earlier times.

The origins of the Salmon Arm Museum, now located in the R.J. Haney Heritage Village, go back in time to four residents offering to share their collections with the general public on the condition a fire-proof building was constructed to house them. A non-profit society was formed in 1963 and a specially constructed building opened four years later. The museum's archives contain the papers of Salmon Arm historian Ernest Doe and an excellent collection of photographs from the early 20th century, on which Denis Marshall partially drew for his *Fleeting Images* book. Respect for history and heritage runs deep in Salmon Arm.

### *Historical themes:*

- *Put a resource historically in place and time*
- *Unite a variety of actions, events, functions, people, place and time*
- *Prevent the concentration on any one particular type of resource, period or event in history*
- *Ensure that a broad range of heritage resources is considered, touching on many aspects of the region's history*
- *Flow across all peoples, places, and time periods*

### **Thematic Framework**

The following six themes have been developed specifically for the City of Salmon Arm to enable a concise understanding of its heritage context and its heritage resources:

1. Enduring First Nations presence
  - Role as first inhabitants
  - Contribution to culture
  - Learning from the past
  - Local knowledge and wisdom
2. Bounteous natural setting
  - Appreciation for the beauty of the region
  - Economics potential of the natural setting
  - Recreation potential
  - Sustainability
3. Transportation node
  - Contributor to early community growth
  - Water craft on Shuswap Lake
  - Canadian Pacific Railway
  - Roads and highways
  - Current contribution to the profile of the place
4. Economic opportunity
  - Stable economy over time
  - Agricultural importance
  - Economic contribution to present built environment
  - Lumbering
  - Tourism
  - Diversity of retail opportunities
5. Commitment to community
  - History of co-operatives
  - Cooperation as a current key strength
  - Diverse cultural makeup
  - Arts and culture
  - Education and health
6. Attention to heritage and history
  - Importance to community's quality of life





*Values workshop September 2009*

## **Summary of Community Consultation**

A heritage values workshop was held in Salmon Arm on 25 September 2009. The purpose of the workshop was to have participants review the preliminary work developed by the team, and to have an opportunity to express their community heritage values generally, and as related to heritage sites specifically. The workshop was designed based on the fact that one of the most important concepts in current heritage planning and assessment is that of values-based management. Heritage value describes how communities such as Salmon Arm recognize the significance of the resources which embody its heritage character.

A compilation of the material gathered at the workshop can be found in Appendix A.

### **1.0 Review of Previous Work**

As a starting point, participants were asked to review the previously identified heritage values from the Salmon Arm Heritage Strategy report (See Appendix B). They were asked to consider the following question:

Is the list complete? Is there anything that should be added to this list?

### **2.0 Breakout Session I**

The goals of breakout session I were to have participants review the historical context statement and thematic framework prepared by the consultant team based on a synthesis of previous research. The historical context statement is intended to identify the broad patterns and stories of a community, while the thematic framework is a succinct listing of important themes developed to assist in the selection and assessment of heritage resources.

Participants were asked to consider the following questions:

- a. After reviewing the historical context statement and the thematic framework, are there any key stories or values we have missed?
- b. Why are the identified themes important to the history of Salmon Arm and to you as a community?

The participants were led through a theme-by-theme analysis, and were easily able to find heritage values that were related specifically to each theme. The resulting information has reinforced the themes and the related historical context. An understanding of why the broad themes are important to the community was established, and the values grouped according to themes.



Values workshop September 2009

The following is a summary of the values placed by participants on each theme:

### *Enduring First Nations Presence*

Participants valued the fact that First Nations have always lived here, and that their continued presence imparts a cultural diversity and a wisdom that is valued by the community.

### *Bounteous Natural Setting*

This theme was valued for both the area's beauty and for the economic potential of the natural setting - including resource extraction and recreation - as well as for the potential of the area's natural resource to contribute to sustainability.

### *Transportation Node*

This theme was valued for the role of transportation in Salmon Arm's growth as a community and as a current contributor to the high profile of the city and the region.

### *Economic Opportunity*

This theme was considered significant for the ways in which a relatively stable economy, including a wide diversity of retail opportunities, was important in allowing the community to grow historically, as well as being critical to Salmon Arm's current viable economy.

### *Commitment to Community*

Participants valued this theme because it both represents the past - through the use of co-operatives and other means to work together for the betterment of the community - and in the present, as one of the City's key strengths. This theme is also valued for the important and recognized role of arts and culture to Salmon Arm. It also includes ideas about arts and culture, other specific cultures, such as the Finns, Chinese, Japanese and the role of education and health in the evolution of Salmon Arm

### *Attention to Heritage and History*

This theme was considered to be valuable because heritage is so important to the life of the community, both through the conservation of physical attributes and through other means, such as oral histories, traditions and art. It is also valued for its role in community pride.

### 3.0 Breakout Session 2

This session was designed to have participants relate the values and themes discussed in breakout session one to specific historic places in Salmon Arm. In this way, community values are engaged as the criteria in selecting sites for the Heritage Register. Participants were also asked to address many aspects of heritage, beyond buildings, including natural features, landscapes, views, industrial sites and others. Also important was to have the participants articulate why a particular resource was important, based on historical, cultural, aesthetic, educational, scientific, social and spiritual values.

Participants were asked to consider the following questions:

- a. Thinking broadly about heritage, what are some of the places in Salmon Arm that represent the identified themes and values?
- b. Why are these places important to the community?

While general locations dominated the group discussions at the beginning of the session, the participants were able to move from the more general places and their values to specific buildings and their values. This was important given the criteria for downtown commercial and residential buildings be the focus of this phase of the register.

The following table summarizes the identified places and their associated values as identified by the participants:

What (historic place)	Why (significance or value)
Art Gallery	Cultural and historic hub, centre through the times Architectural significance, Enderby brick
Old Courthouse	Highly visible building with historical significance
Downtown core	Gathering place through times, pedestrian oriented, compact, ambiance Urban quality and space: potential for seating areas Spend time in town Residential character: integrated with commercial, small scale residential Economic vitality
Municipal Hall	
Orchards	Reminder of early fruit growing industry
Sinclair House 1491 16 St. NE	
1651 2 Ave. NE	House on former B.W. Ball farm, built by Ball/Colter 1910-12
Harris Street historic neighbourhood	Collection of historic houses, character street, lovely walking route

Mount Ida and surrounding mountains	Backdrop to town Spiritual and First Nations relevance Geological source of significance
Foreshore	Prime community resource: ecosystem, recreation, accessibility, biodiversity
Wharf	Historical significance. Lake access while protecting biodiversity
McGuire Lake	Natural gateway to town Theme of community: town on the water surrounded by mountains
Salmon River Valley	Origins of agricultural community, roots of agriculture
Shuswap Lake	Our identity: centre of Shuswap Lake, salmon bearing lake Historical means of transportation Recreational paradise, source of artistic inspiration
Fairgrounds and Blackburn Park	Historical and current identity: Roots and Blues Festival, Fall Fair
Canoe Beach	Historical access to lake
Forests	Source of clean air, source of economic activity
Green throughout community	Source of lushness that Salmon Arm is identified with
Merchants Block	An element defining the town's historic centre, built 1929 Value due to its character and history
CPR Station	Has not changed architecturally
Reid House	1916 Eaton's catalogue house
550 6 St. SE	Haydock House, built 1912
Peter Street	Trees
Baptist Church	An early church
Wood's House	
Memorial Arena	Money to build it raised by veterans in memorial to WWII (similar to Salmar)
Salmar Classic	Community owned Value due to its character and history
McGuire Lake brick houses	Possibly Enderby brick, unique building material
Mt. Ida Hall	
Masonic Hall	
5421 70th Street SW	Not many working barns like this, in good shape, being used properly
Agriculture and greenspace	"Aaahh" moments, the reason we're here
Viewscape: Tank Hill coming into town, the doughnut looking from Blackburn part to Mt. Ida	"Aaahh" moments, the reason we're here
Kault Hill East	Defining viewscape tied to water flow/green
Water flow from Mt. Ida	Sub-irrigates the Salmon Valley farms, the water source is a value, it keeps things green, promotes vegetation



Salmon Valley farms	Green, viewscape, economic value
Salmon Arm estuary	Ecological significance, world class viewscape, visually defines Salmon Arm. Tourism/economic opportunity
Surrounding hills	Greenscape, viewscape Moratorium on development an important part of the natural and social value to the community
Foothills Road	Historic corrugated log road (due to water flow)
Black cottonwoods along rivers	Bird perching, salmon spawning, ecological importance Aesthetics, viewscape
The Ponds	Connected to streams Ecological, aesthetic, agricultural values
Significant trees: willows, poplars by waterfront walkway	Historical planting, aesthetic values
91-1st Street E	Good example of building style in that neighbourhood
Community gathering places: Wharf, Blackburn Park	Community gathering
Cenotaph	Community gathering, historical, storytelling, memorial values
Neighbourhood residential streets	Character streets, clusters of old homes, lovely walking routes
Green pockets, greenway corridors, old trails in remnant orchards throughout city	Ecological, recreational/park, tourism, historical, spiritual values Greenways liaison committee is inventorying
Haney Heritage House and its site	Important site for community heritage and learning
Canoe	Historic homes, United Church, community hall Needs a little workshop and walkabout
The Mill (Fed. Co.)	Historical, economic values
Gleneden	Ski jump, stone wall Historical values

### **Statements of Significance**

The following Statements of Significance have been prepared for the Salmon Arm Community Heritage Register:

1. Municipal Hall
2. Court House
3. Post Office
4. Merchants Block
5. Bank of Hamilton
6. Haydock House
7. Baptist Church
8. Bank Manager's House
9. Lyman House
10. R.H. Neelands House
11. Collier House
12. M.M. Carroll House
13. Matthews House
14. 171 1 Street SE
15. Presbyterian Manse
16. (Number not used)
17. Drummond House
18. Buckell House
19. Wood House
20. Salmon Arm Consolidated High School
21. Fair Grounds
22. Bromhan House
23. Sinclair House
24. Hillcrest Manor
25. Gorse House
26. Reader House I
27. Jimmy Day House
28. Reader House II
29. Robinson House
30. Leech House
31. R.J. Haney Heritage House
32. CPR Railway Station
33. Salmar Theatre

**Statements of Significance Continued**

- 34. W.K. Smith House
- 35. Richmond House
- 36. Simpson House
- 37. (Number not used)
- 38. Canoe United Church
- 39. Victory Hall
- 40. Wharf and Marine Park
- 41. McGuire Lake Park
- 42. Old Section of the Cemetery
- 43. Kuusisto Road
- 44. Laitinen Farm
- 45. (Number not used)
- 46. MacLeod Farm
- 47. Dodd / Hanna Orchards
- 48. Peterson Farm
- 49. Ball House
- 50. Central School
- 51. Littlehales-Barker House
- 52. A.D. Meek Filling Station
- 53. Broadview School
- 54. Chinese Cook House
- 55. J. Pearson Shaw Log Cabin
- 56. Laitinen Log House
- 57. Old Enderby Road
- 58. Peterson Barn
- 59. Pidhirney House
- 60. Queest Lookout Tower
- 61. Valley Methodist Church

**Municipal Hall**  
**20 Hudson Avenue NE**  
**Salmon Arm, B.C.**  
**1928**

**Description**

The Municipal Hall is a one-storey brick building with a gable roof located within a grouping of three institutional buildings - the Municipal Hall, Court House and Post Office - on Hudson Street in downtown Salmon Arm, B.C.

**Values**

The Municipal Hall is significant for its historical, aesthetic and social values.

Built in 1928, Salmon Arm's original Municipal Hall is valued as the first permanent home of the council of the District Municipality of Salmon Arm since the City's inception in 1912. Municipal Council had previously met in such diverse sites as the Exchange Building, the Agricultural Hall and the Bank of Hamilton. The building was no longer used for local government purposes after the consolidation of the Village of Salmon Arm (formerly known as the City of Salmon Arm) with the District Municipality in 1970.

The Municipal Hall, together with the Court House and Post Office, have historical value through their connection as three institutions representing three levels of government in close proximity to one another. As a group, the formal relationship of the buildings to each other, at the intersection of Hudson Street and Shuswap Avenue in the core of the downtown, is important for its representation of a civic precinct of buildings with related historical and current uses.

Also important is the location of the building, the earliest government building to be constructed, situated in the southwest corner of the Agnes McGuire property in the downtown core of Salmon Arm, at the then prominent intersection of Shuswap Street and Okanagan Avenue. Here, streets parallel or perpendicular with the lakeshore and railway tracks and associated with the initial development of Salmon Arm meet the later survey grid.

Constructed by local builder William Reader, the building is important aesthetically for its Arts and Crafts influenced design style and the brick building material, thought to be sourced from the Enderby brickyard. The complex floor plan indicates the spatial requirements for early municipal departments. Overall, the building is domestic in scale and style. While thought to be "the best they could [do] with the means available" the building retains a small town charm and is unique as a municipal building.

The building has social value through its ongoing community use, first as a municipal hall and later as the local Senior's Drop-In Centre.

**Character Defining Elements**

**Site:**

- Location in an enclave on Hudson Avenue in downtown Salmon Arm
- Surrounding landscape features of trees, shrubs and lawn
- Siting facing south onto Hudson Street
- Relationship to the Court House and Post Office across Hudson Street

**Building:**



September 2009, Dave Harper photo



- L-shaped floor plan
- Gable roof with gable dormers and brick chimney
- Gabled front entry with decorative half-timbering
- Shingle roof material
- Brick construction material
- Wood framed windows

## 2

**Court House**  
**20 Hudson Avenue NE**  
**Salmon Arm, B.C.**  
**1930**

### **Description**

The Court House is a two-storey brick and stucco building with gable dormers, located within the grouping of three institutional buildings - the Municipal Hall, Court House and Post Office - on Hudson Street in downtown Salmon Arm, B.C.

### **Values**

Constructed in 1930 and officially opened in 1931, the Provincial Building and Courthouse has historical value through its use as the justice centre for the region.

The Court House, together with the Municipal Hall and Post Office, have historical value through their connection as three institutions representing three levels of government in close proximity to one another. As a group, the formal relationship of the buildings to each other, at the intersection of Hudson Street and Shuswap Avenue in the core of the downtown, is important for its representation of a civic precinct of buildings with related historical and current uses.

Also important is the siting of the buildings in the southwest corner of the Agnes McGuire property where streets parallel or perpendicular with the lakeshore and railway tracks meld with the later survey grid.

Built by local contractor William Reader, the building is important aesthetically for its original angled floor plan and imposing facade with gable dormers, half timbering and decorative details. A landmark in downtown Salmon Arm, the overall design reflects the building's use as a "symbol of justice, law and order", with equally significant interior Mission wood detailing. The building's form was also functional, housing court room, judge's chambers, jury room and cell block in the basement (along with the furnace and coal rooms).

Cultural value is found in the use of B.C.-sourced construction materials and the use of local craftsmanship. The building has social value through its long-term community service, as the location of a government agent, game warden, public works, forestry and agriculture departments, and the RCMP.

### **Character Defining Elements**

#### **Site:**

- Location in an enclave on Hudson Avenue in downtown Salmon Arm
- Relationship of the building to the Post Office and Municipal Hall
- Siting facing south on Hudson Street
- Adjacent landscaped open space with trees and lawn

#### **Building:**

- Angled floor plan created by addition of third section
- Gable roof with three symmetrical gable dormers; half timbering in two of the gables
- Brick and stucco exterior cladding
- Arched entryway and portico
- Double-hung wood sash windows
- Ornamental details such as decorative eave brackets and carved bargeboards



September 2009, Dave Harper photo

# 3

**Post Office**  
**70 Hudson Avenue NE**  
**Salmon Arm, B.C.**  
**1937**

## Description

The Post Office is a one-storey flat-roofed brick building with parapet, located within the grouping of three institutional buildings - the Municipal Hall, Court House and Post Office - on Hudson Street in downtown Salmon Arm, B.C.

## Values

Although the contract for construction was awarded in 1935, the project was plagued with delays. Opened without fanfare in 1937, the Post Office is historically significant both as an indication of the presence of the federal government in the then Village of Salmon Arm, and marks the community attaining the social and economic status it sought for 50 years since the arrival of the Canadian Pacific Railway in 1885. The building has adapted to the growing city over the years, with a 1948 lobby renovation to accommodate an additional 224 postal boxes. After the Post Office was moved to a new location in 1974, the building continued to function as a valued social and cultural landmark in the historic hub. It was the location of the Okanagan Regional Library for almost twenty years, and currently houses the Shuswap Art Gallery Association and the Shuswap District Arts Council offices.

The building is important for its design by architect Thomas W. Fuller, son of Thomas Fuller, Chief Architect of the Dominion of Canada, who designed the parliament buildings in Ottawa. Following in his father's footsteps, T.W. Fuller was employed by the Federal Department of Public Works in Ottawa, designing many notable public buildings throughout Canada. He filled the position of Chief Architect from 1927 to 1937.

The Post Office, together with the Court House and Municipal Hall, have historical value through their connection as three institutions representing three levels of government in close proximity to one another. As a group, the formal relationship of the buildings to each other, at the intersection of Hudson Street and Shuswap Avenue in the core of the downtown, is important for its representation of a civic precinct of buildings with related historical and current uses.

Also important is the asymmetrical siting of the building in the southwest corner of the Agnes McGuire property. The front of the building faces south west in a corner created by Hudson Avenue and McLeod Street (created in the first city survey in 1906) in an area of the city where earlier streets parallel or perpendicular with the lakeshore and railway tracks meet the later survey grid.

Built by local contractor William Reader, the building is important aesthetically for its rendition of a classic post office form in local materials, possibly built from Enderby brick. The presence of the basement reflects the needs of a postal operation, while the square massing, flat roof, parapet and raised entry are Art Deco influenced and have a restrained design typical of small-town federal postal structures in the 1930s.

## Character Defining Elements

Site:

- Location in an enclave on Hudson Avenue in downtown
- Asymmetrical siting with the front door facing the intersection of Hudson Avenue and McLeod



September 2009, Dave Harper photo

Street

Building:

- Square floor plan and cubic massing
- Flat roof with raised stepped brick parapet and horizontal band detail
- Brick building material
- Arched wood windows
- Front door above grade with entry stairs

# 4

**Merchants Block**  
**118-148 Lakeshore Drive NE**  
**Salmon Arm, B.C.**  
**1929**

## Description

The Merchants Block is a two-storey horizontal commercial-styled building spanning almost a block along Lakeshore Drive in Salmon Arm, B.C.

## Values

Constructed in 1929, the Merchants Block is historically important for its presence on Front Street in the early business district of Salmon Arm. Flanking the street and facing the railway line and lake, the building represents the economic development of the community both before and after the fire of February 1929. Razing a number of downtown buildings, including retail and commercial establishments, homes and barns, reconstruction was almost immediate. The Merchants Block opened in June 1929, just four months after the fire that swept the street.

The building is a reminder of the improvements made to Salmon Arm's domestic water supply and fire fighting capabilities after its reconstruction, and shows the resiliency of the city in its ability to rebuild itself after difficulties, the result of its economic diversity. The building is also valuable for its association with the fruit-growing industry and having E. A Palmer and Co., a produce company, as one of its prime tenants and part owner (Mrs. Emma A. Palmer and sons) in the original building. Other retail businesses located in the "New Merchants Block" were representative of the economic drivers of that time period and included the Home Bakery, Glasgow Store, The Furniture Store, and E.A. Palmer & Co. Produce. The building is valued for its continued use as a location for retail establishments up to the present day.

The Merchants Block is valued for its contribution to the economic vitality of the downtown. It is a landmark that is a defining element of Salmon Arm's historic town centre and key contributor to the character of the Lakeshore Drive streetscape.

The building is also important for its design and construction materials. In response to the threat of fire, the new, commercially-styled building was constructed of poured concrete. It has a distinctly commercial character, typical of buildings of its era, seen in the two-storey construction, horizontal form to accommodate retail storefront, recessed entries and design details such as columns and parapet. The building design, constructed as a block-long entity, suggests a permanent presence along the street. Later adjoining buildings, constructed by local contractor William Reader, were modelled after the Merchants Block.

## Character Defining Elements

### Site:

- Location along Lakeshore Drive facing the lake
- At-grade retail entryways
- Minimal setback from the street

### Building:

- Two-storey poured concrete structure divided by building trim
- Horizontal massing and symmetrical facade
- Flat roof with horizontal parapet and gable parapet over the main entry
- Arched main entryway with keystone detailing
- Recessed entryways
- Glazed storefronts and transom windows along the upper storey



September 2009, Dave Harper photo



# 5

**Bank of Hamilton**  
**190 Hudson Avenue NE**  
**Salmon Arm, B.C.**  
**1910**

## Description

The Bank of Hamilton building is a two-storey, rectangular, stucco-clad building with a corner entry, located on the southwest corner of Alexander and Hudson Streets in the downtown area of Salmon Arm.

## Values

The Bank of Hamilton has historical value as the first financial institution to open in Salmon Arm, establishing itself in 1906, a time when the community was undergoing its first wave of economic prosperity. The building itself, constructed in 1910 on a prominent downtown corner lot at Alexander and Hudson Streets, is representative of the importance of this first bank in the growing community.

The building has social value as the home of “the Hamilton”, a branch of a banking institution originating in Hamilton, Ontario, and a presence in a number of smaller British Columbia communities prior to the First World War. While not a large bank, it was well established and highly regarded in the community, having a large and loyal customer base. The bank had a series of managers until 1923 when, under the management of Frank Pearson, the bank merged with its rival, the Canadian Bank of Commerce.

Constructed by the contracting firm of Gibbard and Boutwell, the Bank of Hamilton building is representative of an early commercial building in growing provincial towns. Its two-storey, wood frame, rectangular structure lends the building a sense of importance and landmark status on the street corner, while the diagonal corner entrance opening directly onto the street creates a sense of community.

## Character Defining Elements

### Site:

- Location on the corner of Alexander and Hudson Streets

### Building

- At-grade relationship to the street
- Diagonal corner entry
- Two-storey rectangular form, and vertical massing
- Double row of windows



September 2009, Dave Harper photo



Bank of Hamilton (Salmon Arm Museum 1979.123.1.A, photographer/date unknown)

# 6

## **550 6th Street SE Haydock House Salmon Arm, B.C. 1906**

### **Description**

The Haydock House is a one-storey, wood framed rectangular house with a hipped roof. It is surrounded by a lush garden and is located southeast of the original downtown in Salmon Arm.

### **Values**

The Haydock House is valued for its historical and aesthetic significance, particularly for its relationship to the early planning and expansion of Salmon Arm and its transportation infrastructure just after incorporation.

This home is thought to be the earliest dwelling in the Haydock Subdivision. It is an area of Salmon Arm that developed during a period of city-building and economic expansion. In 1912 the citizens of the downtown area, one square mile in size, voted to remove their properties from the District Municipality of Salmon Arm. Not long after this, the subdivision became part of the newly formed City of Salmon Arm. The addition to the Haydock house is thought to be dated the same year.

The subdivision is significant for its proximity to Old Auto Road (originally Automobile Road), a new, more direct route designed specifically for the automobile to ease travel from Salmon Arm to Enderby and other southern interior towns. At the time of construction, automobile travel was becoming commonplace. Land speculators anticipated that, with the completion of the new road and easy automobile access to neighbouring communities, property values would increase. Possibly built before the residential subdivision, the house was a reach towards the future and may have been built in anticipation of the new auto route, set back from Sixth Street and oriented towards the current back lane.

The house is important for its association with Frank Haydock, an early realtor in Salmon Arm, a member of the Board of Trade and a councillor in the first local government after incorporation. His Haydock subdivision was re-aligned in order to allow the all-important new auto route to establish the grades and standards deemed necessary by the provincial government.

The house was created in two sections at separate times, and now consists of an older log section joined to the newer 1912 section to create a hip-roofed, L-shaped dwelling. The siting of the current house relative to the adjacent streets indicates that the first log section was likely constructed prior to the creation of the Haydock Subdivision. The overall design of the newer section of the house, combined with the updated first section, reflects the modest, one-storey, middle class homes that were being built in the new subdivision.



September 2009, Deborah Chapman photo



Haydock House 1998, Marg Russell photo

### Character Defining Elements

#### Site:

- Location south of downtown in the older neighbourhood known as Haydock Subdivision
- Proximity to Auto Road
- Setback from 6th Avenue

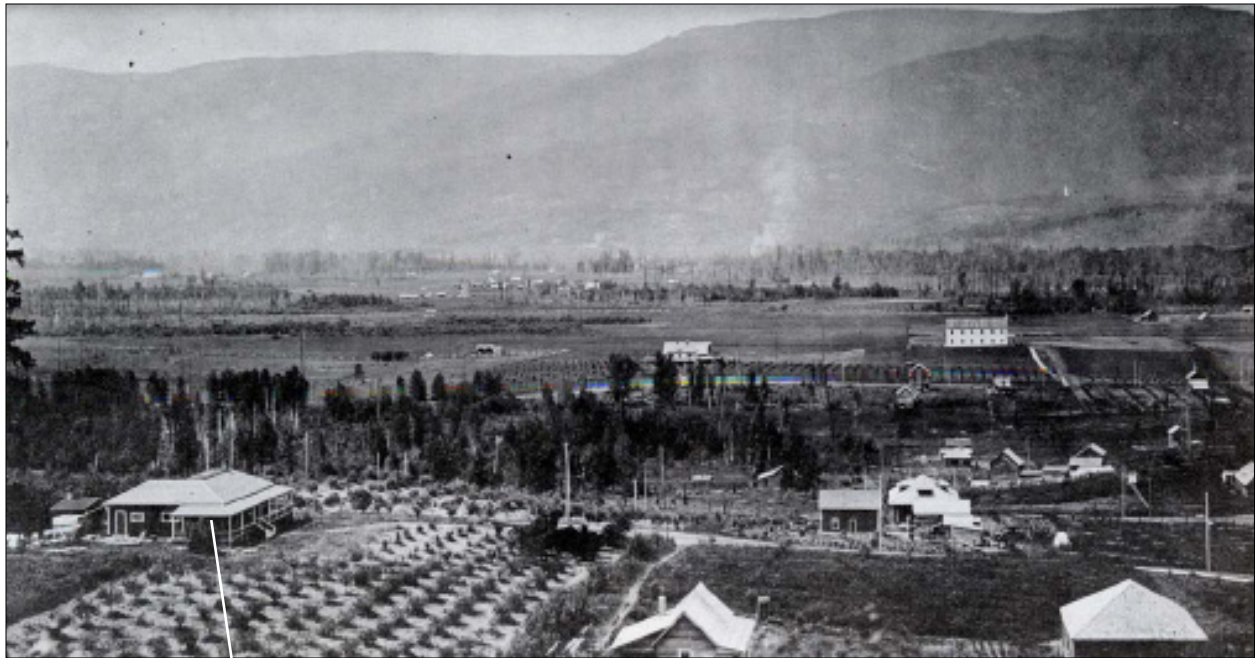
#### Building:

- L-shaped plan with two sections joined by roof
- Log construction of earlier section
- Horizontal massing and rectangular form
- Hipped roof with brick chimney
- Horizontal wood siding
- Original wood windows
- Verandah with shed roof
- Views north to valley



Haydock subdivision plan 1912  
(City of Salmon Arm)





Ernie Doe, Centennial History of Salmon Arm

Looking toward the valley, 1913-14  
(photographer unknown)

Haydock House

# 7

**Baptist Church**  
**191 2 Avenue NE**  
**Salmon Arm, B.C.**  
**1909**

## Description

The Baptist Church is a simple gable-roofed church building prominently sited on the northwest corner of the intersection of 2nd Avenue NE and Alexander Street NE in Salmon Arm.

## Values

The Baptist Church (now Salvation Army) is significant for its historical, social, and cultural values, primarily as a marker of the early and enduring role of church organizations in the community.

Constructed by volunteer labour in 1909, the building has social and spiritual value as an important example of the early settler social cohesion that was centred on Christian fellowship. Local residents Barney Peters and Preacher C.H. Calhoun logged the trees that were milled into lumber for the church, while the congregation held work bees until the building was completed. The church was constructed at a time when automobile travel was becoming commonplace in Salmon Arm, and land speculators anticipated that, with the completion of new roads and easy automobile access to neighbouring communities, property values would increase.

The church's simple gable form and original materials (wood framing siding, and roofing) and communal construction make it an example of typical local building practice in the frontier. Its simple form as seen in early photographs is absolutely typical of early churches of modest means in the smaller towns of British Columbia, with details such as the gable-roofed front entry that indicate its function as a religious institution. The building is important for exemplifying the physical adaptability of the wood frame structure, with entry door locations and additions easily accommodated.

The Baptist Church is important in the cultural history of the town for the typical story of adaptive re-use, as the original building has continued to be used for religious and community functions, including the Church of Christ, Lions Club and Salvation Army.

The siting is an important record of the growth of a small church precinct on the southern outskirts of the original town, later forming a precinct connecting the commercial downtown and the residential area south of what is now Okanagan Avenue NE.

## Character Defining Elements

### Site:

- Location on 2nd Avenue between original downtown core and early residential area south of Okanagan Avenue
- Original unchanged siting

### Building:

- Simple gable form of original portion of building
- Rectangular shape
- Simple regular window punched openings down the sides of the hall
- Original wood structure



September 2009, Dave Harper photo





Salmon Arm Museum 1977.99.16

Salmon Arm 1909-1911  
(R. Lingford photo).

Baptist Church

# 8

**660 Harris Street  
Bank Manager's House  
Salmon Arm, B.C.  
1911**

**Description**

The Bank House is the 1-1/2 storey bungalow located mid-block on the south side of Harris Street in Salmon Arm, prominent for its generous verandah surrounding the main floor of the house.

**Values**

The Bank Manager's House is valued primarily for its aesthetic and cultural significance, particularly for anchoring the row of significant houses along this south side of Harris Street.

This house, built in 1911, is an excellent example of Edwardian bungalow design found throughout the Province, noted for its aesthetic inspired by the Arts and Crafts movement, and suited to the wood building products readily at hand in the Province. It is an excellent example of the informal style of housing inspired by the Arts and Crafts movement in North America, using modest materials to form a sophisticated coherent whole. It is valued also for the extent of original exterior material: shingle siding, wood trim, wood door and windows.

The house is also important for its relaxed placement into the side slope of Lyman Hill; achieving both a low profile, and a basement at ground level on the low (west) side of the house.

The Bank Manager's House is significant for its location at the low end of Harris Street (aka "Snob Hill" and "Mortgage Hill"); it defines the beginning of the street's distinctly superior residential character. Its generous garden and Craftsman bungalow form, are typical of homes for the well-to-do middle class in towns across the Province, and serve to announce that Harris Street among their number. It is important example of being the location of choice for the town's business elite: the house was built by the Bank of Commerce as a residence for its branch manager, the first being A.J. Marlow. It is also important for having the builder known - the contractors Vanderest and Parkes.

**Character Defining Elements**

**Site:**

- Mature planting
- Generous yards around the house
- Views to town centre and lake beyond

**House:**

- Low hip-roofed form with shallower-pitched section over verandahs
- Verandah element on north, east and west facades of the house
- Verandah details: shingled low wall with wide board cap, closely spaced chamfered posts supporting solid timber beam, exposed rafters, tongue-and-groove soffit, wood fascia board
- Original wall cladding and details: shingles, wide trim, wood windows complete with original glazing divisions and glass
- Hip-roofed dormers with original exposed rafters without fascia board, and original tongue-and-groove soffits, original shingle siding, original wood trim and wood windows



September 2009, Dave Harper photo

# 9

**680 Harris Street  
Lyman House  
Salmon Arm, B.C.  
1908**

## **Description**

The Lyman House is the 2-storey house located mid-block on the south side of Harris Street in Salmon Arm, easily identified by its barn-shaped Dutch Colonial roof form.

## **Values**

The Lyman House, likely built in 1908, is valued primarily for its social and cultural significance, and particularly for its outstanding aesthetics.

The house is an outstanding example of a singular design effectively sited and detailed to convey a sense of prominence, contributing to the locally important grouping of houses on Harris Street that together make the street a highly-valued heritage section of the city. With its comparatively rare Dutch Colonial-styled form, the house helps distinguish the street as a place of distinction. It is important for being well-preserved and maintained, exhibiting much of the original exterior material, as well as carefully replicated material: shingle and beveled siding, generous wood trim, wood doors and windows.

The house is important for its sympathetic additions that are compatible with the original house form, materials, and detailing, and is a fine example of active owner interest in the history and character of their house.

The house is culturally significant for its siting on Harris Street (aka “Snob Hill” and “Mortgage Hill”), for its generous garden, and its form and style, which though more rare in well-to-do middle class neighbourhoods across the Province, is found in numbers in the Lower Mainland. Lyman House is important for its association with the developer of this residential area on the hillside: it was built by land speculator I.M. Lyman, who developed the Lyman View subdivision of the Lyman Hill area, marketing it as superior residential property with running water (from a spring uphill on the G.R. Merton property).

## **Character Defining Elements**

### **Site**

- Mature planting, and traditional landscaping
- Generous yards around the house
- Views to town centre and lake beyond

### **House**

- Barn-shaped roof form roofed form
- Verandah on north (front) facade
- Original window bays on east and west facades
- Original exterior materials and replicated materials
- Original parts of doors and windows, and replicated parts
- Hip-roofed dormers with original exposed rafters without fascia board, and original tongue-and-groove soffits, original shingle siding, original wood trim and wood windows



September 2009, Dave Harper photo

# 10

**671 Harris Street  
R.H. Neelands House  
Salmon Arm, B.C.  
1911**

## **Description**

The R.H. Neelands House is the one-and-a-half-storey bungalow located mid-block on the north side of Harris Street in Salmon Arm, identified by its front verandah under a gabled area facing the street.

## **Values**

The R.H. Neelands House, likely built in 1911, is valued primarily for its cultural and aesthetic significance, and particularly for its contribution to the cluster of fine homes from the early 20th Century on Harris Street that are still standing.

The house is a good example of a bungalow house from the early 1900s era, contributing to the locally important grouping of houses on Harris Street (also known as “Snob Hill” and “Mortgage Hill”) that together make the street a highly-valued heritage section of the city. It is important for having much of the original exterior material intact.

The house is culturally important for its idiosyncrasy, seen in the unusual front porch and front door placement, with almost no windows facing the street. Such unusual design often indicates an owner/builder tailoring the house to their own particular needs. It helps convey the story of Neelands being one of the earliest - if not the earliest - carpenters in the area, and who developed at least several other properties on Harris Street besides this house for himself and family.

The Neelands House is aesthetically important for its mostly original exterior materials, form and detailing.

## **Character Defining Elements**

### **Site**

- Situation overlooking the town centre and lake
- Generous yards around the house

### **House**

- Cross-gable roof form
- Deep verandah on south (front) facade under second floor plate
- Original window door and window openings (locations)
- Remaining original exterior doors and windows
- Original shingle cladding on second floor gable ends
- Original beveled siding on main floor wall areas
- Visible roof purlins at eaves; exposed timber within the house
- Tongue-and-groove eave soffit material supported by purlins
- Remaining original wood trim, including water tables, fascia, bargeboards, and mouldings



February 2009, Deborah Chapman photo

**720 Harris Street  
Collier House  
Salmon Arm, B.C.  
1927**

**Description**

The Collier House is a 1-1/2 storey cross-gabled house mid-block on the south side of Harris Street in Salmon Arm.

**Values**

The Collier House is important for its contribution to the Harris Street group of houses of physical significance, and for its association with the Collier family, one of the more prominent families in Salmon Arm's history.

The house is a good example of the low Craftsman bungalow form typically built in British Columbia. It possesses important site qualities such as views and light afforded by siting on hillside that make Harris Street unusual and prominent in the city. Its original proportioning of exterior surfaces and window openings help recall the original appearance of the house, which was sided in fine shingles. The house plays a key role in contributing to a streetscape of houses of age and stature in this block of Harris Street, and the reputation of Harris Street as a valued piece of Salmon Arm's heritage.

The Collier House is socially significant as a good example of the pride taken by today's owners in the personal history of the house, in this case in the identification of the house with the early prominent family, the Colliers.

Sited on Harris Street (aka "Snob Hill" and "Mortgage Hill"), the house is culturally significant as exemplifying the taste of the well-to-do in the early city. It is important for its generous garden and its Craftsman bungalow form, which are typical of homes for the well-to-do middle class in towns across the province. Its location is important as the place of choice for the town's elite: the Colliers owned the major grocery store in town; the second owner was hospital Matron B.M. Clarke.

The house is important for its association with Collier family, prominent in the early commercial history of the town, and Royal Canadian Navy Vice Admiral Laurence (Andy) Collier CCM, DSC, CD<sup>1</sup>, who, after his naval career, also served as Commissioner of the Canadian Coast Guard, and President of BC Ferry Corporation. It is also important for having the builder known: William Reader, who later built another house for the Colliers, and for the oral history regarding the designer: that the house was reputedly planned by Kathleen Collier.

**Character Defining Elements**

**Site:**

- Views of the town, and lake beyond
- Setting of broad lawns surrounding the house on sides with views
- Extensive mature planting in the rear of the property

**Building:**

- Original proportioning of exterior surfaces and window openings
- Original wood knee braces supporting gable end eaves
- Tripartite delineation of gabled elevations: base, main floor wall area, upper floor wall area
- Cross-gabled roof form, and original bargeboard and tongue-and-groove soffit material
- Front porch form and original post details

<sup>1</sup> Commander of the Order of Military Merit (CCM), Distinguished Service Cross (DSC) Canadian Forces' Decoration (CD)



September 2009, Dave Harper photo



# 12

**721 Harris Street  
M.M. Carroll House  
Salmon Arm, B.C.  
1909**

## Description

The M.M. Carroll House is the 1-1/2-storey house located mid-block on the north side of Harris Street in Salmon Arm, easily identified by its strong gable form parallel with the street.

## Values

The M.M. Carroll House is valued primarily for its aesthetic and cultural significance, particularly for its contribution to the heritage value of the cluster of houses on the north side of Harris Street to complement the important houses that line the south side of the block.

This house, likely built in 1909, is an excellent example of pre-First World War bungalow design found throughout the Province, and suited to the wood building products readily at hand. It is an excellent example of the informal style of housing using modest materials to form a sophisticated coherent whole. It is valued also for the extent of original exterior material: general use of beveled siding, shingle siding in the top overhung gable end walls, wood trim and posts, wood door and windows.

The house is also important for its placement into the side slope of Lyman Hill (aka “Snob Hill” and “Mortgage Hill”), affording great views over the commercial town centre and the lake beyond.

The Carroll House’s generous garden and bungalow form are typical of homes for the well-to-do middle class in towns across the Province, and serves to announce that Harris Street among their number. It is an important example of being the location of choice for the town’s aspiring middle class: the first owners were R.H. Neelands, developer (also the house’s builder), Mr. Currie, and M.M. Carroll (plumber and tin-smith, impresario, undertaker and theatre owner).

## Character Defining Elements

### Site:

- Mature planting
- Generous yards around the house
- Views to town centre and lake beyond
- Sideyard driveway to garage behind

### House:

- Gable roof form with extensions at the top floor level
- Slight lessening of roof pitch near main roof eaves
- Front verandah, with bevel-sided half walls, with cased posts, mouldings and curved cased beams.
- Verandah details: shingled low wall with wide board cap, closely spaced chamfered posts supporting solid timber beam, exposed rafters, tongue-and-groove soffit, wood fascia board.
- Original wall cladding and details: shingles, wide trim, wood windows complete with original glazing divisions and glass, original and/or replicated mouldings
- Twin symmetrically placed octagonal dormers with original double-hung windows complete with upper lite multi-panes.
- Original exterior wood detailing: beveled siding, shingling, board, tongue-and-groove soffits. Original shingle siding, original wood trim and wood windows



September 2009, Dave Harper photo

# 13

**Matthews House**  
**251 5th Street SE**  
**Salmon Arm, B.C.**  
**1912**

## **Description**

The large gable-roofed house prominent on the west side of the street when viewed from near 4th Avenue SE, and 5th Street SE.

## **Values**

Matthews House, is significant for its aesthetic, social, cultural and historical importance.

Matthews House is physically important for its adaptation to its changed address and approach. Originally built for local merchant R.B. Matthews in 1912, the reverse plan importantly reveals that the house was initially approached from Peters Street (now 4th Street) before there was a 5th Street. The property's eastern boundary (now 5th Street) was once the western edge of farmland (an early Lingford photograph shows a farm's west and south boundaries on what are now the road alignments for 5th Street SE and 4th Avenue, making the property is an important marker showing the early growth of the city.

The house culturally significant due to its unusually large size, an indicator of well-to-do middle class families in the area in early years (news of its immanent building was reported in the local newspaper). The house's unusual form and materials (concrete block wall construction) are an example of particular local builder's practice (a similarly constructed house was built in the Salmon Valley) quite rare in the Province.

The house is important in the social history of the town. Well documented is the second known owner, Bob Skelton, Manager of the Salmon Arm Co-operative Creamery and city mayor. Of even greater fame is a later incarnation as "Gabe's Bunkhouse" during the 1970s. The boarding house was something of a legend for its excellent and generous-portioned meals, open to the public as well as the serving its residents.

## **Character Defining Elements**

### **Site:**

- Unusual location at the L-shaped intersection of 2nd Avenue SE and 4th Street SE
- Mature evergreen plantings on 4th Street side of the house (the original front yard)

### **Building:**

- Gable roof form, with lower-sloped "skirts" at eaves
- Two gable-roofed dormers - one front, one back - mid-length on main roof, each with same lower-sloped eave details as found on main gable
- Original or replicated trim detail



September 2009, Dave Harper photo



Salmon Arm 1913-1914  
(R. Lingford photo).

Gabe's Bunkhouse/Skelton House

Salmon Arm Museum 1977.99.15

# 14

## **171 1 Street SE Salmon Arm, B.C. 1913-14**

### **Description**

171 1 Street SE is a one-and-a-half storey wood frame house with a distinctive turret on the west side of 1st Street in the southeast quadrant of Salmon Arm.

### **Values**

The house at 171 1st Street SE is important for historical, social, cultural and aesthetic significance, particularly its role in helping define the residential enclave between 1st and 5th Streets as the area of greatest concentration of homes in the early years of the city.

The house is culturally important as evidence of property speculation typical of most small towns in British Columbia in the years immediately preceding the First World War. It is an excellent example of a modest middle class house from the city's early decades, located in the "smart" part of town, surveyed in 1906. The house is associated with the emerging merchant and entrepreneurial class in Salmon Arm that arose during the era of city-building, community pride and economic development after incorporation in 1912. This association remained part of its early history with local business owners (sawdust and fuel supply, bakery) and management (Salmon Arm Farmer's Exchange, Overwaitea Foods) being typical residents of the house.

The house is a good example of an Edwardian bungalow representative in many of the province's smaller communities. Its wood siding and trim are typical for wood frame housing of the era, as are the subordinate shed additions constructed off the back of the original house. The atypical centrally-located octagonal two-storey turret element is an important distinguishing feature.

The house is socially important for its continued viability through adaptive re-use, exemplifying the potential value of the older homes for non-residential contemporary use. Its good physical condition and level of preservation of original materials are signs of appreciation for its heritage, and vote of confidence for the future of its older area.

### **Character Defining Elements**

#### **Site:**

- Location on 1st Street SE
- Generous south sideyard
- Small setback from the street
- White picket fencing

#### **Building:**

- The original wood windows and trim
- Original bevel siding with narrow exposure and trim
- Original mouldings
- Front verandah with its own roof element



September 2009, Dave Harper photo



# 15

**Presbyterian Manse**  
**341 Beatty Avenue NW**  
**Salmon Arm, B.C.**  
**1901**

## Description

The Presbyterian Manse is a two-storey wood frame house located mid-block on north side of Beatty Street in the residential area northwest of the city centre, located between the railroad tracks and the lakeshore, in Salmon Arm.

## Values

The Presbyterian Manse is important for the historical, cultural, and social values, particularly for its siting in association with the first location of the Presbyterian Church.

The Manse is important for its association with the Presbyterian Church, one of early institutions that supported settler life. It is one of the last remaining remnants of early settlement, clearly seen standing next to Presbyterian Church in an early Lingford photograph. It was constructed in 1901 as the residence for the Reverend W. Gold (who supervised the construction) and his family, a date substantiated by the United Church archives.

The Manse is important for being typical of early substantial housing in the pioneering towns of BC. Its simple late-Victorian detailing utilizes materials readily found in what was at the time a remote area. The house is important for not being particularly well-suited to the climate (no covered front porches to mitigate the heat of summer, or provide entry shelter in winter), an indicator of the traditional domestic architecture of the time making do with simple forms and designs. The slightly ornamented detailing is indicative of the relative importance of its occupants' use as the Manse.

The Manse is significant for being one of the earliest remaining houses in Salmon Arm located away from most of the early housing. Its close connection to the Canadian Pacific rail line and the road to the west makes it socially significant as a reminder of the early residential settlement between the CPR tracks and the lake.

## Character Defining Elements

### Site:

- Original location and siting
- Mature landscaping

### Building:

Simple L-shaped two-storey form

- Front door facing the street
- Original double-hung wood windows, especially the sash divided in two by vertical mullion
- Original bevel wood siding and trim
- Original wall shingling in gable ends
- Original moulding at shingling/siding juncture



September 2009, Dave Harper photo



# 17

## **Drummond House 250 – 8 Street NE Salmon Arm, B.C. 1939**

### **Description**

Drummond House is a one-and-a-half-storey, cross-gable house perched on the corner of 2 Avenue NE and 8 Street NE in Salmon Arm, British Columbia, identified by its low bungalow form and its unusual orientation towards the intersection. The historic place includes the building and the surrounding property.



City of Salmon Arm photo

### **Values**

Constructed in 1939, Drummond House is valued for its aesthetic, cultural and historic significance within the community, particularly for its membership in the Harris Street group of heritage houses and its association with prominent figures in the history of Salmon Arm.

Drummond House is a good example of the low pre-World War II style bungalow commonly constructed in British Columbia during this era. The excellent viewscape afforded by the siting of the building on the hillside and alignment of the property contributes to the site qualities. It is valued for having some of the original exterior features maintained, including the trellises and the brick chimney, as well as having the original structure intact.

The house is culturally significant for its siting at the end of this section of 2 Avenue NE (formerly Harris Street) on what was historically referred to as Snob Hill and Mortgage Hill. The building plays a key role in contributing to a streetscape of houses of age and stature in this block of 2 Avenue NE. The house adds to the reputation of this street as a valued piece of Salmon Arm's heritage.

The house is important historically both for the person who constructed it and the people who lived within it. The building was constructed by a local and well known contractor William (Billy) Reader who also built the Collier House on the same street, as well as the current Shuswap Art Gallery Association (SAGA) Public Art Gallery building, the Old Courthouse building, and the original Municipal Hall along Hudson Avenue NE downtown, all of which are considered important heritage buildings in Salmon Arm. Dr. W.A. (Fred) Drummond and wife Mrs. Kathleen Drummond were the original owners of the house. Dr. Drummond practiced medicine in Salmon Arm for seventeen years, beginning in 1939 when he moved from Ashcroft to assist local medical practitioner Dr. S.E. Beech.

### **Character Defining Elements**

Key elements that define the heritage character of Drummond House include:

#### **Site:**

- Views of the City and Shuswap Lake
- Set back from the intersection of 2 Avenue NE and 8 Street NE, with large front yard
- Landscaping, with mature trees surrounding the house

#### **Building:**

- Cross-gabled roof form
- Delineated window panels, with large panel on base and smaller panels above Brick chimney
- Northwest – southeast alignment of the house, providing views of Shuswap Lake and Downtown
- Brick Chimney

# 8

**Buckell House**  
**6491 Okanagan Avenue NE**  
**Salmon Arm, B.C.**  
**Circa 1914**

## Description

Buckell House is a two-and-a-half storey, wood frame structure located along the north side of the most westerly segment of Okanagan Avenue in the South Canoe area of Salmon Arm, British Columbia. Buckell House is located in the centre of a large agricultural property and is identified by its ecru coloured exterior and its foursquare structure with a large, wrap-around verandah. The historic place includes the house and the surrounding rural acreage.

## Values

Constructed circa 1914, Buckell House is valued for its aesthetic, historic and cultural significance within the community, particularly as an example of Edwardian foursquare construction and its association with the early fruit growing industry in Salmon Arm.

Buckell House is an excellent example of Edwardian era foursquare construction, with its original form tactfully maintained over the years. The symmetrical layout, hipped roof and hipped dormers on the east and west roofs are features that exemplify this form of construction, which was common throughout British Columbia prior to World War I.

The wrap-around verandah, beveled wooden siding, multi-pane windows on the upper floor and the brick chimney add to the aesthetic value of the house to the community. The aesthetic value of Buckell House is also found in its siting on a large agricultural property in rural Salmon Arm. The house is surrounded by an oasis of mature trees, with pastoral views beyond.

The house is valued by the community for its historic connection to the first owner, Dr. William Robert (W.R.) Buckell. Dr. Buckell was a medical doctor who took an active interest in fruit orchard farming.

The cultural significance of the house lies in its association with the early fruit growing industry in Salmon Arm. The term 'Little England' was sometimes used to describe this part of Salmon Arm during early years of settlement due to the influx of settlers from England. Many of the new houses built in 'Little England' during this era were homesteads for fruit orchards. The site on which Buckell House sits has been kept large, serving to maintain the rural nature of the area and a connection to the agricultural history of Salmon Arm through time.



City of Salmon Arm photo

### **Character Defining Elements**

Key elements that define the heritage character of Buckell House include:

Site:

- Large, rural site with pastures
- Generous yards surrounding house
- Mature trees
- Location in the South Canoe area of Salmon Arm historically referred to as “Little England”
- Adjacent to rural properties used for agriculture

Building:

- Foursquare style
- Hipped roof with symmetrical hipped dormers
- Brick chimney
- Multi-pane windows on the upper floors
- Beveled wooden siding
- Verandah extending along the entire north and west sides of the building
- Some original exterior building materials

# 19

**Wood House**  
**490 – 10 Avenue SE**  
**Salmon Arm, B.C.**  
**1921**

## **Description**

Wood House is a two-storey, wood-frame structure located on the south side of 10 Avenue SE across from the intersection of 5 Street SE and 10 Avenue SE in Salmon Arm, British Columbia. It is identified by its blue exterior, prominent verandah and its wide, cross-gable form. The historic place includes the building and the surrounding property.

## **Values**

Originally constructed in 1894 and reconstructed on the current site in 1921, Wood House is valued for its aesthetic and cultural significance within the community, particularly as a preserved example of Edwardian construction and its association with the lumber industry in Kault and early agriculture in Salmon Arm.

Wood House has an unusual history, as it was originally constructed on a different site as part of the Genelle Bros. Lumber Mill operation and later moved to its current location and reconstructed in 1921. Some locals have also called it the mill manager's house, which can be attributed to its original use by the Genelle Bros. Lumber Mill and the Columbia River Lumber Company in Kault, British Columbia. Originally built as a hip-roof bungalow with decorative trim facing Shuswap Lake at Kault, the Wood family enlarged the structure, adding cross gables and a wrap-around porch when it was reassembled.

As an example of Edwardian style construction in the interwar period, the reconstructed house represents a movement away from the elegance of the Victorian era to a more functional design that serves an agricultural use. It has a large, shallow-pitched verandah that extends around much of the perimeter of the house. The shed-roof dormer extends from the gable end onto the verandah. There are also two large gable dormers. The shingles on the dormers and gables add to the aesthetic significance of the house. Some of the original building materials on the core structure are visible, including the windows, mouldings and decorative hinges.

Wood House is situated in the middle of the property and is surrounded by a generous yard. The house has pastoral views to the south and a view of Fly Hills to the north.

The agricultural history of Salmon Arm is associated with the site on which the Wood House sits. The property is part of what used to be a much larger acreage that was purchased and cleared by brothers Edward Stuart Wood, an educator who worked in Kamloops and James A. Wood, a Methodist Minister. An orchard was created by the Wood brothers and was one of the early apple orchards in Salmon Arm.



2009, Dave Harper photo

### **Character Defining Elements**

Key elements that define the heritage character of Wood House include:

Site:

- Expansive yard
- Pastoral views to the south and sight lines to Fly Hills
- Mature vegetation
- Decorative landscaping
- 

Building:

- Wide gable roof form with appearance of a shallower vertical profile
- Symmetrical gable dormers and a shed-roof dormer over the north verandah
- Verandah extending around the north and east sides of the building
- Brick chimney
- Boxed window with decorative woodwork
- Boxed bay window
- Wooden shingles on dormers and gable ends



# 20

**Salmon Arm Consolidated High School**  
**451 Shuswap Street SW**  
**Salmon Arm, B.C.**  
**1922**

## Description

The Salmon Arm Consolidated High School is a large two-storey structure with a hipped roof located adjacent to the playing fields at the corner of 5 Avenue SW and Shuswap Street SW in Salmon Arm, British Columbia.

## Values

The Salmon Arm Consolidated High School is valued as a reminder of the growing population and economic stability of Salmon Arm, and for the changes to the building over time that allowed it to accommodate the changing population. The school was built in 1922 by both the City and the District of Salmon Arm because the growing population at the time necessitated the creation of additional elementary school space and high school classrooms. Throughout the 1940s, overcrowding forced classes to be held in temporary quarters as bylaws for new school construction were defeated by the public, likely for monetary reasons. In 1950, the construction of a new junior-senior high allowed the building to become the elementary school. Additions were made to the building, including classrooms, offices, library and gymnasium (1967) and a library annex (c. 1970).

Its original layout and design are typical of school buildings from the early 1920s. Originally consisting of five classrooms and a laboratory, an office, recreation rooms, cloak rooms, and washrooms, the school was considered “one of the finest high schools in the province” in its time. Windows, ventilation, woodwork and electrical fixtures of high quality were included in its construction. Forward thinking officials opted to have the building designed with the main entrance at one end, so an additional wing could be added if necessary. The building is also important for its use of materials - original brick, with less expensive stucco selected for the 1950 addition.

The building has value for its ongoing use as an educational facility throughout the history of Salmon Arm, and for its continued ownership by the public school district (now the North Okanagan-Shuswap School District). In 2003, despite strong protests from parents, students, and educators, the school closed its doors and soon after, the building was leased to the Salmon Arm Partners in Community Leadership Association, a registered charity. The building is still owned by the North Okanagan-Shuswap School District and is currently used for community programs.

Salmon Arm Consolidated High School is valued for its location near the earliest residential area of Salmon Arm.

## Character Defining Elements

Key elements that define the heritage character of the Salmon Arm Consolidated High School include:

### Site:

- Location south of downtown adjacent to older neighbourhood
- Proximity to adjacent playing and sports fields

### Building:

- Horizontal massing and tripartite facade with recessed central portion
- Two-storey brick structure
- Shallow hipped roof
- Horizontal banding and vertical columns
- Gabled entrances
- One-storey library annex addition adjacent to Shuswap Street SE
- Continued use as an educational facility



City of Salmon Arm photo

# 21

## Fair Grounds

**351 – 3 Street SW, 421 – 5 Avenue SW,  
441 – 3 Street SW, 481 – 5 Avenue SW,  
511 – 5 Avenue SW, 471 10 Avenue SW  
Salmon Arm, B.C.  
Circa 1911**

### Description

The Fair Grounds encompasses six properties along 5 Avenue SW, 3 Street SW and 10 Avenue SW in Salmon Arm, British Columbia, including five properties to the north and one large property to south of 5 Avenue SW. The historic place includes a small arena, barns, stock sheds, a log building and the properties on which the buildings sit. The Fair Grounds are currently used for various community events including fairs and music festivals.

### Values

The Fair Grounds date back to 1911 and are valued for their aesthetic, cultural, social and historic significance within the community, particularly for their association with long-standing community groups and organizations and their use in annual festivals and other community-based activities.

The aesthetic value of the Fair Grounds lies in its open spatial qualities and the rustic nature of the buildings on the site.

Prior to 1911, the Fair Grounds were used for agricultural purposes. Agriculture was one of the primary driving forces in the early growth of Salmon Arm. After being purchased in 1911 by the Salmon Arm and Shuswap Lake Fall Fair Association, an influential local organization, the grounds to the north of 5 Avenue SW gradually evolved over the years, hosting exhibitions and other community events.

351 – 3 Street SW is valued as the location of the Salmon Arm Memorial Arena, constructed in 1957 and designated as a 1958 centennial project. The arena is still valued as a centre used by many sports clubs and organizations, including those associated with indoor soccer, archery, football, baseball and dancing. The Arena is also used during the Children's Festival held in July each year.

441 – 3 Street SW, a site currently owned and operated by the Salvation Army of Canada, is valued as the location of the original Fall Fair Agricultural Hall, which was constructed in 1912. The Hall was used for Fall Fair exhibits during the Association's early years and later used as a drill hall for the "C" Company of the Rocky Mountain Rangers. The original Hall burned down in 1949.

The log building located on the north part of 471 – 10 Avenue SW (also known as the Burstyk property) is significant for its current use as the administration office for the Salmon Arm Folk Music Society and for its historic use as a cross-cultural youth centre and the Shuswap Christian School. The totem pole located on this property is also significant. The relocated totem, commissioned by the Ruth family, is said to convey the legend of the Shuswap and has served as a landmark for decades.

The social value of the Fair Grounds is in its use for annual community events. Some of these events



City of Salmon Arm photo



City of Salmon Arm photo

include the Salmon Arm Fall Fair, the Roots and Blues Music Festival, Relay for Life, the Demolition Derby and the Rodeo. The events held on the Fair Ground represent the importance of celebrating the agricultural history of Salmon Arm, promoting the economic development of the Shuswap Region, and supporting charitable organizations. The Fair Grounds have a long-standing history of providing a place to embrace and honour the social cohesion of the community.

### **Character Defining Elements**

Key elements that define the heritage character of the Fair Grounds include:

#### **Site:**

- Large, open spaces
- Use for community events
- Interspersed with barns and other structures that reflect the agricultural history of the properties
- Centrally located within the City

#### **Building:**

- Simple, non-modernized forms
- Community-oriented use of structures
- Cater to variety of events

# 22

**Bromham House**  
**1670 – 10 Street SW**  
**Salmon Arm, B.C.**  
**Circa 1905**

## Description

Bromham House is a one-and-a-half-storey, wood frame building located mid-block on the east side of 10 Street SW in Salmon Arm, British Columbia, easily identified by its bright yellow and red exterior colours and its prominent front verandah and bay window. The historic place includes the house and the surrounding landscaped lot.



Ken Schultis and Anne Kirkpatrick photo

## Values

Constructed circa 1905, Bromham House is valued for its aesthetic and cultural significance, particularly for its association with the agricultural lifestyle in the early 1900s and as an example of an historic building that has been tactfully maintained and enhanced over the years.

The style of the house represents a building form and character which was common in many other smaller farming communities in British Columbia at the time. Originally a simple rectangular massing, the structure has been enlarged and sided with three different types of siding, evidence of the era of modification and materials available at each renovation. The bay window on the south side of the house and the large bay-style sunroom distinguish it from other houses along the street and are considered important features. The multi-paned design of the windows, along with the building's good physical condition and substantially preserved original form and materials, also contribute to its overall significance as a heritage resource.

The house is surrounded by considerable yards with mature weeping willows and other plantings. The willows are estimated to have been planted in the 1940s, adding to the overall heritage significance of the property. The decorative landscaping is valued because it creates a welcoming atmosphere that complements the aesthetic qualities of the building. The stonework along the driveway leading to the rear of the building is important because it establishes the house as a focal point, rather than the garage and parking areas. The large front verandah also serves to create an enhanced social atmosphere at the front of the house not common among newer residences.

The house borders agricultural lands to the east providing pastoral views and contributing to the cultural importance of the house. The house has strong links to early agriculture in Salmon Arm as one of the early homesteads outside of the residential core. Originally constructed by Frank Bromham, the house has passed to a number of owners including George Ruggles, Mrs. N.B.E. Hopkins, District Agriculturalist William MacGillivray, Arthur Horsley and current owners Ken Schultis and Anne Kirkpatrick.

### **Character Defining Elements**

Key elements that define the heritage character of Bromham House include:

Site:

- Mature plantings
- Generous yards surrounding the house
- Pastoral views of the bordering agricultural lands
- Side yard driveway to parking behind house

Building:

- Cross gable roof form, with front of gable facing street
- Prominent bay window on south side of house
- Brick chimney
- Cross-framed windows with multiple panels
- Large covered verandah facing street
- Wood trim around windows and exterior doors



# 23

**Sinclair House**  
**1620 Lakeshore Road NE**  
**Salmon Arm, B.C.**  
**1904**

## Description

Sinclair House is a two-and-a-half storey, wood frame structure located on a medium-sized property fronting both Lakeshore Road NE and 16 Street NE in Salmon Arm, British Columbia. Sinclair House can be viewed from 16 Street NE and is easily identified as the tall, white building with the prominent verandah and two-storey bay projection. The historic place includes the house the surrounding property.

## Values

Constructed in 1904, Sinclair House is valued for its historical, cultural and aesthetic significance within the community, particularly for its first owner Donnel Sinclair and for its association with early settlement in Salmon Arm.

Construction of the house was commissioned by Mr. Sinclair in 1904, with the Haines brothers receiving the contract. The house was constructed using timber from the original acreage and was termed by the Enderby newspaper as the largest residence in this part of the country. Mr. Sinclair planted one of the earliest orchards in Salmon Arm on 138 acres of land and received his letters patent for his claim in 1904.

Mr. Sinclair is a notable figure in the early history of the community, serving on the first municipal Council of Salmon Arm in 1905 and periodically again until 1919. Known as a one of the finest breeders of Clydesdales and Short-horns in Canada, Sinclair was an active member of the community. The legacy of the Sinclair family, three generations of which occupied the house, lives on through the structure that still stands today. The nearby greenspace that runs parallel to the south property line connecting 16 Street NE to Lakeshore Road was named Sinclair Park to honour the Sinclair family.

The house is valued for its aesthetic significance. The house is an example of a transitional style of construction, displaying Victorian influences with a movement towards Edwardian era form and style. The two-storey bay projection and the relatively tall vertical massive are remnants of the Victorian style architecture common at the end of the 19th Century. The simple, cross-gable roof form, beveled wooden siding, and shallow-pitched verandah are examples of Edwardian era construction. The unusual design on the gable end trim or decorative barge and wavy pattern on the window sills add to the aesthetic qualities of the house.

The site on which Sinclair House sits is all that remains of the once vast acreage and orchards. The open spatial qualities of the site, generous yards surrounding the house and the mature vegetation embody the rural nature of Sinclair House and its connection to the agricultural history of Salmon Arm.



City of Salmon Arm photo

### **Character Defining Elements**

Key elements that define the heritage character of Sinclair House include:

Site:

- Open spatial qualities
- Generous yards surrounding the house
- Decorative landscaping

Building:

- Large, wrap-around verandah with square support posts
- Two-storey gable protection on the south face of the building
- Wooden shingles on gable ends
- Beveled wooden siding
- Decorative barge on gable ends
- Wavy-patterned sills on the windows
- Cross-gable roof form

# 24

**Hillcrest Manor**  
**551 – 21 Street SE**  
**Salmon Arm, B.C.**  
**Circa 1915**

## Description

Hillcrest Manor is a two-storey, wood frame structure located along the west side of 21 Street SE in the Hillcrest area of Salmon Arm, British Columbia. With its bright yellow exterior colours and prominent Dutch hipped roof, Hillcrest Manor can be seen from both 20 Street SE and 21 Street SE. The historic place includes the house the surrounding landscaped lot.



City of Salmon Arm photo

## Values

Constructed circa 1915, Hillcrest Manor is valued for its aesthetic, cultural and historic significance within the community, particularly for its historic association with the Hillcrest Poultry Farm.

Designed by architect W.D. Chown to be an “English country house”, Hillcrest Manor is an example of foursquare construction with a prominent Dutch hipped roof structure. While most of the original exterior building materials have been removed, the form of the main structure has remained primarily intact. The tall vertical profile of house, multi-pane windows and the brick chimney situated on the apex of the roof add to the aesthetic value of the structure and its significance as a heritage building within the community.

The cultural value of Hillcrest Manor is in its association with Hillcrest Poultry Farm, an early poultry operation in Salmon Arm. The farm was owned and operated by Dick Richards and included egg sales and a hatchery.

Hillcrest Manor is one of the older houses in a group of heritage homes on what was historically referred to as Wellings Lane and/or Hillcrest Road. Hillcrest Manor used to be accessed from 20 Street SE (formerly Hillcrest Road) before the original property was subdivided. Like many other houses built outside of the original townsite of Salmon Arm, Hillcrest Manor is associated with early agricultural development and used to be part of a much larger acreage. The cluster of nearby heritage homes, which includes Robinson House, represents an important part of the early growth of the community and strengthens the historical value of Hillcrest Manor.

## Character Defining Elements

Key elements that define the heritage character of Hillcrest Manor include:

### Site:

- Location on Hillcrest Road and to the northeast of Merton Hill
- Proximity to other heritage homes along 20 Street SE (Hillcrest Road)

### Building:

- Dutch hipped roof
- Brick chimney covering the apex of the roof
- Multi-pane windows
- Original form of the structure maintained
- Tall, vertical profile

# 25

**Gorse House**  
**931 Old Auto Road S.E.**  
**Salmon Arm, B.C.**  
**Circa 1948**

## Description

Gorse House is a one-storey, brick-walled structure with an internal wood frame. It is located near the top of Cherry Hill on the north side of Old Auto Road in Salmon Arm, British Columbia and is easily identified by its bright red brickwork and shingles, which stands in contrast to the surrounding forest. The historic place includes the house and the surrounding forested lot.

## Values

Constructed circa 1948, Gorse House is valued for its historic and aesthetic significance within the community, in particular for its proximity and association with Old Auto Road and as an example of brick residential construction.

Gorse House is significant for its proximity to Old Auto Road (formerly Automobile Road), a new and more direct route at the time, designed specifically for the automobile to ease travel from Salmon Arm to Enderby and other southern interior towns. During the time when the house was constructed, automobile travel was already a well-established mode of transportation. Land speculators anticipated that, with the completion of the new road and easy access to neighbouring communities, property values would increase.

Gorse House is significant as a rare surviving example of brick residential construction. It has an unusual low, bungalow form with an interior wood construction. The walls, constructed of bricks from the Enderby Brickyard, are uncommonly thick. The hipped roof is enhanced by the extended roof section over the corner entrance. The house has been well maintained and remains an important representation of a form and character of dwelling not uncommon following World War II.

The house is surrounded by undeveloped, forested land, and is afforded an excellent view of Salmon Arm and Fly Hills. The aesthetic qualities of the building and the property lie in the generous yards and mature forests surrounding the house and in the orientation of the house itself which focuses on views, rather than social interaction.

The house is significant for its association with the Gorse family. P.A. Gorse, father of the builder, owned and operated P.A. Gorse and Sons Ltd., a supplier of building materials in the region. The company purchased Enderby Brickyard, which had a significant role in the history of residential brick construction in Salmon Arm.

As one of the first dwellings constructed on Cherry Hill, in what is sometimes referred to as the Cumberland Park subdivision, Gorse House is valued for its contribution to one of the later expansion areas of Salmon Arm. The property has historic connections to F.W. Clingan, who purchased the 22 acre Cherry Hill property in 1912. Clingan served on the municipal Council as Alderman in 1914 and Mayor in 1919 and 1920. He also served on the Fall Fair and Water Committees and was elected President of the local Liberal Association. Clingan's legacy of propelling Salmon Arm into a new age through the development and enhancement of new roads, including Old Auto Road (originally Automobile Road), is recognized as an important piece of the history of Salmon Arm.



City of Salmon Arm photo

### **Character Defining Elements**

Key elements that define the heritage character of Gorse House include:

Site:

- Mature forests
- Generous yards surrounding house
- Proximity to Old Auto Road

Building:

- Hipped roof structure, with a composite element of the corner entrance
- Low bungalow design
- Two brick chimneys
- Simple hollow brick form
- Wood framing on the interior of the house
- Orientation and siting of the house to maximize views



# 26

**Reader House I**  
**91 – I Street SE**  
**Salmon Arm, B.C.**  
**C. 1913 – c. 1916**

## Description

Reader House I is a one-and-a-half-storey, wood frame structure located along the west side of I Street SE near the intersection of Okanagan Avenue and I Street SE in Salmon Arm, British Columbia. The Reader House I is identified by its modest, cross gable form and prominent bay window. The historic place includes the building and the surrounding property.

## Values

Constructed circa 1914, Reader House I is valued for its aesthetic and historic significance within the community, particularly for its role in helping define the residential enclave between I Street SE and 5 Street SE as the area of greatest concentration of homes in the early years of the community.

Reader House I is a good example of Edwardian style bungalow form common throughout British Columbia during this era. The cross-gable form and wide, bay windows on the front and side of the building represent modest residential construction that catered to the working class in the province during this period. The wooden shingles on the gable ends and the brick chimney add to the aesthetic value of the house.

The house is valued historically as it is believed to have been constructed by local and well known contractor William (Billy) Reader as a personal residence. Reader built another personal residence on Shuswap Street known as the Reader House II and other residential properties on the Heritage Register including the Collier and Drummon Houses. Reader also build non-residential structures including the current Shuswap Art Gallery Association (SAGA) Public Art Gallery, Old Courthouse and the original Municipal Hall buildings, all of which are considered important heritage buildings in Salmon Arm.

The house was also owned and occupied by John Bernard (JB) Duxbury, a notable figure in the history of Salmon Arm. Mr. Duxbury and his partner, Mait Kersey, opened and operated 'Stedman's Five to a Dollar' store on Hudson Street in Downtown Salmon Arm.

## Character Defining Elements

Key elements that define the heritage character of Reader House I include:

### Site:

- Location on I Street SE in one of the first residential areas established in Salmon Arm
- Proximity of other heritage homes along I Street SE and downtown Salmon Arm

### Building:

- Cross gable roof form
- Wooden shingles on the gable ends
- Brick chimney
- Wide bay windows



City of Salmon Arm photo



Salmon Arm Museum, Bedford Collection

# 27

**Jimmy Day House**  
**51 – 1 Street SE**  
**Salmon Arm, B.C.**  
**Circa 1909**

## Description

Jimmy Day House is a small, two-storey, wood frame structure located on the west side of 1 Street SE near the intersection of Okanagan Avenue and 1 Street SE in Salmon Arm, British Columbia. The house is identified by its wide, horizontal wooden siding and simple gable form with an overhanging second floor. The historic place includes the house and the surrounding property.

## Values

Constructed circa 1909, Jimmy Day House is valued for its historic, cultural and aesthetic significance within the community, in particular its role in helping define the residential enclave between 1 Street SE and 5 Street SE as the area of greatest concentration of homes in the early years of Salmon Arm.

Jimmy Day House is an unusually small building with a cross-gable form with the gable end orientated towards the street. Its wooden siding, bay windows and the subordinate, shallower-pitched section off the back of the house exemplify a modest approach to residential construction catered to the working class in the province during this era. The brick chimney and the wood shingles on the gables are important distinguishing features and add to the overall aesthetic qualities of the house.

It is an excellent example of a modest working class home from the City's early decades, located in what was historically referred to as the "smart" part of town. Jimmy Day House is reported in the Salmon Arm Observer as the first home constructed on what was then called 1st Avenue. Originally one storey in height, the house was raised and the lower floor inserted, which has contributed to the 'top-heavy' look of the house. This approach to transforming the house to a larger structure was likely done as a cost-saving measure.

Jimmy Day House is important historically for its association with James "Jimmy" Day. Jimmy Day was a painter and decorator in the Salmon Arm area before he joined a building and construction firm with J.L. Jackson and James L. Parker. The Jackson and Parker firm was responsible for the construction of a number of buildings throughout Salmon Arm, including the first Anglican Church on Shuswap Street, a number schools in Salmon Arm and Canoe, and the Montebello Hotel. Mr. Day and his wife Daisy also operated the Coronation Hotel on Shuswap Street. Mr. Day was involved politically in Salmon Arm, sitting on municipal Council from 1929 to 1944, and chairing the social welfare and fire committees.

## Character Defining Elements

Key elements that define the heritage character of Jimmy day House include:

### Site:

- Located in one of the first areas of residential development in Salmon Arm
- Mature trees
- Close to the downtown area
- Close proximity to other heritage buildings

### Building:

- Unusually small residential building structure
- Simple, cross gable roof form
- Overhanging appearance of the second floor
- Wide, horizontal wooden siding
- Wooden shingles



City of Salmon Arm photo

# 28

**Reader House II**  
**230 Shuswap Street**  
**Salmon Arm, B.C.**  
**Circa 1922**

## Description

Reader House II is a one-and-a-half-storey, wood frame house located on the corner of Shuswap Street and 2 Avenue SE in Salmon Arm, British Columbia, identified by its blue exterior colours and prominent gable form and dormers. The historic place includes the house and the surrounding property.

## Values

Constructed prior to the spring of 1922, by William Reader as his personal residence, the house is valued for its aesthetic and historical significance within the community, particularly for its historical association with prominent community members, William (Bill) Reader and Dr. Eve Gulliford.

Reader House II is valued for its aesthetic qualities and as a good example of the post World War I style of construction with Craftsman influences. The simple gable roof form is complemented by a gable dormer on the side of the house fronting Shuswap Street and a wider, shed-roof dormer on the rear of the house. The verandah extends around a corner of the house as a shallower-pitched roof section. The windows are boxed in with protruding sills. The bay window on the side of the house, beveled siding on the lower floor, and shingles on the upper floor gable ends and dormers adds to the aesthetic qualities of the house. The wooden stringcourse, exposed rafter tails and support beam extensions to the edge of the gable ends are also significant as examples of Craftsman influences on the overall design of the building. The aesthetic qualities of the site are exemplified by the siting of the house close to Shuswap Street and the large, well-established trees common in this part of Salmon Arm.

Reader House II is valued historically for its association with William Reader, a local and well known contractor, who also built the current Shuswap Art Gallery Association (SAGA) Public Art Gallery, the Old Courthouse, and the original Municipal Hall along Hudson Avenue NE downtown, all of which are considered important heritage buildings in Salmon Arm.

Reader House is also valued for its association with Dr. Eve Gulliford, Salmon Arm's first female medical doctor. 'Dr. Eve', as she was known, also served on the School Board, was president of the hospital medical staff for a time, and was instrumental in keeping the McGuire Lake property for the hospital. Furthermore, she was influential in the establishment of McGuire Lake Park.

It is significant that Reader House was also the residence of Harry and Lois Higgins. Mr. Higgins is a former Principal of J.L. Jackson Junior High School, and known for his herpetological work with the University of Victoria, and Mrs. Higgins is a long-time, well-respected member of the arts community in Salmon Arm.

## Character Defining Elements

Key elements that define the heritage character of Reader House II include:

Site:

- House close to Shuswap Street with parking at the rear of the house
- Mature vegetation
- Generous yards surrounding house

Building:

- Single gable roof form with shallower-pitched section over inset verandah
- Prominent shed-roof and gable dormers
- Beveled wooden siding and banding
- Boxed windows with sills
- Wooden shingles on dormers and gable ends
- Verandah element on the west façade of the house with wood support posts
- Chimney element
- Bay-style window on lower floor
- Wood frame structure



City of Salmon Arm photo

# 29

**Robinson House**  
**401 – 20 Street SE**  
**Salmon Arm, B.C.**  
**Circa 1912**

## Description

Robinson House is a two-storey, wood frame structure located along the west side of 20 Street SE in the Hillcrest area of Salmon Arm, British Columbia. Tucked in behind the other houses fronting 20 Street SE, Robinson House is situated on a large parcel with the gable end facing the street. The historic place includes the house and the surrounding property.



City of Salmon Arm photo

## Values

Constructed circa 1912, Robinson House is valued for its aesthetic and historic significance within the community, particularly as an example of Edwardian era construction and its historical use as a rest home.

The Edwardian form and style of construction common in British Columbia during this era is represented by the Robinson House. Some of the features that exemplify this style of construction are the saddlebag dormers and the simple gable form. There are two smaller gables off the south facade of the building.

Robinson House is valued for its association with Frank Henry Robinson, the first owner of the house. Mr. Robinson sat as a Director on the Salmon Arm Co-operative Creamery Association, Salmon Arm Farmers' Exchange and Farmers' Institute Boards, and was also a member of the Masonic Lodge. The house is also significant for its association with Henry Victor Hooper, an active fruit farmer for twenty five (25) years in Salmon Arm. Mr. Hooper, who lived in the house following the Robinsons, was a municipal alderman, school trustee and Director and President of the Salmon Arm Farmers' Exchange. Mr. Hooper was also a member of the United Church and was involved with the Horticultural Society.

From 1957 to 1981, Robinson House served as the Starcrest Rest Home, a group home for residents, many of whom were on Social Assistance. One of the group homes' later owners, the Boumas, considered the paying tenants to be part of their family. For this reason, Robinson House is valued by the community as the historic location of a long-standing and prevalent institution within community.

The aesthetic qualities of the house lie in rustic character and the rural nature of the property on which it sits. The siting and orientation of the house on the original acreage was likely chosen to maximize the quality of the views of the original townsite and the surrounding landscape. The placement of Robinson House still affords spectacular views of Salmon Arm, Shuswap Lake and the surrounding hills.

Hillcrest Manor can be found along this section of 20 Street SE, which enforces and enhances the historic character of the site and Robinson House.

## Character Defining Elements

Key elements that define the heritage character of Robinson House include:

### Site:

- Mature vegetation
- Generous yards surrounding house
- Location to the west of Hillcrest Road and northeast of Merton Hill
- Majority of the site is set back from the street frontage

### Building:

- Wide, simple gable form perpendicular to 20 Street SE
- Two smaller, intersecting gables on the south face of the building
- Saddlebag dormers
- Wooden shingles on the roof
- Brick chimney
- Beveled wooden siding
- Orientation and siting of the house to maximize views



# 30

**Leech House**  
**1890 – 20 Avenue NE**  
**Salmon Arm, B.C.**  
**Circa 1909**

## Description

Leech House is a one-and-a-half-storey, wood-frame structure, currently serving as a Bed and Breakfast. It is situated on the south side of 20 Avenue NE, north of Hoadley Park on what is commonly referred to as “Leech Hill” in Salmon Arm, British Columbia. The historic place includes the building and the surrounding landscaped lot.



Carol Hostman photo

## Values

Constructed circa 1909, Leech House is valued for its historic, aesthetic, scientific and cultural significance within the community.

Of particular cultural significance is Leech House's association with early settlement in the Shuswap area. Tyn-y-Coed is the Welsh name given to the house by its builder, Daniel Leech, meaning 'house in the woods'. The house was constructed at a time when obtaining certain building materials was often a challenge. For example, bricks were hauled by horse and sleigh from Enderby Brickyard in the winter of 1908-1909 to construct the fireplace and chimney.

The house is important scientifically for its association with the development of agricultural practices in the region. In 1928, Mr. Leech represented Canada as a delegate at a meeting of the World Dairy Congress in London, England. He strongly believed in the use of scientific knowledge as a basis for agricultural practice and, in conjunction with Dominion Experimental Farms, he operated his farm as an Illustration Station using these principles.

Leech House is also valued historically for its association with the Hoadley family who occupied the house starting in the 1940s through to 1965. Winifred Daisy Hoadley, daughter of William Ernest Hoadley, was a prominent teacher in Salmon Arm for many years and past Worthy Matron of the Shuswap Eastern Star. William Hoadley was also a long-standing teacher in the province and a former Master of the Masonic Order. Hoadley Park immediately south of the property was named so to honour the Hoadley family's presence in Salmon Arm and the contributions they made to the community.

Valued for its aesthetic qualities, Leech House continues as a 'house in the woods' one hundred years later. The placement of the building among mature coniferous trees and generously landscaped yards sets it apart from the surrounding residential properties. The large bay window, exterior building materials, form and detailing, and the simple gable form and verandah are representative of houses built in the early 1900s. The verandah on the front of the house is significant because it represents a time when the interface between indoor and outdoor space was appreciated for its social value.

## Character Defining Elements

Key elements that define the heritage character of Leech House include:

### Site:

- House set back from and perpendicular to the road
- Mature vegetation
- Generous yards surrounding house
- Decorative landscaping
- Relationship and proximity to Hoadley Park

### Building:

- Gable roof form with shallower-pitched section over verandah
- Verandah element on the west façade of the house with wood support posts
- Brick fireplace and chimney
- Large bay-style window on lower floor
- Wood frame structure
- Original siding and shingle façade on gable ends



# 31

## **R.J. Haney Heritage House** **751 Highway 97B NE** **Salmon Arm, B.C.** **1910**

### **Description**

R.J. Haney Heritage House is a prominent two storey building located on a farm acreage preserved within the Agricultural Land Reserve in the northeast quadrant of Salmon Arm, British Columbia. The house is easily identified by its landmark position at the end of the entrance to R.J. Haney Heritage Village. The historic place includes the house and adjacent gardens and grounds.

### **Values**

The house was originally constructed in 1908 and rebuilt in 1910 by R.J. Haney after it was destroyed in a fire. R.J. Haney Heritage House is valued for its historical, aesthetic and cultural importance, particularly through its association with Robert James Haney, a prominent local farmer and money lender in the early days of Salmon Arm's development.

The house is valued for its location next to the road to the nearby community of Enderby. Constructed in 1896, local farmers voluntarily built the road in order to gain access to the Columbia Flouring Mills in Enderby. Mr. Haney and other farmers in Salmon Arm grew wheat and needed access to the neighbouring community. Remnants of the road bed can be found on R.J. Haney's property along Canoe Creek.

Exhibiting a hybrid architectural style, the house takes its cue from the Arts and Crafts architectural movement. The Arts and Crafts inspired form and detailing including its horizontal massing, gable roof, knee braces, covered verandah and shingle cladding, and has not changed architecturally since its construction. The site's natural landscape features and sympathetically designed gardens planted in 2001 serve to buffer the house from the R.J. Haney Heritage Village development, isolating and visually protecting the structure.

R.J. Haney Heritage House is valued by the community for its location within R.J. Haney Heritage Village, a forty acre parcel owned by the City of Salmon Arm and treasured as a community park. Social value is found in the house's connection to a time when mixed farming was a profitable venture in the community. The house also has value as the community's first municipally designated heritage home, having been declared a Municipal Heritage Site in 1991.



*Duncan Myers photo*



*Margaret Haney (date unknown) Salmon Arm Museum (photographer unknown)*

### Character Defining Elements

Key elements that define the heritage character of R.J. Haney Heritage House include:

#### Site:

- Located parallel to Canoe Creek, on route to Enderby
- Remnants of the original Salmon Arm-Enderby road bed
- Generous yard, open space, and heritage gardens surrounding the building
- Mature plantings bordering the site
- Views of neighbouring agricultural fields and the Trans Canada Highway

#### Building:

- Front door facing the highway
- Above grade relationship to surrounding gardens
- Horizontal, square massing
- Wood frame and concrete foundation
- Shake clad, gable roof
- Original wood knee braces supporting gable end eaves
- Shingle exterior cladding
- Front and back verandahs on the main floor
- Screened sleeping porch on the second floor at the rear of the house
- Original proportioning of exterior surfaces and window openings
- Original wooden frame sash windows in a variety of configurations
- Original wood mouldings and trim
- Leaded glass bay window associated with interior staircase
- Original and replicated interior stained glass windows

# 32

**CPR Railway Station**  
**331 Lakeshore Drive NE**  
**Salmon Arm, B.C.**  
**1913**

## **Description**

The CPR Railway Station is a two-storey, rectangular wooden building with deep overhangs formed by a shallow pitched side-gable roof, with board and shingle cladding defining the exterior. The building is located on the south side of the railway tracks adjacent to the former foreshore of Shuswap Lake in Salmon Arm, British Columbia. The historic place includes the building, the surrounding platforms and the railway tracks.

## **Values**

Constructed in 1913, the CPR Railway Station is valued by the community for its historical, aesthetic and cultural significance, particularly as a focal point for the railway's profound, and likely most important, influence on the early development of Salmon Arm.

It was the choice to construct the Canadian Pacific Railway tracks around Shuswap Lake in 1885 that gave the impetus to the settlement of Salmon Arm. By 1890, the community had a station which became the core around which Salmon Arm grew. The rail line ensured that residents' petition of the same year for a post office would be granted, replacing the CPR baggage man who acted as postmaster.

The second of Salmon Arm's railway stations, the building is important for its location, having replaced the original station on the north side of the tracks, which was constructed in 1890. Flooding in 1894 submerged the tracks on both sides of town, and the municipal Council chose the south side (the "right side of the track") for the new station, a deliberate response to the threat of flooding from Shuswap Lake at high water season.

The CPR Railway Station is important for its association with early economic development in Salmon Arm and the Salmon Valley. The railway became a lifeline for Salmon Arm and other nearby communities as a means of shipping agricultural products as railway stops evolved into viable towns.

The CPR Railway Station has aesthetic value expressed by its architectural design and in its details, and was considered thoroughly modern for its time. The configuration of the station is representative of early rail travel in British Columbia, including ladies' and general waiting rooms, express and baggage rooms, and a station agent's office extension with windows to either side for viewing up and down the tracks.

While similar to many railway stations around the province, local knowledge reveals that the building was created from a modified plan of a No. 1 station, making it at once singular yet recognizable. Details such as clerestory windows, shingle siding, cornerboard trim and elaborate brackets help give the building its aesthetic appeal. The station has not changed architecturally, with its original structure and detailing still intact.

The building also has value for its nostalgic reminder of rail travel in Salmon Arm. Passenger service stopping in Salmon Arm ended in 1990. The Salmon Arm Railroad Association, which has obtained copies of the original drawings of the CPR Railway Station, embodies a continued interest in the building and rail travel in general.



City of Salmon Arm photo

### **Character Defining Elements**

Key elements that define the heritage character of the CPR Railway Station include:

#### **Site:**

- Located in the downtown area of Salmon Arm, on the south side of the CPR tracks
- Open space and platform surrounding the building
- Parallel relationship to railway tracks

#### **Building:**

- At-grade relationship to the platform
- Horizontal, rectangular massing
- Station agent's extension with double set of windows on three sides
- Wood frame and concrete foundation
- Dutch-hipped roof
- Half-timbering in the gable ends
- Double hung wood frame windows in a variety of configurations
- Shingle exterior cladding with cornerboards
- Decorative eave brackets

# 33

**Salmar Theatre**  
**360 Alexander Street NE**  
**Salmon Arm, B.C.**  
**1949**

## Description

The Salmar Theatre is a two-storey Art Deco style building with a half-culvert proscenium located mid-block on Alexander Street in downtown Salmon Arm, British Columbia. The historic place includes the building on its footprint.

## Values

Constructed in 1949 by the newly incorporated Salmon Arm Community Association, the Salmar Theatre (now the Salmar Classic Theatre) was built to replace the outdated Rex Theatre. Surplus revenues from the Theatre were directed to the construction of the Salmon Arm Memorial Arena, which fulfilled the need for a skating and hockey arena, and commemorated the Veterans of World War II. The Theatre is valued for its role in the creation of this memorial to those Salmon Arm residents who had served in World War II. The building was constructed using a Quonset design developed during the War and later used extensively in Canada and the United States for theatre purposes. The wartime design was used in at least one other building in Salmon Arm: the bowling alley on Ross Street which has since been demolished. Likely used because it was a less expensive option, the Quonset design reflects the post-War economic situation in many small communities in the province.

The Salmar Theatre has cultural value through ongoing upgrades and renovations that make possible its continued use as a theatre and small concert venue and for filling the role served by the original Rex Theatre, an indication of the importance and long-standing presence of the arts in Salmon Arm. Renamed to the Salmar "Classic" Theatre when a new movie theatre was constructed, the Salmar name is an ongoing reminder of the history of the building.

The Salmar Theatre is valued by residents for its character, history and ownership by the Salmon Arm Community Association. The Association was incorporated in 1949 (now known as the Salmar Community Association) and continues to be involved in community projects including sports and recreation, health care and the arts.



City of Salmon Arm photo



City of Salmon Arm photo



Aesthetic value is found in the building's unique form and construction materials. The front of the building facing Alexander Street is an Art Deco facade, characteristic of theatre design during the period, and is of frame and stucco construction. The contrasting Quonset structure is circular in shape and constructed corrugated steel sheets bolted together into half circle arch form and now painted with a mural that is well-integrated with the form. The interior is now insulated with a special material designed to ensure maximum efficiency in heating, while producing the best acoustic atmosphere.

### **Character Defining Elements**

Key elements that define the heritage character of the Salmar Theatre include:

#### Site:

- Location mid-block on Alexander Street in downtown Salmon Arm
- Zero setback from sidewalk

#### Building:

- Horizontal massing
- Art Deco design style seen in details such as the arched and stepped parapet
- Horizontal glazing in the front facade of the Theater
- Marquee and sign
- Quonset design for theatre space
- Matching exit stairs
- Mural on rear of building
- Continued community use

# 34

**W.K. Smith House**  
**681 Okanagan Avenue NE**  
**Salmon Arm, B.C.**  
**1938**

**Description**

W.K. Smith House is a one-and-a-half storey, wood frame house located on its original lot fronting the north side of Okanagan Avenue at the base of what was historically referred to as 'Merton Hill Road' in Salmon Arm, British Columbia. The house is identified as a relatively small, blue-grey coloured residential structure that is clearly visible from the road. The historic place includes the site and the building.



City of Salmon Arm photo

**Values**

Constructed in 1938, W.K. Smith House is valued by the community for its historic, cultural and aesthetic significance, particularly for its association with William Reader and William Kirkwood (W.K.) Smith.

W.K. Smith House is valued for its historic association with its builder William Reader, a local and well known contractor. William Reader also built the current Salmon Arm Arts Centre (historically the Post Office), the Old Courthouse, and the original Municipal Hall along Hudson Avenue NE downtown, all of which are considered important historic buildings in the community and are listed on the Community Heritage Register.

The house is a good example of the low, pre-World War II style bungalow commonly constructed in British Columbia during this era. The house is significant for its siting on one of the original lots of the Lyman Addition to the 'McGuide Annex', one of the early subdivisions that contributed to the development of the Salmon Arm townsite near the downtown. The house plays an important role in contributing to the heritage character of the subdivision extending north and northeast along 2 Avenue NE (historically Harris Street) and adds to the reputation of this area as a valued piece of Salmon Arm's heritage.

W.K. Smith House is valued for its association with its first owner, and the person to whom it owes its name, W.K. Smith. William and his wife Jean Bisset Smith were well known and influential community members during their tenure in Salmon Arm. Upon their arrival to Salmon Arm, the Smiths opened and operated a bakery on Lakeshore Drive (historically called Front Street) from 1938 to 1944. W.K. Smith served in a civic capacity for nearly 15 years, representing the community as an Alderman from 1940 to 1951 and as Mayor from 1952 to 1955. Smith also played a part in the community's acquisition of its first fire truck and served on the Fire Brigade. As the unofficial ambassador for Salmon Arm, Smith would often place welcome cards on the windshields of tourists.

### **Character Defining Elements**

Key elements that define the heritage character of the W.K. Smith House include:

#### **Site:**

- One of the original lots of the subdivision referred to as the Lyman Addition
- Located directly south of a series of heritage homes along 2 Avenue NE (Harris Street)
- Fronts the north side of Okanagan Avenue, one of the key transportation corridors in the history of Salmon Arm (located at the base of what was historically referred to as Merton Hill Road)

#### **Building:**

- Association with its builder William Reader
- Association with its first owner and occupant William Kirkwood Smith
- Representative of the low, bungalow form of residential construction occurring in the pre-World War II era
- Cross-gable roof form with gable dormer on north side of the house
- Setback from the road and surrounded by mature trees

# 35

**Richmond House**  
**1150 – 15 Avenue SE**  
**Salmon Arm, B.C.**  
**Circa 1920**

## **Description**

Richmond House is a one-and-a-half storey, wood frame structure currently being used as a bed and breakfast (A la Maison Richmond). The house is located near the southeast corner of the intersection of 15 Street SE and 15 Avenue SE on what is commonly referred to as Richmond Hill in the Hillcrest area of Salmon Arm, British Columbia. The house is identified by its shingled gable dormers facing 15 Avenue SE and its prominent front porch and posts. The historic place includes the building and the property on which it sits.

## **Values**

Constructed circa 1920, Richmond House is valued for its historic, cultural and aesthetic significance within the community, particularly for its association with the Richmond family and as a well maintained example of residential construction common to the era in which it was built.

The house is important for its association with the Richmond family, in particular its original owners Wilmar Field and Elizabeth Anne Richmond. Wilmar and Elizabeth commissioned William H. Ireland, who also constructed the Canoe United Church, to build the house in support of an orchard and mixed farm that they would come to establish on their acreage, consisting of approximately 20 acres of undeveloped land. Wilmar was well known for having predicted his own passing and assisted with the construction of the second Pentecostal church in Salmon Arm. He also cleared land for and built Richmond Road, which was to become the nearby section of 15 Street SE.

Like other examples of Edwardian style construction in the interwar period in the community, Richmond House represents a movement away from the elegance of the Victorian era to a more functional design that serves an agricultural use. Although the eastern part of the house was added in 1983, many elements of the house are in their original form or have been extremely well-maintained and enhanced to preserve the building's heritage character. The front porch and posts, stained glass window and other windows on the main part of the house are original, as is much of the interior woodwork and edge grain fir flooring. The shingles on the dormers add to the aesthetic significance of the house. Also of significance is the siting of Richmond House, which takes advantage of passive solar heating and cooling principles.



City of Salmon Arm photo

### **Character Defining Elements**

Key elements that define the heritage character of Richmond House include:

#### **Site:**

- Location on Richmond Hill in the Hillcrest area of Salmon Arm
- Proximity to Richmond Road (now I5 Street SE)
- Remainder of what used to be a much larger acreage containing an orchard and mixed farm
- View of the Salmon Valley

#### **Building:**

- Edwardian style construction in the interwar period
- Simple, gable roof form with gable dormers
- Covered front porch facing the road, which supports social interaction between the residents or guests and pedestrians
- Many original building materials and elements, including the front porch and posts, interior wood-work and flooring, and windows
- Orientation of the house to take advantage of passive solar heating and cooling principles
- Thoughtful renovations and enhancements that do not detract from the heritage character of the building



# 36

**Simpson House**  
**5051 – 11 Street NE**  
**Salmon Arm, B.C.**  
**1903**

## Description

Simpson House is a one-and-a-half storey, wood frame house located on the east side of 11 Street NE in the Raven area of Salmon Arm, British Columbia. The house is visible from the road and is identified by its prominent stone-faced bay on its southwest corner. The historic place includes the site and the building.

## Values

Constructed for Dr. A.H. Simpson in 1903, Simpson House is valued for its historic and aesthetic significance within the community, particularly for being one of the oldest residences in the Raven area of Salmon Arm.

The house is situated on a parcel of land that was originally part of a much larger acreage historically used for orchards, pasture and other agricultural uses. The Raven neighbourhood has grown and developed around Simpson House but its continued presence serves as a reminder of the agricultural history of the area. Although this part of Salmon Arm was not known as the most ideal for orchards or other farming operations, the house still represents a time when the area was being farmed by early settlers.

Simpson House is important for its somewhat unusually steep-pitched hipped roof. It is a fairly simple design, with gable dormers on the south and north sides of the house and a shallower-pitched verandah on its east side. The brick chimney and the mature trees surrounding the house add to the aesthetic value of the historic place.

After being constructed, the house passed to various community members, including Mrs. Frances Edwardes and husband George Hamilton S., after whom the nearby Edwardes Point was named. The property was also associated with the Fraser, Davidson and Herb Turner families.

## Character Defining Elements

Key elements that define the heritage character Simpson House include:

### Site:

- Remainder of a much larger homestead from 1894
- Association with early agriculture and orchards
- Location within the Raven neighbourhood, surrounded by contemporary residential development
- Mature trees

### Building:

- Steeply-pitch hipped roof structure
- Brick chimney
- Shallower-pitched verandah
- Gable dormers on south and north sides of the house



Salmon Arm Museum photo



Maureen Defoe photo

# 38

**Canoe United Church**  
**6861 – 50 Street NE**  
**Salmon Arm, B.C.**  
**1921**

## Description

Canoe United Church is a simple gable-roofed church building located on the west side of 50 Street NE near the entrance to Canoe. Sited on a 669 m<sup>2</sup> property fronting 50 Street NE, the church is clearly visible from the road. Signage on the front of the building and next to the road identifies it as the Canoe United Church. The historic place includes the building and the small lot on which it is located.



City of Salmon Arm photo

## Values

Constructed by local contractor William H. Ireland in 1921, Canoe United Church is valued for its historic, social and cultural significance within the community, particularly for its association with its first minister Reverend John Dinnage Hobden and for being the first church constructed in Canoe.

As the first purpose built structure to house a place of worship in Canoe, the church remains a symbol of the role religious institutions played in creating complete communities. Established as the Canoe Methodist Church, it was not until 1925 that the Methodists, Presbyterians and Congregationalists amalgamated to form the Canoe United Church. Prior to its construction, the first church services of the interdenominational church dating to 1888 were held in peoples' homes.

The Church is important historically for its association with its first minister, Reverend J.D. Hobden. In 1934, Hobden was appointed as the first director of the first branch of the John Howard Society in Vancouver, British Columbia. Hobden received national fame for his involvement and work in prison reform, as well as other social issues, and in 1974 he received the Order of Canada for the social issues and reform to which he dedicated his life.

## Character Defining Elements

Key elements that define the heritage character of Canoe United Church include:

### Site:

- Location near the entrance of Canoe

### Building:

- Simple gable form common to churches constructed during this period
- Shingles on gable ends
- Association with its first minister J.D. Hobden

# 39

## **Victory Hall**

**7210 – 51 Street NE**

**Salmon Arm, B.C.**

**1919**

### **Description**

Victory Hall is a one storey, wood frame structure located on the northeast corner of the intersection of 51 Street NE and 72 Avenue NE in the community of Canoe in Salmon Arm, British Columbia. Victory Hall, also known by its current name – North Canoe Community Hall – is a relatively tall, white building with a sign on the gable facing 51 Street NE identifying it as “North Hall”. The historic place includes the building and site on which it sits.



City of Salmon Arm photo

### **Values**

Constructed in 1919, Victory Hall is valued for its historic, cultural and social significance within the community, particularly for its role in commemorating the ‘Empire’s victory in World War I’ and for its historic use as a place of public worship and continued use for social gatherings and other events.

The hall was constructed to commemorate victory in World War I and continues to honour the Canoe residents who served in both World Wars.

Victory Hall is significant for its historic use as a place of public worship by various congregations, including the Methodists, Presbyterians and Anglicans. The hall proved to be an important resource, as the various congregations used it on an interim basis until they managed to construct churches to meet their respective long term needs.

The hall would have been an integral part of creating a complete community within Canoe, historically, serving the different social, cultural and social needs of Canoe residents. Given that the timber and other building materials, construction costs, furniture, and the land on which the hall sits were all donated by community members, it is evident that the public recognized the importance of constructing such a place. The land was donated by John Haakon Lund.

Victory Hall has continued to function as an important social and cultural resource within Canoe over the years, housing the dramatic club, the badminton club, whist drives and dances, as well as events featuring the music of local bands and artists, including the Armstrong Serenaders, Melody Four, Frank Farmer and Lawrence Ramsey. It has also been used by Federated Coop Mill for lumber grading classes.

### **Character Defining Elements**

Key elements that define the heritage character of Victory Hall include:

#### **Site:**

- An original lot of one of the first subdivision additions to the townsite of Canoe
- Location within the ‘heart’ of the community of Canoe

#### **Building:**

- Purpose of its construction to commemorate the ‘Empire’s victory in World War I’
- Historic use by various congregations, including the Methodists, Presbyterians and Anglicans
- Historic and ongoing use as a place for social, educational and cultural gatherings and other events
- Originally sited on land and planned, constructed and furnished by labour, money and other resources donated by the Canoe residents, including John Haakon Lund



# 40

**Wharf and Marine Park**  
**750 Marine Park Drive NE**  
**814 Marine Park Drive NE**  
**Salmon Arm, B.C.**  
**1907**

## Description

Wharf and Marine Park is comprised of two properties encompassing a community park, and a wharf and marina that extend into the Salmon Arm Bay of Shuswap Lake. The wharf and park are located at the end of Marine Park Drive north of the railway tracks near the downtown area of Salmon Arm, British Columbia. The historic place encompasses the park, wharf, marina, breakwater and the various buildings and structures.

## Values

Wharf and Marine Park, which dates back to the construction of the first government wharf in 1907, is valued for its historic, social, cultural, scientific and aesthetic significance within the community, particularly as one of the iconic features of Salmon Arm and its historic and enduring use as a place for community members to come together to celebrate various annual events and momentous occasions.

Wharf and Marine Park is important for its proximity the downtown area and the railway, and it is believed that during the construction of the Canadian Pacific Railway, crews were supplied by sternwheelers in the general area where the wharf sits today. The original government wharf was valued by community members during Salmon Arm's early history as a symbol of continued growth and development. The Enderby Progress newspaper reported in 1907 that citizens were pleased to see that construction of the wharf would be going ahead, and its construction was seen as an important component of what it would take to promote continued expansion and growth of the town. The wharf may have opened up additional opportunities for water transportation to and from other communities in the area.

750 Marine Park Drive NE contains the Brighthouse Nature Centre, operated by the Salmon Arm Bay Nature Enhancement Society (SABNES). The Centre is significant for the role it plays in increasing the community's awareness and knowledge of the natural environment within the Salmon Arm Bay. The adjacency of the parklands to the Salmon Arm Bay provides visitors with an opportunity to view the wildlife and experience the natural processes that have been occurring in the bay long before Salmon Arm was settled.

The park to the south of the wharf is significant as the site of cultural and social events and recreational activities. Historically, the surrounding lands were used for various sports, including tennis played on grass courts, cricket, golf, badminton and lawn bowling. The special events that have been held on the Wharf and Marine Park, such as the Children's Festival on Canada Day, the Twilight Market, the Shuswap Dragon Boat Festival, the Salmon Arm Centennial celebrations and Wednesdays on the Wharf, add to the historic place's importance to the community.

The gazebo is significant because it was originally from the 1986 World Exposition on Transportation and Communication (Expo 86) held in Vancouver, British Columbia, and was purchased by the City (District at that time) for the park. The gazebo, gardens and mature trees add to the aesthetic value of Wharf and Marine Park.



City of Salmon Arm photo



City of Salmon Arm photo

### **Character Defining Elements**

Key elements that define the heritage character of Wharf and Marine Park include:

#### Site:

- Location near the downtown and the railway
- Historic use for various sports activities
- Historic and enduring use by the community as a park and as a place for social and cultural events
- Variety of species of mature trees
- Landscaping and gardens

#### Building:

- Use of Brighthouse Nature Centre for public education and awareness of Salmon Arm Bay
- Gazebo from Expo 86
- Importance of the wharf in the early development and growth of the community
- Wharf is one of the iconic features of Salmon Arm



# 4 |

**McGuire Lake Park**  
**500 - 6 Street NE**  
**501 - 10 Street NE**  
**681 Trans Canada Highway NE**  
**731 Trans Canada Highway NE**  
**Salmon Arm, B.C.**

## **Natural Feature**

### **Description**

McGuire Lake Park is a series of four properties, one of which contains McGuire Lake, historically referred to as "Little Lake" and "Mrs. McGuire's Lake", located along the north side of the Trans Canada Highway between 6 Street NE and 10 Street NE in the downtown area of Salmon Arm, British Columbia. McGuire Lake Park is an easily accessible neighbourhood park that is clearly visible from the highway. The historic place includes the lake and surrounding parklands, the fountain and the mature willow trees.

### **Values**

McGuire Lake Park is valued for its historic, cultural, social and aesthetic significance within the community, particularly for its association with the McGuire family and as one of the iconic features within Salmon Arm that has served as an important community resource throughout history.

McGuire Lake is a natural lake, as evidenced from some of the earliest photographs of the area. The mature willow trees surrounding the lake, however, are significant because they were planted by Bob Harvey and other members of the Salmon Arm Kinsmen Club, which represents a recognition by community members of the role the lake and park would play in the future of Salmon Arm. To this day, the park is still valued by the community as a centrally-located public park.

The park is valued for its association with the McGuire family who likely cleared the area around the lake and, in particular, Agnes McGuire, for whom the lake was named. Agnes McGuire received the letters patent on the original homestead, including the area around the lake and land to the west into the current downtown. Jack D. McGuire, son of Alexander and Agnes McGuire, planted an orchard around the lake in 1902, later known as the 'Turner Orchard' after Robert Turner and Sons. The McGuire family was involved in other early enterprises in the downtown core, opening McGuire's General Store and post office.

The park is significant for being the remainder of a much larger piece of property, the western portion of which was subdivided off the McGuire homestead in 1906 to create the townsite of Salmon Arm. The proximity of McGuire Lake to the original townsite is important as well, as the Fire Department of the time pumped water from the lake to fight fires in the downtown, such as the fire of 1929 that resulted in the destruction of a large section of the buildings along Front Street (currently Lakeshore Drive).

Although it was not McGuire Lake 'Park' until May 14, 1980, when it was officially designated as a park by Mayor Lund to celebrate Salmon Arm's 75th Anniversary, the lake and surrounding lands have been an important community resource throughout most of Salmon Arm's history. When the 'stock sheds' arena burned down in 1942, the lake served as an outdoor skating area. The Shuswap Lake General Hospital was constructed just east of the lake in 1959, taking advantage of the aesthetics of the natural feature. From the first illuminated fountain that was installed in 1965 by the Salmon Arm Kinsmen



Salmon Arm Museum photo



City of Salmon Arm photo

Club as a community service project, to the 1978 referendum that resulted in the District purchasing two properties to add to the park's land base, the enduring social and recreational role of McGuire Lake Park has been confirmed by the community. The wooden pavilion, constructed in 1998 to honour the friendship between the City of Salmon Arm and its Sister City, Inashiki, Ibaraki, Japan, and the current fountain add to the cultural and aesthetic value of the park.

### **Character Defining Elements**

Key elements that define the heritage character McGuire Lake Park include:

Site:

- Part of what was a much larger homestead encompassing portions of the downtown area
- Association with the McGuire family, particularly Agnes McGuire
- Historically surrounded by orchards planted by the McGuire family
- Location close to downtown and visible from the Trans Canada Highway
- Willow trees surrounding the lake planted in 1967
- Wooden pavilion honouring friendship between City of Salmon Arm and Sister City
- Fountain in the lake
- Continued use as a public park
- Historic use as an outdoor skating area

# 42

## **Old Section of the Cemetery**

**2160 Foothill Road SW**

**2270 Foothill Road SW**

**Salmon Arm, B.C.**

**1894**

### **Description**

The Old Section of the Cemetery is the original part of the Mt. Ida Cemetery located midway along the south side of Foothill Road at the base of Mt. Ida in Salmon Arm, British Columbia. The entrance to the Mt. Ida Cemetery is identified by signage on Foothill Road. The historic place includes the old or original section of the cemetery, generally bounded by the entrance and exit roads, and the head stones and other grave markers.



City of Salmon Arm photo

### **Values**

Established in 1894, the Old Section of the Cemetery is valued for its historic, cultural and aesthetic significance within the community, particularly as the last resting place of some of Salmon Arm's pioneering families.

The larger tract of land encompassing the cemetery was originally owned by James Wesley Allan, who received his letters patent in 1890, one acre of which was purchased in 1894 by Methodist community members for the purpose of establishing a cemetery. As reported in the Salmon Arm Observer in 1909, ownership of the cemetery passed to the municipality in March of that year. This transfer is important, as it may mark the date when the cemetery became a 'community' cemetery. Even when the City of Salmon Arm split from the District Municipality in 1912, it is believed that upkeep was a shared responsibility between the two local governments, which may represent a recognition that the cemetery would continue to serve the whole Salmon Arm community.

The Old Section of the Cemetery is significant for being the final resting place of notable families in the early history of Salmon Arm, including members of the McGuire family, Alexander and Agnes McGuire, and their sons Charles and Jack D. McGuire. The family owned and operated McGuire's General Store in the downtown area. It is also important that different cultures, such as the Finnish and Chinese settlers, are represented within the Old Section of the Cemetery. The variety of head stones and grave markers, including tablet stones, urns, table top markers, open books, lambs, obelisks, crosses and concrete coping, adds to the heritage character of the cemetery.

There is aesthetic value in the Old Section of the Cemetery, set on a grassy knoll shaded by maple trees, which stands in contrast to uniformity of the newer sections of the cemetery. Its location on the 'foothills' of Mt. Ida, an important natural feature within Salmon Arm, adds to the character of the historic place.

### **Character Defining Elements**

Key elements that define the heritage character of the Old Section of the Cemetery include:

#### **Site:**

- Location at the base of Mt. Ida
- Association with notable families from Salmon Arm's early history
- Location on a grassy knoll with maple trees
- Variety in the head stones and grave markers
- Segments of Salmon Arm's early cultural influences represented

# 43

## **Kuusisto Road Northern-Most 1,400 Metres of 50 Street NW Salmon Arm, B.C. 1915**

### **Description**

Kuusisto Road is the northern-most approximately 1,400 metres of the 50 Street NE road right-of-way in the Gleneden area of Salmon Arm, British Columbia. It can be viewed by driving to the end of the paved surface of 50 Street NW at its intersection with 50 Avenue NE, then driving up the gravel road identified as 'Kuusisto Road' by the street sign. The historic place includes the road right-of-way and the various remnants of settlement.

### **Values**

Kuusisto Road is valued for its historic, cultural and aesthetic significance within the community, particularly for the Finnish settler after whom it is named, Frans Kuusisto.

Frans Kuusisto, also known to some as Frank Kusisto, was one of the first Finnish settlers to come to the area, and was followed by other pioneering Finns who settled in Gleneden after working on the "Luopala Division" of the Canadian Pacific Railway between Kamloops and Revelstoke. Frans received his letters patent for an 80 acre homestead in 1915 and married Lempi Hissa, and together they established one of the early farms in area. This connection to early agriculture and Finnish settlement in Gleneden make Kuusisto Road culturally significant within the context of Salmon Arm's history.

There is still evidence of early land development and agriculture along Kuusisto Road, as seen in the remnants of stone fences that were constructed from stones cleared from the fields. A nearby wagon road, Gleneden Hall and an old root cellar from the pioneering days add to the cultural and aesthetic value of the road.

It is important that Kuusisto Road is considered to be one of the last 'country roads' in Salmon Arm. It is used by horseback riders and local residents.

### **Character Defining Elements**

Key elements that define the heritage character of Kuusisto Road include:

Site:

- Association with Frans Kuusisto
- Association with nearby remnants of the pioneering days, including a stone fence
- Association with early agricultural in Salmon Arm



City of Salmon Arm photo



Cindy Malinowski photo



# 44

**Laitinen Farm**  
**2131 – 50 Street NW**  
**2291 – 50 Street NW**  
**Salmon Arm, B.C.**  
**Cira 1884 - 1897**

## Description

Laitinen Farm is comprised of two rural properties totalling 28 hectares (70 acres) in area and is located on the west side of 50 Street NW (historically Gleneden Road) in the Gleneden area of Salmon Arm. The farm contains active grazing land, some of the original barns and a relatively new residence. The farm is visible from the road. The historic place includes the site and the barns.

## Values

Established between 1884 and 1897, Laitinen Farm is valued for its historic, social and cultural significance within the community, particularly for having received its Century Farm Award and its association with Kusta Laitinen, the settler who obtained the letters patent for the land in 1897.

Kusta Laitinen settled in Gleneden because it reminded him of Finland. The resemblance of Gleneden to Finland may have contributed to additional Finnish settlement in the area. Kusta Laitinen established the farm as an orchard, growing 22 varieties of apples, and constructed a packing house on the property, which provided local employment. The driveway through the centre of the property is believed to have been an unofficial road called Gus Laitinen Hill after Kusta Laitinen's son Gus. The farm is culturally significant because it was a place where new Finnish settlers to the area could come for social gatherings and seek advice from the Laitinen family, with respect to receiving their own letters patent and establishing farms and orchards.

Laitinen Farm received its Century Farm Award in 1995 in recognition of its more than 100 years of active farming. As one of the original orchards and farms in Gleneden, the enduring agricultural use of Laitinen Farm embodies the importance agriculture has played in the development of Salmon Arm and the continued role it will play in the future. It is significant that some of the original barns are standing and are still used today.

## Character Defining Elements

Key elements that define the heritage character of Laitinen Farm include:

### Site:

- Perceived resemblance of land to Finland
- Association with the Laitinen family, in particular Kusta Laitinen
- Contains active grazing land
- Farmed for more than 100 years, receiving its Century Farm Award in 1995

### Buildings:

- Original barns still used for agriculture



City of Salmon Arm photo



City of Salmon Arm photo



# 46

**MacLeod Farm<sup>1</sup>**  
**3421 – 30 Street SW**  
**Salmon Arm, B.C.**  
**1894**

## Description

MacLeod Farm, commonly referred to as Edgemont Farms, is a large acreage (23 hectares, 57 acres) containing actively farmed land, agricultural buildings and a two storey, wood frame house, and is located on the northwest corner of the intersection of 30 Street SW and Foothill Road in Salmon Arm, British Columbia. Although the house is not clearly visible from the road due to its location near the centre of the farm, it is identified by its wedgwood blue exterior. The historic place includes the house, agricultural buildings and the acreage on which the structures are sited.

## Values

Constructed by Armstrong contractor William T. Holtby in 1894, the house on MacLeod Farm and the farm itself are valued for their historic, cultural and aesthetic significance within the community. In particular, the house is significant as one of the few remaining examples of pre-1900 residential construction in the community, and the farm is significant for its association with the MacLeod family.

The farm was originally homesteaded by one of the early settlers and pioneers in the area, William Wesley Shaw. Its other common name, Edgemont Farms, is believed to have been given by the next owner of the farm, Charles Ehlers. MacLeod Farm is important for its historic and continued use for active farming and as a symbol of the importance agriculture had in Salmon Arm's early days and continues to have today.

MacLeod Farm is valued for its association with John Walter MacLeod, who took over ownership and operation of the farm in 1911. MacLeod was active in the community and was involved in various local organizations, including sitting as a director on the Board of the Salmon Arm Farmers' Exchange for 17 years and on the Salmon Arm Creamery Board. He was also a member and officer of the Farmer's Institute and served on District Council from 1932 to 1935. The farm is still in the MacLeod / McLeod family over 100 years later and has passed to John and Lois McLeod.

The house on MacLeod Farm has been added to in the past but the original structure with the hipped roof is still clearly identifiable. The gable dormers on the second storey and the extensive, shallower-pitched, wrap-around verandah add to the aesthetic value of the house, as do the surrounding mature trees and landscaped yard. Described by the Inland Sentinel in 1894 as the "best in the valley", the house may have been somewhat more prestigious than other residences associated with farms in the province during this period. The exterior of the house has been maintained in such a way that has preserved its heritage character.



City of Salmon Arm photo



City of Salmon Arm photo

### Character Defining Elements

Key elements that define the heritage character of MacLeod Farm include:

#### Site:

- Extensive plantings and landscaping around the house
- Of a sufficient area to support active agriculture
- Association with the MacLeod / McLeod family, particular John Walter MacLeod
- Symbol of the enduring role of agriculture within the community

#### Buildings:

- Association and occupation by various members of the MacLeod / McLeod family
- Brick chimney
- Characteristic of, but possibly more prestigious than, residential construction associated with farms during this era
- Wrap-around verandah with shallower-pitched roof
- Slightly elongated hipped roof form
- Gable dormers on second storey
- Pre-1900 construction
- Agricultural use of accessory buildings on the farm

<sup>1</sup> The MacLeod Family changed the spelling of its surname to McLeod in the mid 1940s

# 47

**Dodd/Hanna Orchards**  
**3181 – 11 Avenue NE**  
**Salmon Arm, B.C.**  
**1907**

## Description

Dodd/Hanna Orchards is a 4 hectare (10 acre) parcel of land northeast of the intersection of the Trans Canada Highway and 30 Street NE fronting 11 Avenue NE in the North Broadview area of Salmon Arm, British Columbia. The farm contains orchards that extend onto adjoining properties to the north and east, a house, and a farmer's market and garden centre. The historic place includes the buildings and the site.



City of Salmon Arm photo

## Values

Originally established in 1907 by Edwin and Sarah Dodd, great-grand parents of the present Hanna family, Dodd/Hanna Orchards is valued for its historic and cultural significance within the community, particularly for its continuous association with the Hanna family and as one of the oldest active orchards in Salmon Arm.

Although the letters patent for the original acreage were received as early as 1899, the orchards were not established until 1907 when Edwin and Sarah Dodd took ownership. The orchards are still active 106 years later and in recognition of this achievement, Dodd/Hanna Orchards received its Century Farm Award in 2007. Over time, the historic place has evolved to include other enterprises, including a thriving expanded farm sales and garden centre business, but Dodd/Hanna Orchards symbolizes the enduring presence of orchards and agriculture within the community.

The house on the property is significant, as the original Arts and Crafts inspired, wooden shake clad house is still standing, although it has been renovated, stuccoed and added to over the years as various family members have occupied it. It was constructed circa 1922 by Fred Dodd, son of Edwin and Sarah, and is an integral part of the continued operation of the orchards. Ownership passed to Adella Hanna, daughter of Edwin and Sarah. Members of the Hanna family currently reside in the house.

Dodd/Hanna Orchards is also important for its association with James Cuthbert (Bert) and Adella (Della) Hanna. Bert Hanna served on the municipal Council for six years, was a member of the Salmon Arm Farmers' Exchange and a governor of the British Columbia Fruit Growers Association.

## Character Defining Elements

Key elements that define the heritage character of Dodd/Hanna Orchards include:

### Site:

- Received its Century Farm Award in 2007
- Active orchards covering most of the site
- Continued agricultural use, including fruit growing, the farmer's market and garden centre
- Association with the Hanna family

### Buildings:

- Arts and Crafts inspired original design
- Original structure incorporated into the current residence, which is occupied by members of the Hanna family
- Gable dormers on second storey
- Agricultural use of accessory buildings on the farm

# 48

**Peterson Farm**  
**5540 – 35 Street NE**  
**Salmon Arm, B.C.**  
**1912**

## Description

Peterson Farm is currently a 4 hectare (10 acre) parcel of land containing the original homestead, various farm buildings, and part of a larger orchard that extends northward onto adjoining parcels of land. The farm is located on the east side of 35 Street NE (historically called Peterson Road) on what is sometimes referred to as the 'Broadview Bench Lands' or 'the Limit' in Salmon Arm, British Columbia. Peterson Farm can be identified by its orchards, which are clearly visible from the road and are one of the last remaining orchards in the area. The historic place includes the property and the various buildings.

## Values

Established in 1912, Peterson Farm is valued for its historic and cultural significance within the community, particularly for its association with the Peterson family and as an enduring symbol of the integral role orchards played in the early history of economic and social development in Salmon Arm.

Peterson Farm is important for its historic and continued ownership and operation by members of the Peterson family. The land was originally given to Ed Peterson in 1912 as an in-kind payment for the work he and his partners, Erik Anderson (Wessman), Anton Swanberg and Ed's brother Ivor Peterson, did to clear and develop 40 acres of farmland for Sam Greenwood. It is significant that 5540 – 35 Street NE and the three parcels to the north that were given to Ed Peterson and his partners in payment are still primarily in their original 10 acre form.

Ed and the Peterson family continued to make notable contributions to the development of the community throughout its history, forming first the Peterson Brothers Co-operative Association, then incorporating into Peterson Brothers (Salmon Arm) Limited. The family was involved in important projects throughout Salmon Arm, including developing farmland, cutting the logs for the Canoe Community Hall foundation, installing the original 30 Street NE (Broadview) water line, cutting railway ties for the CPR, constructing logging roads on Fly Hills, and excavating for the construction of the South Canoe Dam and various schools in Salmon Arm. In addition to their commercial enterprises, the Peterson family is also significant for their involvement with various organizations, including the Okanagan Historical Society, the Joint Water Board, the Salmon Arm Museum and Heritage Association, the Photography Club, the Salmar Community Association and the Salmon Arm Farmers' Exchange.

The site on which Peterson Farm is located is also significant for being one of the largest orchards in the area at one point in time, historically encompassing up to 150 acres of active orchards for many years, growing apples, pears, cherries, peaches and apricots. The location of the farm on the bench lands is important, as this area has proved throughout history to be some of the best orchard lands in the area. The somewhat unique position of these lands within the context of the Salmon Arm area (i.e. situated on a bench away from low-lying areas near the lake's edge and the surrounding hills and



City of Salmon Arm photo



City of Salmon Arm photo

Mt. Ida) create a comparatively warm microclimate that supports the growing of fruits. These ideal climatic characteristics proved to be an important feature of the site, as it fared better than most other orchards in the area during the deep freeze of 1949-1950.

It is significant that Peterson Farm is still owned, occupied and operated by the grandson of Ed Peterson, Allan Peterson and his wife Laura, who live in the homestead, the original log structure of which has since been covered by new materials. Peterson Farm received its Century Farm Award on September 8, 2012.

### **Character Defining Elements**

Key elements that define the heritage character of Peterson Farm include:

#### **Site:**

- Parcel is in its original 10 acre form
- Contains some of the orchards that were developed by the Peterson family in its early history
- Location next to 35 Street NE (Peterson Road)
- Location on the Broadview Bench Lands, which are ideally suited for orchards due to the micro-climate
- Association with the Peterson family
- Received its Century Farm Award

#### **Buildings:**

- Simple gable form of the original homestead intact
- Use of accessory buildings to support the orchard and other components of the Peterson family business



# 49

**Ball House**  
**Merton Hill Rd./Deer Park Trail**  
**1651 2 Avenue NE**  
**Salmon Arm, B.C.**  
**Circa 1910**  
**Description**

Heart's Haven or the Ball House is a distinctive, one-and-a-half storey Craftsman-style bungalow facing Okanagan Avenue NE in the Upland Estates subdivision of Salmon Arm. The house is distinctive for its generous mature gardens and verandah on three facades of its main floor.



Photo Maureen Shaffer

## Values

The Ball House is valued primarily for its aesthetic, historic, and social values. It is an excellent example of a Craftsman-influenced, Edwardian bungalow design found throughout the province. Inspired by the Arts and Crafts movement, construction called for wood products readily available in the Shuswap region. These modest construction materials form a sophisticated and coherent whole. The Ball House is valued for the quantity of exterior material remaining, including bevel siding, wood trim, wood doors, windows, and an extensive three-sided verandah with sloping floors.

The house is historically valued for being the residence of Maude and William Ball and for its association with a 10-acre orchard or “fruit ranch.” From 1905 to 1912 local land speculators were busy acquiring and subdividing properties and advertising to a national market. The Ball family purchased their land at the height of this economic boom from W.F. (Frank) Buchan in 1910. The sale included a partially built house, a democrat buggy, stump puller, haul seeder, cultivator, hoe, raker, sleigh and several shovels. The total price was \$3,700.

With hired help, William Ball finished the home. Lumber was purchased from J. Kernaghan Lumber Co. Ltd. and Brayden-Johnston Sawmill Co. at Salmon Arm West. The Balls named their home “Heart’s Haven,” carving the name into cement block at the entrance to the home. The house remained in the family until 1977.

William Ball immersed himself in community life. He sat on City Council for a number of years and was involved in the Salmon Arm Co-operative Creamery Association and the Salmon Arm Farmers’ Exchange Packing House. He built the “Ball Block” on the corner of Palmer St. and Alexander Avenue, leasing it to several tenants at different times including Ruth, Warren and Carroll’s (feed, furniture and undertaking), Tom Middleton’s Tavern Inn, Sugars Greenwood Hardware, and the Red Cross Association.

Socially valued, the bungalow form and generous garden were typical of homes for the well-to-do middle class in towns across the province. The house has enduring social value as an anchor for the subdivision that surrounds it and for its current public use as a licensed bed and breakfast.

## Character Defining Elements

### Site:

- Mature plantings with shade trees oriented to take advantage of passive summer cooling principles
- Generous yards around the house
- Views to the lake beyond
- Portions of original circular driveway
- Curved sidewalk from the front of the house to the kitchen porch.

### Buildings:

- One-and-one half storey Craftsman influenced bungalow design
- Low hip-roofed form with shallower-pitched section over verandahs

- Verandah surrounds the south and west facades, and half of the east facade of the house
- Verandah details include bevel-sided low walls; original clad (or is it clad posts) posts, mouldings, curved cased support beams, and tongue-and-groove soffits
- Original and replicated bevel wall cladding
- Original glazing in kitchen, dining room and bathroom windows
- Wood shingles on front and back dormers



Photo credit: Salmon Arm Museum & Heritage Association

AC Taylor, Kamloops

circa 1914-1924

Pictured is Emile Buttett (sp) in the bottom picture lower right hand corner

# 50

**Central School**  
**450 & 500 - 2 Avenue NE**  
**Salmon Arm, B.C.**  
**Circa 1908**

## Description

These two properties covering 1.35 hectares were formerly occupied by Central School and presently occupied by Salmon Arm City Hall, Law Courts and Fletcher Park and are located at the corner of 6 Street NE and 2 Avenue NE.

## Values

This property is significant for its historical, aesthetic and social values.

This site has historical significance because it has been a community gathering place for over 100 years. Built in 1908, the original school burned to the ground on a cold winter day in January 1917. There was no loss of life and classes resumed in several temporary locations until Central School was built in 1919. The building functioned as a school until 1950. Then in 1952 the District of Salmon Arm and later the Okanagan Union Library moved in. The library relocated in 1970 and the building remained as the District (City) Hall until 2006 when the present City Hall and Law Courts were completed.

Prior to 1915, outdoor hockey was played on the grounds until the first arena was built elsewhere. In the summer, it was used for softball and lawn bowling, and included a children's playground.

The Kinsmen Club of Salmon Arm began building a wading pool on the SW corner of the site, completing it in 1952. Five years later a swimming pool was added thanks to a generous bequest from Fred Fletcher. In 1985 the pool was permanently drained and filled with earth.

A health clinic, also occupied by the Salmon Arm Senior Citizens' Association, was built on the SE corner and demolished in 2005. In the 1960s, the RCMP Detachment was built on the NE corner and occupied until 1999. A skateboard park operated on the site from 1997 to 2007 when the present playground and spray park were built.

The site continues to be a gathering place for significant events such as the July 1<sup>st</sup> Children's Festival, the 2010 Olympic Torch Ceremony, the Rick Hansen 25<sup>th</sup> Anniversary Relay, and Salmon Arm's first celebration of National Indigenous Peoples Day.

The site has social value through its ongoing community use for over 100 years as a school, municipal hall, recreational hub, and now a City Hall, Law Courts, children's playground and spray park.

Completed in 2006, the City Hall and Law Courts are important aesthetically as a twenty-first century design including exposed structural concrete elements combined with a heavy-timber framed roof structure, and glass curtain walls. The repeated concrete columns of the front facade are a modern interpretation of the traditional classical colonnade common in civic buildings of the past.



City Hall and Law Courts, circa 2018

City of Salmon Arm Photo



Legion Parade with school in background, circa 1940

Salmon Arm Museum Photo

### Character Defining Elements

#### Site:

- Site encompasses the City Hall, Law Courts and Fletcher playground with spray park
- Located in the central part of downtown adjacent to the downtown Fire Hall and between the Trans- Canada Highway and Okanagan Avenue

#### Buildings:

- Two-storey modern exposed structural concrete elements combined with heavy-timber framed roof structure with glass curtain walls
- Water feature with gardens and trees



City of Salmon Arm Photo

Old and new City Halls, circa 2005



# 51

**Littlehailes-Barker House**  
**2571 Lakeshore Road NE**  
**Salmon Arm, B.C.**  
**Circa 1913**

## Description

The Littlehailes-Barker house is a one-and-a-half-storey wood frame building located on a large property, accessed by a long private driveway offset from Lakeshore Road in northeast Salmon Arm. The house is buffered from the street by outbuildings, including a workshop, a double car garage, and farm equipment storage. The house is adjacent to Cress Creek, named for the watercress planted by historic neighbour Gladys Bessie Booth (nee Jameson).

The historic place includes the house and surrounding property.

## Values

Thought to be constructed in 1913 for Henry Littlehailes-Barker, the house is valued for its cultural and historic significance within the community, particularly in association with pastoral vistas, orchards, a neighbouring packing house (which is no longer there), and an enclave of neighbouring British gentlemen settlers.

The Littlehailes-Barker House is one of the older houses in a group of heritage buildings adjacent to the Appleyard Subdivision. Like many houses built outside the original town site of Salmon Arm, the Littlehailes-Barker House was associated with early agricultural development and was originally part of the Pat Owens homestead (NW 24 Township 20 Range 10 W6th M). The cluster of nearby heritage buildings (the Fortune House and its re-adapted carriage house and a nearby barn) represents an important part of the early growth of the community and strengthens the historical value of Littlehailes-Barker House.

Situated with its back to Lakeshore Road, the house was built before this major transportation route was established. Access to Salmon Arm was originally through the Littlehailes-Barker front yard, facing Shuswap Lake, and crossed the Fortune property. By 1931 Lakeshore Road was built to connect farmers as far east as the W.X. Ranch to Salmon Arm and shipping networks, and the approach to the Littlehailes-Barker House changed.

Henry Littlehailes-Barker was a gentleman farmer who was wealthy enough to travel the world twice. He and his wife (Ivy Margaret Gwendoline Littlehailes-Barker) took up residence in Salmon Arm prior to World War I, but are believed to have returned to England after the death of Barker's step-son Lieutenant Cyril Leland Hains.

The house was owned by various community members, including the Littlehailes-Barkers, Alice Louisa Alcott, and the Jacques, Duncan and Ebl families. Of note are George and Isabella Duncan. The Scottish couple were in Canada during World War II and, when the conflict was resolved, returned to Scotland to collect their furnishings and shop equipment. Like the first owner of the house, George Duncan's occupation was classified as a "gentleman" on the ship's register. He was also independently wealthy. As a young man, George invested his inheritance in the oil industry and lived off his investments, extensively travelling. Duncan was also an accomplished photographer. The Duncans settled in their remodeled home in 1946.

"Bella" Duncan was elected the head of the local Girls' Hospital Aid. The couple supported the organization by doing rummage sales and plays.

The house is socially-important for its continued viability. The level of preservation of its interior is a sign of an appreciation for its heritage and a vote of confidence for the future.



Allen Ebl Photo

Littlehailes-Barker House, circa 2002



### **Character Defining Elements**

Key elements that define the heritage character of the Littlehales-Barker House include:

Site:

- Mature plantings, including crab apple trees
- Generous yards surrounding the house
- Views of Shuswap Lake and bordering agricultural lands
- Supports active agriculture

Building:

- Gable roof with dormers
- Prominent windows with views of the lake
- Brick chimneys
- Two verandahs and an enclosed conservatory
- Wood trim around windows and exterior doors
- Renovations to the exterior made in sympathy with the original structure

# 52

**A.D. Meek Filling Station**  
**751 Highway 97B NE**  
**Salmon Arm, B.C.**  
**Circa 1927**

Previous locations: SE corner of Palmer Street and Alexander Avenue (1927-1935), Paradise Point on Shuswap Lake (1935-1997)

**Description**

The A.D. Meek Filling Station: a small, one-storey rectangular log building now located at R.J. Haney Heritage Village & Museum in Salmon Arm. Recognized by its symmetrical construction, the station sits on the corner of the Village and features an orange and blue color scheme, a porcelain sign advertising it as a Union 76 franchise, and an overhang that protects the gas pumps.

**Values**

The A.D. Meek Filling Station is valued for its aesthetic, heritage, and social significance.

Originally located on the southeast corner of Palmer Street and Alexander Avenue, the Filling Station was purpose-built and an excellent example of vernacular architecture.

Alf Westerberg built the Station for A.D. Meek in 1927 using small trees for the build. Logs were cut, peeled, notched, and chinked.

The Filling Station is valued for its historical connection to the local business community, as well as A.D. Meek and his employees.

Nicknamed the “Flea on the Fly,” A.D. Meek ran several businesses concurrently. He operated an orchard, a packing house, a trucking and hauling business, and the Union Oil Bulk Plant. He delivered gas to Salmon Arm, Sicamous, Sorrento, and the North Shore.

In 1930 Meek expanded the service operation and built a garage. The Filling Station served the community of Salmon Arm until 1935.

The Filling Station is valued socially for its adaptive reuse as a summer cabin.

A.D. Meek had the Filling Station dismantled and towed by water to Paradise Point on Shuswap Lake in 1935. It was re-erected as the Meek family summer cabin. In 1944 the property was sold to Dick and Pearl Richards and was, in turn, eventually left to their daughters Pam and Esme. The daughters donated the building to R.J. Haney Heritage Village & Museum on the condition it be restored. In 1996 the members of the Shuswap Chapter of the Vintage Car Club of Canada dismantled and moved the logs, re-erecting the building at the Village in 1997.



A.D. Meek Filling Station, circa 1930

Salmon Arm Museum Photo



A.D. Meek Filling Station, at the R.J. Haney Heritage Village and Museum, circa 2004

Salmon Arm Museum Photo

### Character Defining Elements

Key elements that define the heritage character of the A.D. Meek Filling Station include:

Site:

- Two gas pumps
- Hanging planters in summer

Building:

- Small rectangular log building with a large overhang
- Cedar shingle roof
- Exposed log rafter tails
- Log ends alternately painted orange and blue
- Original fixed single paned windows



Salmon Arm Museum Photo

View of Alexander Street from A.D. Meek Filling Station, circa 1930

# 53

## Broadview School

Other name: North Broadview School

751 Highway 97B NE

Salmon Arm, B.C.

Circa 1918

Previous location: North end of Broadview Road (now 30 Street NE) (1918-1988)

### Description

The Broadview School is a two-storey building, with a gable roof, covered front porch, and distinctive flight of steps. Now located at R.J. Haney Heritage Village & Museum in Salmon Arm, the school was originally constructed at the north end of Broadview Road and moved to the Village in 1988.

### Values

The Broadview School has significant heritage value as it symbolizes the rural farming community's belief in the importance of education and demonstrates the area's communal social development.

The school was built in 1918 after Salmon Arm Central School was destroyed by fire. Previously, children along Broadview Road, or "the Limit," had to either walk to the Central School in Salmon Arm, or to the North Canoe School at Peachy Hill, for classes.

Mr. J.K. Fraser donated the land for the school on the north end of Broadview Road. The Province sent the plans for the Broadview School to M. MacKay, Secretary to the School Board. The frame was constructed with the windows facing west. The main stairs went from the outside to a vestibule. The school was heated by a wood stove, raised off the floor, and enclosed by a metal casing. There was a basement with a partitioned entrance on the west side. Use of the divided space was separated by gender. Boys played on one side and the girls on the other. Division by gender continued outside with two outhouses: one for the girls and one for the boys.

The Broadview School opened March 11, 1918 with 20 students and teacher Miss Vera Halpenny in attendance. Miss Halpenny had been teaching the class since the beginning of the academic year at the North Canoe School, earning \$65/mo. Broadview School went on to serve its community for the next 32 years.

Statistics show that enrollment at Broadview School increased throughout the 1940s with 55 registered in 1948. The 6 and 7 year olds were bussed to town to alleviate overcrowding. In spite of its increasing enrollment, Broadview School was slated for consolidation. It closed in 1951 and the use of the building was turned over to the community. The building continued to be a social hub and was used for baby clinics and the occasional social gathering for the Broadview Community Club.

The area's student population continued to grow, so the building was reopened by the School District in 1955 and Elizabeth (Betty) Butchart hired to teach. <sup>1</sup> An interior stairway to the basement was added when inside washrooms and a new furnace were installed.

<sup>1</sup> Elizabeth (Betty) Martha Reid of Merville, Vancouver Island married Clint Butchart of Silver Creek on August 13, 1955. Betty had been teaching in the area and they met at a dance at the old Institute Hall. They built their first home on Tank Hill where the Toyota dealership is now located. They raised three children: Bill, Stephen, and Sharon. Page 67 Silver Creek Ramblings.



Broadview School at R.J. Haney Heritage Village and Museum, circa 1988

Salmon Arm Museum Photo



Students in front of Broadview School, circa 1936

Salmon Arm Museum Photo

The South Broadview School was built in 1956 and the Broadview School became known as the North Broadview School.<sup>2</sup>

In 1976, North Broadview School became strictly a primary school.

Faced by financial pressures placed on School District 89, the school closed on June 30, 1986. Impacted students bussed to Bastion School the following September.

In 1988 Broadview School alumna Norma Harisch successfully lobbied to have the school moved to R.J. Haney Heritage Village & Museum. The building was reassembled and re-roofed. The classroom was restored in 1992 and desks, a stove and an organ were installed. Elementary school classes have attended the museum's Pioneer Program since 1996, once again led by "Miss Halpenny."

A tearoom was installed in the basement of the school in 1992 and operated until 2021. In 2023, the Children's Museum and Discovery Centre officially opened in the former tearoom.

### Character Defining Elements

#### Building:

- Simple massing, traditional rectangular form, elevated gabled entrance, and cedar shingle roof
- Constructed of locally sourced materials including horizontal wood siding painted yellow with dark brown trim, its front partially clad in decorative wood singles
- Brick chimney
- Restored interior including original wainscoting, wood floors, and single paned glass windows
- Built-in book case with glass sliding doors
- Open classroom space enhanced by a high ceiling and ample natural light
- Simple cloakroom complete with coat hooks
- Functioning window hardware, chalkboards, etc.
- Current use as an educational tool for the community



Salmon Arm Museum Photo

Marcia Beckner acting as Miss Vera Halpenny in the School Program at R.J. Haney Heritage Village & Museum, circa 2011

<sup>2</sup> The first telephone listing for South Broadview School is 1956. The first telephone listing for North Broadview School is 1955, one year earlier.



# 54

## **Chinese Cook House 751 Highway 97B NE Salmon Arm, B.C. Circa 1895**

Previous locations: 1159 Passchendale Road, Sorrento, BC (1895-1984), Minion Field on Harbell Road (now 30 Street SW) (1984-1986)

### **Description**

The Chinese Cook House is a one-and-a-half storey, hand-hewn log home with a steeply pitched roof. It is situated with its gable end facing the driveway into R.J. Haney Heritage Village & Museum.

The cabin, historically called “China Shack,” was constructed sometime between Thomas Henry Jones’ arrival at Trapper’s Landing in 1895 and the completion of his letters patent in 1897.<sup>1</sup> Jones sold his property to the Shuswap Lake Land and Development Company in 1909, which then became part of the Kinghorn Estate.<sup>2</sup>

The log building was dismantled and moved from Sorrento to Minion Field on Harbell Road (10 Avenue SW) in the spring of 1984.

The components of the building were stored at Minion Field until 1986 when it was moved and reassembled on a temporary foundation in the parking lot southeast of Haney House. In 2000 the structure was moved to the amphitheatre site at R.J. Haney Heritage Village & Museum and placed on footings. A taper sawn cedar shingle roof was installed.<sup>3</sup>

In 2012 the log house was incorporated into the organization’s SASCU Presents Dinner Theatre Amphitheatre.

### **Values**

The Chinese Cook House is valued for its aesthetic, historic, and social significance.

<sup>1</sup> BC Archives and Records Service: NW ¼ of Section 16, Township, 22 Range 11, W 6th M was first homesteaded by Martin Strange (August 28, 1894) but his application was cancelled. Thomas H. Jones subsequently applied for his letters patent on January 18, 1897.

Note: Trapper’s Landing was named by Billy Henstridge, and renamed Sorrento by J.R. Kinghorn in 1909.

<sup>2</sup> “A Coming Center.” Salmon Arm Observer March 20, 1909. T. Jones sold his property for \$6000.

J.R. Kinghorn had a new house built on the property in 1909 and moved into the house in 1910, one month before the birth of his daughter. Salmon Arm Observer, July 29, 1910 and August 26, 1910. This house became the farm manager’s house after Spes Bona was built by Wm (Billy) Reader of Salmon Arm.

“Historic Log building Levelled,” Salmon Arm Observer, March 14, 1984.

Hand forged square nails were found when the doorway and windows were disassembled, indicating the log building was built in the 1800s.

There were two historic log structures originally located on the Kinghorn property that were relocated. Norman Day moved Billy Henstridge’s original cabin from the landing to the Ferry Dock in 1939 and renamed it Sorrento Lodge. The Chinese Cook House was delivered to R.J. Haney Heritage Village in 1986 and identified by Surveyor Joe Johnson as originally located on Thomas Henry Jones’ homestead.

<sup>3</sup> According to Project Manager Rick Tanaka, cedar shakes were made from shake blocks harvested in Seymour Arm and a new roof was installed by R.J. Haney Heritage Village in 1986. The building was relocated to a natural amphitheatre in 2000. The cedar shake roof deteriorated in the forest setting. Quality Roofing, Armstrong, B.C. installed a taper sawn shingle roof some years after the building’s move to its current location according to Ted McTaggart, former Manager of Construction.



Eric Syson and “Eye” from The Apple of His Eye, the Sorrento Centre Story. Barker, Dorothy Editor, circa 1982

Salmon Arm Museum Photo



The Chinese Cook House at R.J. Haney Heritage Village and Museum, circa 2024

Salmon Arm Museum Photo

The aesthetic significance of the Chinese Cook House lies in its architecture. The one-and-a-half storey dwelling was constructed from locally available materials. Its simple rectangular massing consists of hand-hewn logs with dovetail joints, and a wooden shingle roof. Its method of construction indicates a level of craftsmanship that is a testament to historic architectural techniques. Also of note was the short door entry into the cabin. This doorway was enlarged in 1986 to address safety concerns for the now public building.<sup>4</sup>

The historic significance of the Chinese Cook House lies in its association with its first owner, Thomas Henry Jones, who established himself as a farmer in the area by 1895. Jones completed his obligation to clear several acres of land, build a home, and plant a garden. Jones also planted an apple orchard. He was granted his letters patent to 157 acres (Part NW ¼, S16, T22, R11, West of the 6th Meridian) in 1898. It is believed that the Chinese Cook House was his home.

James Reid Kinghorn was the next known owner of the cabin. Kinghorn mistakenly thought the CPR would be re-routed along the shore of Shuswap Lake. He formed a company and set to laying out the township of Sorrento. He chose 36 acres of land for his own home, which straddled the homesteads originally claimed by Thomas Henry Jones and William (Billy) Henstridge. Kinghorn named the development Sorrento, after the Italian town where he and his wife had honeymooned.

Kinghorn had a mansion built on site and the property became a community gathering place. The large home needed many staff and employees were accommodated. The log home became the residence for the Chinese workers who cooked, landscaped, and did the laundry. When the cabin was disassembled in Sorrento, Chinese and Filipino newspapers were found on some of the logs dating back to 1928. They had been used as insulation.<sup>5</sup>

In the 1930s the Chinese Cook House was retrofitted with bunks for migrant farm workers hired to pick apples.

After Kinghorn's death in 1944, the property changed hands several times. In 1963 the Anglican Church purchased the estate and set to running Sorrento Centre. The China Shack became the Sorrento Centre's wash house with two showers and toilet facilities to accommodate campers and cabana visitors. In 1984 the septic field and wash house needed to be replaced and the building was offered to the Salmon Arm Museum & Heritage Association.<sup>6</sup>

Eventually the log house found its way to R.J. Haney Heritage Village and was repurposed once again—becoming a storage room for theatre props, sound equipment, and museum artefacts. The front door, complete with an overhang for inclement weather, opens on to the stage for theatrical and musical presentations.

### Character Defining Elements

#### Building:

- Hand-hewn square log construction with half dovetail joints
- Rectangular massing
- Simple gable roof clad in cedar

#### Associations:

- Spes Bona, the Kinghorn Estate (1909-1944) and Sorrento Centre (1963-1984)
- Two Chinese men who gardened, laundered, and cooked for the Kinghorns sometime after W.W.I began. One was called "Eye"
- Minion Field, the first airstrip in Salmon Arm
- Dinner Theatre at R.J. Haney Heritage Village & Museum circa 2013

<sup>4</sup> According to Salmon Arm Museum Project Manager Rick Tanaka.

<sup>5</sup> The 1921 census finds Yee Ham, 36, a Buddhist cook from China who had immigrated to Canada in 1908, living in a wood building, employed as a cook. Locals affectionately called the cook "Eye."

In *Voices of Settlers, Stories from the South Shore of Shuswap Lake*, page 48, c. 2012, Ann Chidwick writes of Phyllis Parkes' memory of the when the Kinghorn household caught fire in 1927. Eye was in the kitchen, throwing china out of the window in order to save it. No dishes survived the fire. Meanwhile Walter Dunne was pushing the piano out of the door, trying to save it.

<sup>6</sup> Salmon Arm Observer, "Historic log building levelled" by Norma Hlina. March 14, 1984.



Salmon Arm Museum Photo

Dinner Theatre at R.J. Haney Heritage Village & Museum, circa 2024



Salmon Arm Museum Photo

Hand-hewn square log construction with half dovetail joints, circa 2024



Salmon Arm Museum Photo

Simple gable roof clad in cedar, circa 2024



# 55

**J. Pearson Shaw Log Cabin**  
**751 Highway 97B NE**  
**Salmon Arm, B.C.**  
**Circa 1889**

Previous location: Harbell Road (now 30 Street SW) at Minion Field (1889-1986)

## Description

The J. Pearson Shaw Log Cabin is a one-and-a-half storey, hand-hewn log home. Commonly called the Salmon Valley Homestead, it is located at R.J. Haney Heritage Village & Museum in Salmon Arm. The home dates back to 1889 when J. Pearson Shaw settled in the area to file his letters patent on 80 acres of the SE quarter of Section 9, Township 20, Range 10 West of the 6th Meridian.

The log cabin was moved from Minion Field on Harbell Road (10 Avenue SW) to R.J. Haney Heritage Village & Museum in 1986, and reassembled in the parking lot southeast of Haney House. According to Rick Tanaka, several lower logs were replaced and a hand split shake roof installed. The log home was moved a second time to the pasture at the Village in 2014, placed on two concrete wall foundations and two rows of Sonatube footings in the middle of the structure and roofed with taper sawn cedar shingles.

## Values

The log cabin has aesthetic and heritage significance.

The aesthetic significance of the J. Pearson Shaw Log Cabin lies in its vernacular architecture. The one-and-a-half storey dwelling was constructed from locally available materials to meet the requirements of a Western Land Grant. Its simple rectangular massing consists of hand-hewn logs with dovetail joints and a cedar roof. Its method of construction indicates a level of craftsmanship that is a testament to historic architectural techniques.

The historic significance of the cabin lies in the community leaders who have taken up residence in the home.

On November 6, 1890 Reverend Jas. Turner married James Pearson Shaw (23) and Ellen Elizabeth Willson (24) by special licence at the home of Thomas Shaw, the groom's father. The marriage is thought to be the first in the district. Two daughters were born to the couple while residing in Salmon Arm, Effie in 1892 and Nellie in 1893. Effie was the third known child of European descent to be born in the area, only preceded by the Harris twins born in 1891. Mrs. Shaw was tended to by her mother-in-law Mrs. Thomas (Maria Jane) Shaw (1892) and Mrs. Robert (Annie) Armstrong (1893) as no doctors were available.

In February 1894, Shaw moved his family to Shuswap, near Chase. Shaw went on to serve as Justice of the Peace, Secretary-Treasurer for the Shuswap school board, and was President of the Kamloops Agricultural Association (1903-1904). He represented the Kamloops Riding in the Legislative Assembly of British Columbia from 1909-1916 as a conservative.

In 1894 a fire raged through the valley destroying homes, barns, crops and livestock. The J. Pearson Shaw cabin survived where neighbours' homes did not. The Shaw cabin became the manse for the first resident Methodist Minister. Rev. James Calvert, and his wife Mary Jane (Polly), took up residence for two years. Polly had never lived in such a modest dwelling and set to work making it homey. They were joined by James' sister Susanna (Susie) for their first winter, who suffered from asthma and needed care.

Calvert was ordained at the first Methodist Conference held in B.C. (1887). He had served Bella Bella,



J. Pearson Shaw Log Cabin at R.J. Haney Heritage Village and Museum, circa 2024

Salmon Arm Museum Photo

Ladner, Nicola, Maple Bay, and Salt Spring Island, before being called to serve in Salmon Arm in 1894.

Having overseen the construction of the first Methodist Church in Salmon Arm, James Calvert was called to Grand Forks in 1897. He returned to name and officiate at the opening of the Mt. Ida Methodist Church in 1911. He also served as the Methodist conference leader (1909) and retained his connection to Salmon Arm through his parents and sibling who owned property at the base of Mt. Ida.

### Character Defining Elements

#### Current Site:

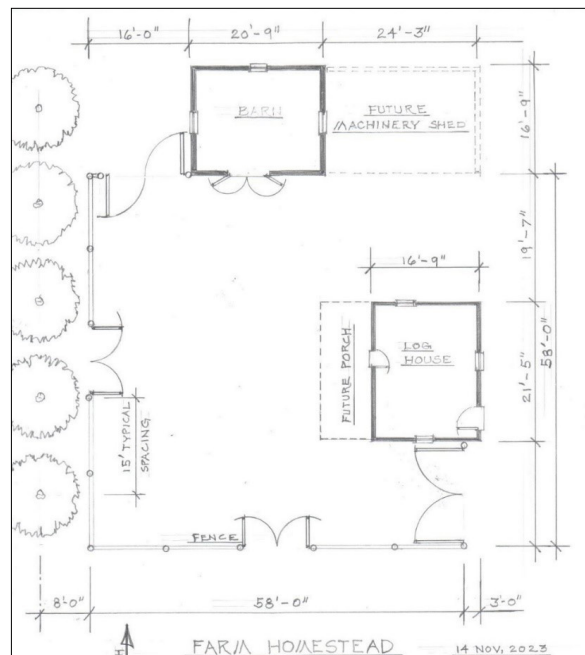
- Location in proximity to the Mt. Ida Methodist Church, the Peterson Barn, and the Turner Heritage Orchard
- Agricultural land, cleared pasture flanked by mature forest to the north

#### Former Site:

- Association with the Shaw and Palmer families
- Surviving the fire of 1894 where neighbouring homes, barns, crops and possessions did not
- Association with Harbell Road, the third road laid out in Salmon Arm
- Repurposed as Salmon Arm's first Methodist parsonage for Reverend James and Polly Calvert
- Association with Mt. Ida Methodist Church, which was officially opened by James Calvert in 1911. The church is a virtual twin to the Methodist Church at Hedgman's Corner, built under the leadership of Reverend Calvert during his time in residence. The Mt. Ida Methodist Church was also relocated to R.J. Haney Heritage Village & Museum
- Proximity to Minion Field, Salmon Arm's first air strip
- Proximity to the District of Salmon Arm operated dog pound

#### Building:

- Vernacular architecture typical of pre-20th century settler homes of the area
- Constructed from locally available timbers
- Utilitarian scale and massing
- Strong horizontal lines
- Simple gable roof
- Hand-hewn logs
- Well executed rustic detailing such as square dove-tailed corner joints
- Unadorned wall surfaces
- Locally available cedar taper sawn shingles replacing original shake roof



Salmon Arm Museum Photo

Exhibit Landscape Plan for J. Pearson Shaw Log Cabin at R.J. Haney Heritage Village and Museum, circa 2023



# 56

**Laitinen Log House**  
**751 Highway 97 NE**  
**Salmon Arm, B.C.**  
**Circa 1922**

Previous location: 3861 30 Street NE (formerly Broadview Road North) (1922-2010)

## Description

The Laitinen Log House is a one-and-a-half storey, gable roof home complete with a small front veranda. Located at R.J. Haney Heritage Village & Museum in Salmon Arm, the house dates back to the early to mid 1920s, when newlyweds Albert and Vera Laitinen constructed it from logs on their property.

## Values

The Laitinen Log House is valued for its social and aesthetic significance.

The Laitinen Log House is valued for both its societal significance and association with Albert and Vera Laitinen. Albert was the son of Matt Laitinen, an early Finnish settler who was killed in a railway accident working for the CPR in 1911. Mary Catarine (Catherine) Laitinen, Albert's mother, earned the letters patent for 160 acres on the SE ¼ Section 25, Township 20, Range 10, West of the 6th Meridian on Broadview Road. Mary subdivided 19.15 acres from the property to give to her son when Albert and Vera were married in 1922.

Vera Laitinen nee Halpenny was the first teacher at the Broadview School. Opened in 1918, it is now located at R.J. Haney Heritage Village & Museum.

The couple made significant social contributions to the City of Salmon Arm. Albert was a volunteer fireman, an ambulance attendant, and worked with the Red Cross, CNIB, and Meals on Wheels.

Vera worked tirelessly as a volunteer to help cancer survivors, with the Women's Institute, Red Cross, United Church Women's Auxiliary, and Broadview Community Club. She was the first person in Salmon Arm to earn her St. John's Ambulance Certificate.

Both Vera and Albert were thrifty and did not believe in spending money needlessly. Their shared character trait is reflected in the choice of finishes in their simple dwelling.

Their home was a social hub and the couple frequently entertained. Tom Davidson often played fiddle at their place and dances were held in the living room. Vera loved to feed people and was famous for her cheese straw recipe.

The Laitinen House is cabin-like in construction. It is aesthetically important for its largely original exterior materials and unassuming form and detailing. The house was built by Victor Pelto, a Finnish-born family friend, and Jack Hautala, Albert's brother-in-law, while the couple lived with Albert's



Salmon Arm Museum Photo

Laitinen House at R.J. Haney Heritage Village and Museum, circa 2023



Salmon Arm Museum Photo

Vera Laitinen with Yvonne outside Laitinen Log House, circa 1926

mother, Maria (Mary) Laitinen. Constructed from second growth forest from the property and from locally available materials, the house is unique as the logs were not hewn, but rather peeled, left rounded, and then side-notched and chinked. Strips of wood cover the chinking between the logs both in and outside the structure. The couple painted the exterior of the house brown.

The house had no services (electricity or plumbing) when it was built. Part of the porch was closed in for a dining nook and two additions were added on as the family grew—a sleeping room adjoined the living room where the couple slept, while a bathroom was added west of the kitchen around 1946. The two additions were taken off the building in preparation for the move from Broadview Road to R.J. Haney Heritage Village & Museum and were not restored as they were not original to the structure.

### Character Defining Elements

Site:

- A yellow rosebush planted outside the kitchen window in memory of Vera Laitinen

Building:

- One-and-a-half-storey round log construction
- Gable roof
- Gable ends and porch enclosure clad in tapered cedar shakes
- Cedar shingle roof
- Log exterior walls
- Original doors and single pane windows
- Original fir floors with a trap door that went to the cellar
- Two matching six paned windows in the breakfast nook that were used in the original construction



Salmon Arm Museum Photo

Albert and Vera Laitinen, circa 1920



Salmon Arm Museum Photo

Inspecting Laitinen Log House, circa 2010

## 57

## Old Enderby Road 751 Highway 97B NE Salmon Arm, B.C. 1893

### Description

The Old Enderby Road is a section of a “waggon road”<sup>1</sup> that connected early settlers to the community of Enderby. Once leading to Gardner’s Lake, the road is located within the buffering zone of the Helenita Harvey Nature Trail at R.J. Haney Heritage Village in Salmon Arm, British Columbia.

Old Enderby Road consists of a clearing of 49.8 metres of roadway nestled in a forested area. The road has fallen into disuse but can be viewed by walking on the south easterly portion of the Helenita Harvey Nature Trail. The roadway is approximately 4.6 metres wide. It is 319 metres from the centre of 10 Avenue NE and corresponds to the survey notes obtained by BC Land Surveyor Joe Johnson.<sup>2</sup>

The historic place is an archaeological remnant related to the landmark commonly referred to as Larch Hill Corner.

### Values

The Old Enderby Road is valued for its historic, cultural, and aesthetic significance.

Old Enderby Road is valued for its historic association particularly with settlers who voluntarily built and maintained the road from John A. Nelson’s property to Gardner’s Lake.<sup>3</sup> The list of participating settlers is not conclusive but included Fred A. and William McLeod, David S. Mitchell, Dan Stewart, John Lund, Dean Barrett, C. MacVicar, and John D. McGuire. The road is also valued for its association with the City of Enderby and the impressive five-storey Columbia Flouring Mill.<sup>4</sup>

Early settler J.D. McGuire recalled that to fetch flour from Enderby, he would start with a wagon and team at 4 a.m. and not get back until late at night.<sup>5</sup>

Old Enderby Road is culturally important as a transportation route, demonstrating how settlers travelled overland in place of water transportation. It is considered to be one of the few recognized, publicly accessible remnants of an early, non-gazetted road in Salmon Arm. The road fell into disuse when it was replaced by the Okanagan Highway.<sup>6</sup> A lone Douglas fir tree grows in the middle of the road. Retired Forestry Technician Keith Cox used an increment borer to core the tree. At chest



View of Old Enderby Road, circa 2024



R.J. Haney Heritage Village and Museum Trail Map, circa 2023

<sup>1</sup> Surveyors notes titled Book B Tp 20-21 R 9 W6th Mn J.D.A. Fitzpatrick 1893, numbered 5683 obtained by Joe Johnson. Spelling of waggon the Surveyor’s notes, page 11 December 4 & 5, 1893.

<sup>2</sup> Measured professionally August 15, 2024.

<sup>3</sup> John Albert Nelson completed his letters patent October 13, 1894. The J.A. Nelson property later became known as R.J. Haney Heritage Village & Museum when it became a park, named in memory of R.J. Haney, an enduring settler who arrived in the area in 1902.

<sup>4</sup> The Columbia Flouring Mill was established in 1886, purchased in 1888 by R.P. Rithet, and ceased production in 1913 according to Jackie Pearase, Administrator at the Enderby & District Museum & Archives.

<sup>5</sup> Doe, Ernest. Centennial History of Salmon Arm page 14, c. 1971.

<sup>6</sup> Okanagan Highway is now known and as Highway 97B.



height Cox counted 67 rings, indicating that the tree was at least chest height 67 years prior to 2024 (1957). Cox noted that the conditions for growth were good near Canoe Creek and could not estimate how long the tree took to grow to chest height.<sup>7</sup>

The Old Enderby Road is valued for its aesthetic as part of the Shuswap Trail Alliance's trail system throughout Salmon Arm.

The manmade corridor provides habitat to a variety of Indigenous plants and fauna. It is flanked by a relatively new forest. The road has been enveloped in a recreational trail that provides park visitors with a space to appreciate the forest that has grown since a fire swept the area prior to when it was surveyed by J.D.A. Fitzpatrick in 1893.<sup>8</sup>

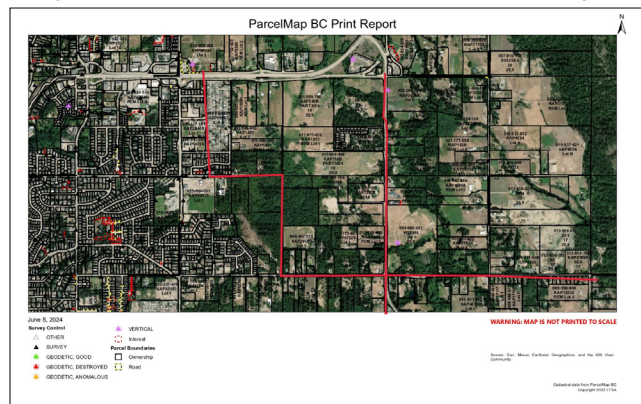
### Character Defining Elements

#### Site:

- A remnant of an early transportation network
- Association with early agriculture in Salmon Arm
- Association with the Larch Hill Corner
- Association with Salmon Arm as a connection to the outlying community of Enderby
- Proximity to Highway 97B which replaced the "Waggon Road"
- Sense of enclosure provided by flora and trees along the road
- Natural setting

#### Dates:

1. Confirmed as the Old Enderby Road by John Pottie, son of settlers Michael and Nora Pottie, July 4, 2024. The Potties were neighbours of the Haney's and John fished in Canoe Creek as a child in the 1940s when the waggon road was the route to Enderby.
2. Keith Cox cored tree in the middle of the waggon road July 4, 2024, indicating the tree was chest height in 1957. Keith noted that the nearby cutbank was manmade, and likely a road bank.
3. The fence post hole was dug in the middle of the road to a depth of 3 feet by Len Lazzarotto July 17, 2024. No evidence of gravel was found. The test pit reached sand which is assumed to be culturally sterile soil.
4. Measured for distance from the NE corner of the original section of land (now the centre of 10 Avenue NE) by Joe Johnson August 15, 2024.



Parcel Map BC Print Report 2022

ESRI, Maxar, Earthstar Geographics and  
the GIS user community. Cadastral Data  
from Parcel Map BC. Copyright 2022.  
LTSA

<sup>7</sup> In 1952 the Okanagan Highway was rebuilt at South Canoe to eliminate numerous sharp curves (Salmon Arm Observer, March 20, 1952). The Salmon Arm Observer reported that the Okanagan Highway was to be resurfaced June 11, 1952 and equipment arrived in the area to pave the road to Grindrod in the July 24, 1952 edition of the paper.

<sup>8</sup> According to J.D.A. Fitzpatrick's survey notes of 1893, the soil was burnt clay, an indication of fire. The timber was dry cedar (18 inches), fir (2 feet.), Tamarack (18 inches in diameter), willow and balsam. The alluvial soil was sand and clay. When the road was tested in 2024, staff and Len Lazzarotto, found it was on a sandy base and no gravel was present. A post hole was dug in the middle of the road, near the lone Douglas fir tree, to a depth of 3 feet.

# 58

## **Peterson Barn 751 Highway 97B NE Salmon Arm, B.C. Circa 1915**

Previous location: 5540 35 Street NE (formerly Peterson Road) (1915-2005)

### **Description**

The Peterson Barn is a one-storey, hand-hewn, square-timbered structure with a steeply pitched roof. It is situated with its northern gable end facing and close to a quiet road and Canoe Creek.

The modest log structure was constructed around 1915 and is commonly called the Peterson Barn. It was originally located on the Peterson family farm at 5540 35 Street NE, on what was historically known as Peterson Road. The barn was taken apart and moved from the Broadview area (5540 35 Street NE) in 2005. Log home builder Duncan Morris reassembled the barn at R.J. Haney Heritage Village in 2013. A new cedar roof was installed in 2014.

### **Values**

The Peterson Barn has aesthetic and heritage values.

The Peterson Barn has aesthetic value as a fine example of early Scandinavian settlement construction.

Purpose-built to serve as a barn, the well-crafted and rustic one and a half storey rectangular log building was constructed from hand-hewn logs with dovetail joints, indicating it was intended to be a long-term structure.

The building was taken apart by volunteers and moved to R.J. Haney Heritage Village in 2005 and stored under tarps. Over the years some rotting occurred. Damaged logs were replaced, the barn assembled in place, and a new cedar shingle roof added.

The Peterson barn is valued for its association with the Peterson family, whose farm received the Century Farm Award on September 8, 2012, and as an enduring symbol of the role farming has played in the early history of economic and social development of Salmon Arm.

Swedish born, Ed Peterson came to Salmon Arm to work for Jim Evans in 1911 to cut firewood. In October 1912 Samuel Greenwood made a deal with Ed and his partners Erik Anderson (Wessman), Anton Swanberg, and Ivor Peterson for payment in kind to clear Greenwood's land. Each partner received 10 acres of land in lieu of payment.

The barn was built on Ed Peterson's property from logs from the area. Peterson's descendants donated the barn to R.J. Haney Heritage Village.

Initially the barn sheltered farm equipment and livestock from the elements. In time it was adaptively reused to house equipment and supplies associated with the Peterson orchard business, including boxes, box ladders, and ladders. Apple boxes were manufactured in the former hayloft.

The Peterson Barn is a standing reminder of the importance of agriculture to Salmon Arm and the self-reliance of new immigrants, who brought necessary skills to this country. The barn is now used to interpret local history.



Ingrid Peterson in front of Peterson Barn, circa 1940

Salmon Arm Museum Photo



Peterson Barn at R.J. Haney Heritage Village and Museum, circa 2024

Salmon Arm Museum Photo



### Character Defining Elements

#### Current Site:

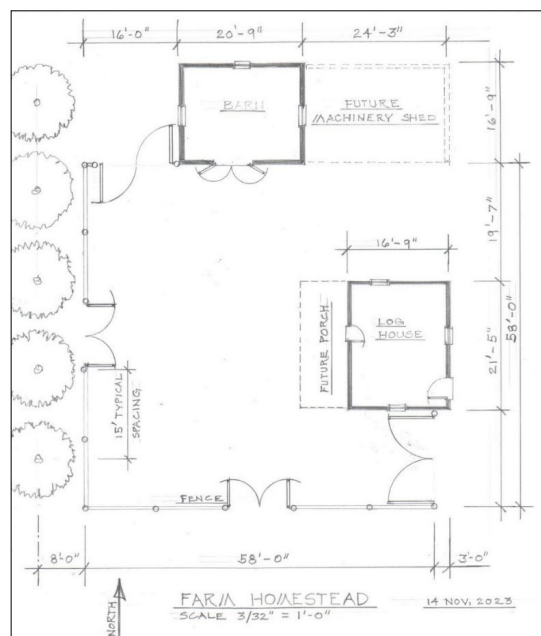
- Use as an accessory building to support the orchard and other components of the Peterson family business
- Associated features such as a heritage orchard and the J. Pearson Shaw Homestead
- Location on the agricultural field at R.J. Haney Heritage Village

#### Former Site:

- Association with locally historic agricultural practices and fruit growing industry
- Association with the Peterson family, early settlers in the area, and the Peterson Brothers Ltd. business
- Association with Broadview Road

#### Building:

- Vernacular architecture typical of Scandinavian construction
- Utilitarian agricultural form, scale, and massing
- Strong horizontal lines
- Constructed from locally available timbers
- Rectangular plan
- Simple gable roof
- Hand-hewn logs
- Well executed rustic detailing such as square dovetailed corner joints
- Unadorned wall surfaces
- Locally available cedar taper sawn shingles replacing original shake roof<sup>1</sup>



Salmon Arm Museum Photo

Exhibit Landscape Plan for Peterson Barn at R.J. Haney Heritage Village and Museum, circa 2023

<sup>1</sup> Duncan Morris (and Colin) at Traditional Log Homes Ltd installed taper sawn shingle roof.

# 59

**Pidhirney House**  
**751 Highway 97B NE**  
**Salmon Arm, B.C.**  
**Circa 1923-1929**

Previous location: NW corner of Fraser Avenue NW and Hudson Street NW (prior to 2008)

**Description**

The Pidhirney House is a one-and-a-half storey, vernacular style house located at R.J. Haney Heritage Village & Museum in Salmon Arm. It was built sometime between 1923 and 1929 for cemetery caretaker Ivan (John) Pidhirney and his wife Polly. The house was moved to the Village in 2008 and a foundation and basement were poured in 2009.

**Values**

The Pidhirney house has aesthetic and heritage values.

The Pidhirney House has aesthetic value as an intact historic house originally located within the City limits of Salmon Arm. It was built sometime after 1923 when Ivan (John) Pidhirney began acquiring land in Salmon Arm. The house was later added to, which demonstrates the house's, and family's, growth over time. At its initial construction, the residents of the house were served by an outhouse on the lake side of the property. The house boasts its original flooring, wainscoting, trim, and wall board.

The house is valued for its association with the Pidhirney family, who were part of a group of Ukrainian settlers taken advantage of by the Schwab Land Company. The settlers were land owners in Sarto, Manitoba and the company had convinced them to swap their land for property in Seymour Arm. When they arrived in the Shuswap in 1919, they discovered there was no arable land.

The exact date of when the family of five moved to Salmon Arm is not known. In April 1923, John Pidhirney purchased land from the City of Salmon Arm on Fraser Avenue NW. The family moved to a lakefront property near the first community dump, on the edge of an area known as "Chinatown."

The Pidhirney daughters found work in domestic service and at the Montebello hotel and John worked for the City of Salmon Arm as a labourer taking care of the Mt. Ida Cemetery.

Pidhirney passed away in his 67th year in 1944. Polly Pidhirney sold the house and adjoining lots to Jacob and Fiina Mack in 1946.

**Character Defining Elements**

**Building:**

- One-and-a-half storey stick frame house
- Wood frame construction
- Steep pitch gable roof with projecting eaves
- Double hung, sash windows
- Wrap around veranda with boxed eaves and columns
- Cove wooden cladding
- Original tongue and groove wainscoting, wall board, trim, and wood floors



Pidhirney House on Fraser Avenue NW prior to its move in 2008

Salmon Arm Museum Photo



Pidhirney House at R.J. Haney Heritage Village and Museum, circa 2023

Salmon Arm Museum Photo

# 60

## Queest Lookout Tower

751 Highway 97B NE

Salmon Arm, B.C.

Circa 1952

Previous location: Queest Mountain (1952-2003)

### Description

The Queest Lookout Tower is a distinctive one-storey Forest Service building made from prefabricated panels and a wraparound deck. It is situated on the highest point at R.J. Haney Heritage Village. A 16-step wooden staircase leads to its north-facing entrance.

This simple building was constructed in 1952 and is commonly called Queest Tower. It was originally located on Queest Mountain, 18.9 km north of Malakwa. The tower was dismantled and moved to Salmon Arm in 2003 before being reassembled at R.J. Haney Heritage Village in 2005.

### Values

The Queest Lookout Tower is valued for its aesthetic, heritage and social significance.

The Queest Lookout Tower has aesthetic value as an excellent example of utilitarian form.

B.C. Forest Service used J.H. (Howard) Taylor's 1946 plan to originally construct the tower. It was made by panel construction, prefabricated and transported to the site.

The lookout was put together with interlocking pieces, framing a single 4.27 x 4.27 metre room. The structure had a low slope roof that was often covered in snow in winter. The building was vented where panels met its ceiling. It was both a residence and workspace.

The building was elevated and guy wires were installed to stabilize the tower in high winds.

The Queest Lookout Tower has historic value, representing the evolution of design and materials of mid- 20th century towers and corresponding forest management practices.

Queest Lookout Tower served the public until after the 1998 fire season. Improved technology and aircraft surveillance made the cost of repairing access roads to the tower impractical.

The tower illustrates the way of life of a stationed Lookout Person, tasked with monitoring the landscape for any sign of fire. The last Lookout Person at Queest Lookout was Pam Axley who witnessed the strike that ignited the Silver Creek Fire (K30285) in 1998 that led to the largest scale evacuation in the Province of BC to that date.

The Queest Lookout Tower has social value as a community building project.

When the Salmon Arm Forest District closed its doors permanently on March 31st, 2003 and the operation was incorporated into the Okanagan Shuswap Forest District at Vernon, BC, staff and community partners spearheaded a campaign to restore and relocate Queest Lookout Tower as a legacy project. It was a positive gesture, a farewell gift to the community it served. Two years later the tower was refinished by volunteers and reinstalled at R.J. Haney Heritage Village.



Queest Lookout Tower at Queest Mountain, circa 1979



Queest Lookout Tower at R.J. Haney Heritage Village and Museum, circa 2024

Salmon Arm Museum Photo

Salmon Arm Museum Photo

### Character Defining Elements

#### Site:

- Location on the highest point of Land at R.J. Haney Heritage Village with commanding 360 degree views
- Views of Fly Hills, Little Mountain, Mt. Ida, Tappen Mountain, Mount Hilliam, Bastion Mountain, Queest Mountain, Larch Hills, and the surrounding landscape

#### Building:

- Visual prominence owing to its scale, square and vertical massing
- Wood and concrete construction materials
- Simple gable roof
- Exposed wrap-around balcony, exterior staircase, and expansive windows
- Simple interior layout well suited to the lookout's function
- A firefinder and other artefacts associated with the tower's historical use
- A log carving of iconic Smokey the Bear
- Exterior signage related to the tower



MA/colm McLeod Photo

Andrew and Marie McLeod sitting on top of Queest Tower, circa 1998



# 6 |

## Valley Methodist Church

Other names: Valley Church, Mt. Ida, Mt. Ida United Church, Mt. Ida Church

**751 Highway 97B NE**

**Salmon Arm, B.C.**

**1911**

Previous location: Corner of Foothill Road and Donnelly Road (1911-1988)

### Description

The Valley Methodist Church is a modest wooden one-storey structure with a steeply pitched roof. Constructed in 1911, this historic place includes the church and surrounding grounds. Located at R.J. Haney Heritage Village, it is commonly called the Mt. Ida Church.

### Values

The Valley Methodist Church has historic, spiritual, and aesthetic value based on its association with early settlers, its use as a parish for 60 years, and its Gothic Revival design, respectively.

Contractor Henry Riddle, and congregation volunteers, built the structure in 1911 from stock blueprints also used for the churches at Silver Creek and Hedgman's Corner. The church at Hedgman's Corner was sold sometime between 1906 and 1911 and the windows, doors, and pews were re-used in the Valley Methodist Church.<sup>1</sup> The new church cost \$1000 to build and opened free of debt.

The church was originally built at the corner on Foothill and Donnelly Roads, at "Raby's Corner," on land donated by W.J. Wilcox. The parcel of land was a half acre square divided by Foothill Road. The church and shed stood on the northwest portion, while a stable stood on the smaller southeast share. The stable was used to shelter parishioners' horses during services. The church was dedicated by Rev. James Calvert with the first trustees being William Anderson, John Calvert, Sam Rumble and James Raby.

Services were held year-round, though not on every Sunday. The church was part of a ministerial circuit serving Chase, Tappen, Notch Hill, Mt. Ida, and Silver Creek. Sometimes additional services were offered by the minister, who served both the Canoe and Salmon Arm Methodist churches.

With church unification in 1925, the Valley Methodist Church congregation joined the United Churches of Canada. By 1951, the building was referred to as the Valley Church, Mt. Ida. Sometime later, the church became known as the Mt. Ida United Church.<sup>2</sup>

The Mt. Ida United Church closed in 1971 and was purchased by the Church of Jesus Christ and Latter-day Saints (Mormon) congregation to be used as a gathering place until the late 1980s.<sup>3</sup> The building was then



Valley Methodist Church, circa 1911

Salmon Arm Museum Photo



Valley Methodist Church at R.J. Haney Heritage Village and Museum, circa 2003-2010

Salmon Arm Museum Photo

<sup>1</sup> See Ephemera file MS 142 in the Archives at R.J. Haney Heritage Village & Museum and see District of Salmon Arm tax database, Trustees of the Methodist Church paid taxes on 1.2 acres at SW 15-20-10 in 1911.

<sup>2</sup> Blair Galston, the B.C. Archivist for the United Church of Canada at Vancouver School of Theology, was unable to establish if the name of the church was ever legally changed. Since its arrival at R.J. Haney Heritage Village & Museum, the church has been commonly referred to as the Mt. Ida Church.

<sup>3</sup> Darryl Auten, retired United Church Minister.



purchased by the Salmon Arm Museum in 1988 and moved to R.J. Haney Heritage Village.

## Character Defining Elements

Site:

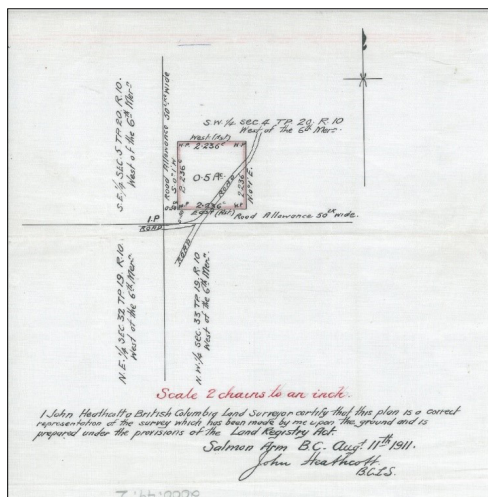
- Mature plantings
- Traditional landscaping
- Generous yards around the church

Building:

- Demonstrates original elements of the Gothic Revival style including the arched wood windows, spire, and steeply pitched roof—an achievement in design for early settlers
- The open layout
- Simple massing and rectangular wood frame form, gabled vestibule
- Brick chimney, horizontal bevelled siding, and shake roof
- The white colour of the building

Heritage Character:

- Its relationship with first European settlers of the area which illustrates settlement patterns
- Being a social gathering place for more than a hundred years



Survey Plan, circa 1911



Original Location at the corner of Foothill and Donnelly Roads, circa 1911

Salmon Arm Museum Photo

### Next Steps

As part of Salmon Arm's creation of its community Heritage Register, an historical context and thematic framework were developed with community input as part of this process. The context and themes can be used as tools or a framework to assist in ongoing initiatives for heritage conservation. These documents are values-based, community owned, flexible documents, and can change as Salmon Arm continues its exploration and documentation of its heritage through the Heritage Register and other heritage programs.

The following are steps that can be taken by the City of Salmon Arm and the local community to continue with heritage initiatives.

Continue with additional phases of the Heritage Register in order to capture the full range of the community's resources.

Consult with local heritage groups and societies. This provides additional input into the conservation process and ensures that the values of the wider community are being met.

Raise awareness of local heritage resources as an ongoing activity to foster a sense of stewardship. This should be done through the support of the wider community as well as key people and heritage organizations.

Continue to educate the community about the Heritage Register as an important community planning tool, what it can accomplish, and what it does not do - limit the ability of an owner to change or develop a property. This initiative may also help bring on-side those property owners who chose not to be included in the first stage of the register.

Continue to add to the list of heritage places, using a values-based process and a broad definition of heritage.

Other initiatives for the City to consider include:

- Continue to implement the City's Heritage Strategic Plan
- Encourage the Columbia-Shuswap Regional District to undertake heritage planning activities and potentially a Heritage Register
- Promote ongoing interpretation and commemoration activities
- Provide advice on development which might affect heritage places
- Provide local history and geographical information
- Provide advice on funding for heritage conservation
- Promote the value of owning a heritage-listed property
- Enforce the provisions of the amended OCPs and any planning processes adopted which concern heritage conservation

- Prepare an interactive website featuring heritage places
- Ensure that interpretive programs provide memorable educational and recreational experiences that will help the public understand the meaning and relevance of the region's heritage resources, and foster a sense of stewardship
- Promote the creation of comprehensive interpretive plans with full community input to serve as the backbone of interpretive and educational program planning and direction
- Investigate and implement opportunities for the interpretation, commemoration and celebration of significant associations between people and place
- Create heritage walking and driving tours throughout the region
- Continue community outreach and education with regard to heritage

Interpretation can be used as a way of conserving an historic place through an understanding of the historic values. Interpretation is a way of commemorating heritage values and fostering community pride, tourism and business opportunities. Interpretation presents intangible heritage values, such as memories, associations, events and stories not covered in the treatment of physical aspects of historic resources.

Where conservation of the physical fabric is not feasible, where heritage values are intangible, or where heritage fabric is missing, a program of recording, commemoration and interpretation should be implemented as a way of preserving and presenting the tangible and intangible heritage values of the place. Sites that are not listed on the Heritage Register can still be interpreted and commemorated, furthering the heritage goals of the community, such as increased tourism, greater public understanding and interest in heritage conservation matters.

The Heritage Legacy Fund of British Columbia offers a potential source of funding for the interpretation of the City's heritage resources.

## **Appendix A**

### **Compiled results from values workshop breakout session I.**

Missing from the themes

- Arts and culture
- Other specific cultures, such as the Finns, Chinese, Japanese
- The role of education and health in the evolution of Salmon Arm

Identified community heritage values

#### **Values related to the theme enduring *First Nations* presence**

- importance of their lands, both economically and environmentally
- foundation of community history
- cultural diversity
- spiritual philosophy regarding land management
- traditional wisdom
- they were here first
- honour and knowledge
- it is important that this value/story is told, guided and directed from First Nations leadership
- a central reality to the story of the region
- Salmon Arm understood as being in Shuswap territory by First Nations leadership
- raises questions of politics and healing
- appreciation for our older (pre-contact) history

#### **Values related to the theme *bounteous natural setting***

- setting draws everyone here, it is a major attraction
- important views
- places like this are few and far between
- migratory routes and hub on a global scale, eg. salmon, birds (note this converges with the idea of transportation hub)
- attachment to the natural landscape means a stronger sense of place and less transience (a mixed history for Salmon Arm)
- climate, a mild northern climate with moisture
- includes the 'working' forest
- climate
- local geology and evidence of its processes
- confluence of ecologies seen in the area's diverse biogeoclimatic zones
- our potential for sustainability with regard to food
- reminders of our physical environment through iconic landscape features such as Bastion Mountain and Mount Ida
- pure environment, the air, water, soil
- a very beautiful place
- the natural setting has been and is the economic resource base of the region
- active, outdoor lifestyle
- appreciation for the natural landscape

**Values related to the theme *transportation node***

- major contributor to Salmon Arm's regional profile
- community growth was spawned by the railroad and Trans Canada Highway
- transportation critical to the growth of the town
- created an economic hub
- connectivity to other places
- community as a key migratory route
- the coming of the railroad was the catalyst to opening up settlement
- a migration and meeting point (convergence)
- the city's regional role and importance on Shuswap Lake
- confluence of five valleys and different cultures

**Values related to the theme *economic opportunity***

- accounts for the current viability of the community
- explains the different economies that have shaped the town
- diversity of economies builds resilience
- immigrants were typically granted 160 acre plots, a quarter-section
- agriculture was important - the city shipped crops such as vegetables and grain
- historically it was affordable to locate here
- economic opportunity allowed us to survive the depression because we were diverse
- we've grown gradually to reach a critical capacity now
- retail diversity was huge
- the co-op was big
- what happened?
- our opportunities stabilize the economy of our town
- variety - not a one-industry town
- a 'grey' town, old money is supporting our town (eg. retirement centre)
- early economy was the foundation for the growth of the community

**Values related to the theme *commitment to community***

- we value the re-purposing of buildings for new uses
- community's reputation for cultural dynamism is dependent on our volunteers
- the city's attention to community centres the community, helps to define our identity, builds awareness of resources
- the community binds us together
- gives us common values, goals, and an appreciation of our history
- it is one of our key strengths
- historic co-op story
- small town cohesiveness
- 'we care' attitude
- retirement growth interested in the history of the community
- community confidence, self-knowledge is based on past successes
- arts and culture raises community profile and attracts people to the community
- arts and culture enriches the community culturally, socially and economically



**Values related to the theme *attention to heritage and history***

- we're not like Nelson, Victoria or Enderby, we don't have buildings
- much of our history is on film
- we are dependent on oral history
- we are a group determined to preserve our heritage
- the loss of a few historic buildings - eg. the demolition of the McGuire House - was a turning point
- heritage speaks to the life of the community in that place - eg. Salmon Arm Elementary School/Downtown Activity Centre
- we value places that educate the community about the past, eg. the cemetery
- preserves the past for future generations
- adds to our historical awareness
- local pride
- heritage is an educational tool
- telling the story of our history informs the story we want to become

## **Appendix B**

Information on community values extracted from the Salmon Arm Heritage Strategic Plan and adopted by Council

Community values: what makes Salmon Arm special?

- Setting/natural beauty
- McGuire Lake, proximity to Shuswap Lake
- Transport node; i.e. the railway, the highway, the lake, etc.
- The downtown
- The foreshore area/a natural reserve
- Patchwork of different cultures and people; i.e. the First Nations
- High density of culturally interested people in a country setting
- Settled by farmers and orchardists; which is reflected in the buildings
- Salmon Valley; still working agricultural area
- Diversity of vegetation with great climate; very green and lush
- Success of Roots and Blues Festival, the Fall Fair and the Haney Heritage Village
- Long history of community volunteerism
- Very strong cultural events for the size of the community
- Recreational facilities, i.e. pool, arena, sport fields, McGuire Lake- hockey
- Salmar Society; a unique organization
- Functioning Downtown core; unique
- Community Spirit

What is Salmon Arm's heritage?

- Physical beauty/ 'green'
- Nature reserve
- Vibrant downtown core
- Valuing volunteerism
- Building strength in the arts/cultural community
- Artistic expression from different periods
- Keeping waterways healthy
- Keep community spirit
- Green corridors/connections
- Sense of ownership
- Intertwining agriculture and urban
- Canoe Beach/assessable and free
- Fletcher Park/playground
- Enclaves seen in buildings and landscapes
- Neighbourhoods and town life
- Orchard houses (within newer subdivisions)
- Major green (areas) available near downtown
- Recreation facilities
- High consciousness of heritage values
- Train station
- Council receptive to community requests/needs/wants

**Appendix C**  
**Powerpoint from Values Workshop**