

COMMUNITY HERITAGE COMMISSION

Minutes of the Community Heritage Commission Meeting held on Tuesday, April 18, 2017 at 3:00 p.m. in Meeting Room 100, City Hall, Salmon Arm, British Columbia.

PRESENT:

Councillor Louise Wallace-Richmond
Cindy Malinowski
Harry Welton
Pat Kassa
Anne Kirkpatrick
Mary Landers

REGRETS:

Tim Dunne

STAFF:

Jon Turlock, Planning & Development Officer

1. Call to Order

The meeting was called to order at 3:00 p.m.

2. Presentations

n/a

3. Confirmation of Minutes

3.1 Community Heritage Commission Meeting of March 21, 2017.

Moved: Harry Welton/Seconded: Pat Kassa

THAT: the Minutes of the Meeting of March 21, 2017 be approved.

CARRIED UNANIMOUSLY

4. Items

4.1 Scott Property (Orchard House)

Following Council's review and decision on the Scott property, a number of members felt that the time and effort they had spent on preparing background information, a Statement of Significance and a recommendation for the property did not receive appropriate consideration by Council. Louise Wallace-Richmond expressed her appreciation for the members concerns, she explained Council's procedures for considering recommendations from the Commission and her position as both a member of Council and Chair of the CHC.

Moved: Mary Landers/Seconded: Harry Welton

THAT: the Community Heritage Commission recommend to Council that the City establish a Heritage Preservation Awards program beginning in the fall of 2017.

CARRIED UNANIMOUSLY

The Commission discussed how it could raise the level of awareness on the benefits of historical preservation and recognize property owners who renovate and maintain buildings having historical significance. It was suggested that the Commission, in consultation with RJ Haney Heritage Village and the Okanagan Historical Society, could select properties worthy of recognition with an award presented by the City.

4.2 Ball House (Heart's Haven) - 1651 - 2 Avenue NE

Moved: Harry Welton / Seconded: Anne Kirkpatrick

THAT: the Statement of Significance for the Ball House be forwarded to City Council with a recommendation that it be added to the Community Heritage Register.

CARRIED UNANIMOUSLY

The Commission agreed that the Ball House met the criteria for inclusion on the Community Heritage Register. It was further agreed that the Statement of Significance, copy attached, be forwarded to Council with a recommendation that it be added to the Register. It was noted that the property owner, Maureen Shaffer, has reviewed the Statement of Significance and supports its inclusion on the Register.

4.3 Heritage Inventory/Evaluation Table

The Commission reviewed the current Heritage Inventory/Evaluation Table and discussed proposed changes and updates provided by Pat Kassa. Pat agreed to prepare a sample page based on members suggestions and return it for review at the next meeting.

5. Late items

5.1 Deborah Chapman

Louise Wallace-Richmond read the Mayor's letter to Deborah Chapman acknowledging her work with the Commission and thanking her for her involvement.

5.2 Anne Kirkpatrick

Louise Wallace-Richmond read the Mayor's letter to Anne Kirkpatrick appointing her to the Commission.

5.3 Letters to the Editor

The Commission discussed a letter appearing in the Salmon Arm Observer that contained misinformation regarding a building on the Heritage Register. Members agreed that it should be corrected but also recognized the difficulties in addressing Letters to the Editor.

6. Date of Next Meeting

The next regular CHC meeting is scheduled for Tuesday, May 16, 2017, at 3:00 p.m. in Room 100 at City Hall.

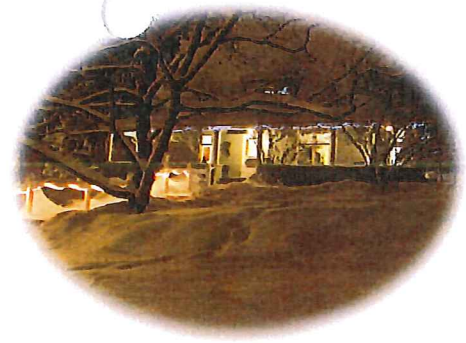
7. Adjournment

The meeting adjourned at 4:08 p. m.



Louise Wallace Richmond, Chair
Community Heritage Commission

Heart's Haven/the Ball House
Merton Hill Rd./Deer Park Trail
1651 2nd Ave 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.

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.

Building:

- 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 cladded (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 Maureen Shaffer

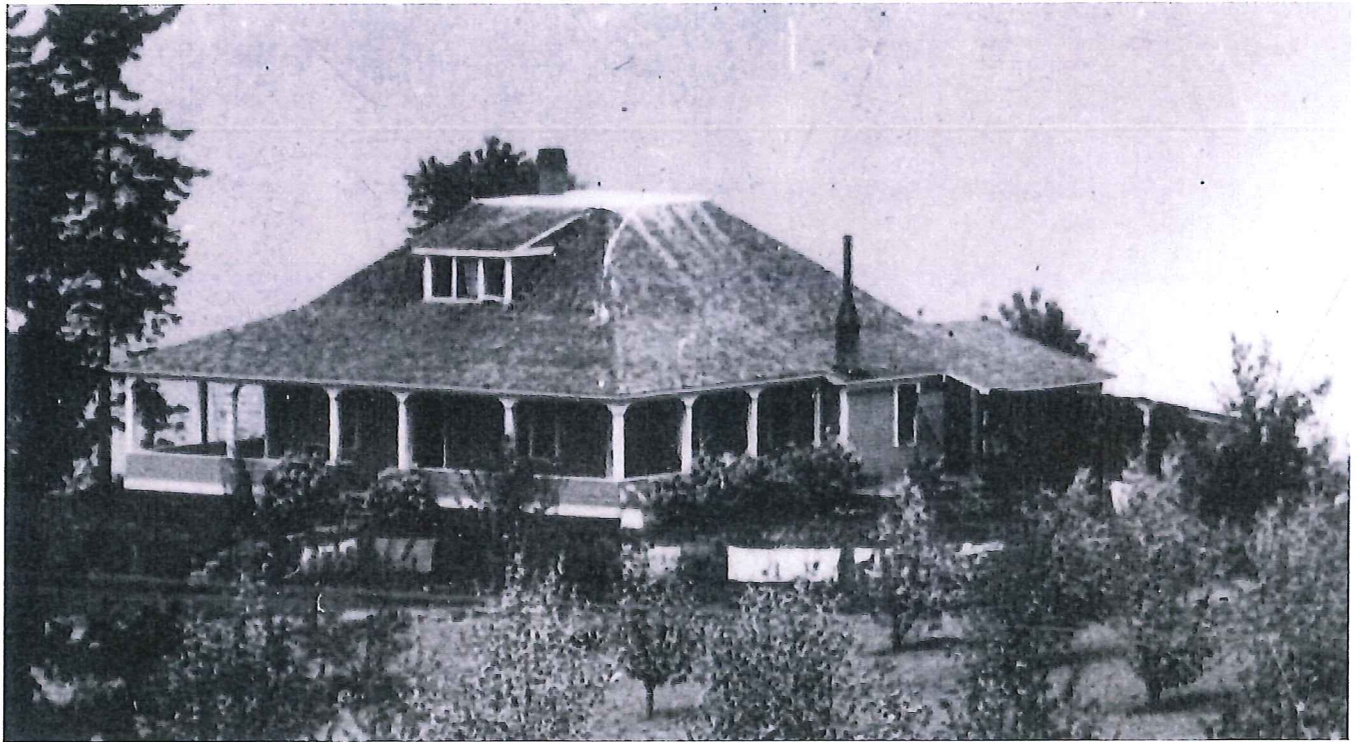


Photo credit: Salmon Arm Museum & Heritage Association

AC Taylor, Kamloops

circa 1914-1924

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