



Abbott Street Area



THE STORY OF THE ABBOTT STREET HERITAGE AREA began in 1884 with the first grant of Crown land south of Mill Creek to Joseph Lequime. In 1904, T. Stirling and W. Pooley purchased the land and divided it into large 5-acre farming lots. In 1906 the KLO Co. surveyed the first residential subdivision. As this large neighbourhood has evolved over a century, a rich diversity of eclectic housing styles is a unique legacy of the area.

- **THE FIRST CIVIC PHASE, 1904-1918**, includes designs from a number of architectural revival movements including Victorian, Tudor, Dutch and Colonial. Also built during this period are some early examples of the Arts & Crafts style.
- **THE SECOND CIVIC PHASE, 1918-1932**, provides examples of Late Arts & Crafts and Early Vernacular Cottage styles.
- **THE THIRD CIVIC PHASE, 1933-1945**, begins the modern era with Late Vernacular Cottage and Moderne buildings.
- **THE FOURTH CIVIC PHASE, 1946-1960**, provided examples of Early Suburban Bungalow buildings.

The Abbott Street area was recognized for its heritage value in 1983, and with the support of residents, both the Abbott and Marshall Street Heritage Conservation Areas were established by City Council in 1998. Also developed, with community participation, were design guidelines and a public process through the Community Heritage Commission, to address change and compatible new development.

Ten years have shown that the establishment of these heritage neighbourhoods have been a successful initiative with lasting benefits for the neighbourhoods and the community.



The Abbott Street bridge over Mill Creek in 1907. In the 1940s the winding creek was straightened and the reclaimed land became the Maple Street area. Over the years, much of the marshy land along the lake was filled in with sawdust from the sawmill.



A young woman uses the branch-lined Abbott Bridge to cross Mill Creek, c. 1920.



Women and a young boy dressed in their best at a party given by the Stirling family, c. 1910. T.W. Stirling's many enterprises in the fruit and lumber industries had a large influence in Kelowna's early social and commercial life.



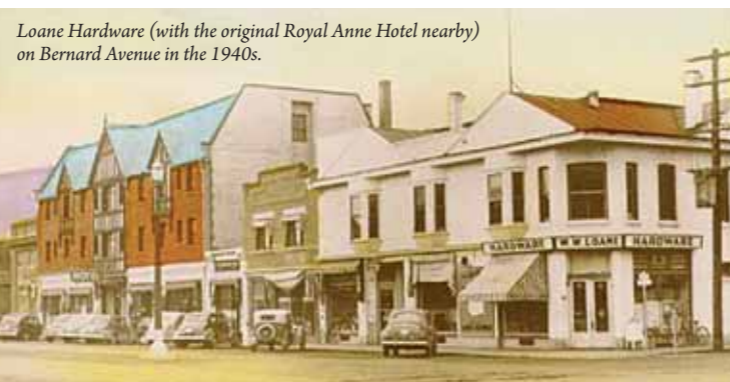
A 1930s view of the Mill Creek bridge and walkway near the Ryan House (built 1924) on Riverside Avenue. The bridge connected residents to downtown and City Park.



McDougall Street houses during spring flooding in the 1930s. The centre house is a Fumerton family home on the corner of Vimy and McDougall.



Local businessmen W.E. Adams, A.J. Cameron and W.H. Gaddes on Bernard Avenue in the Kelowna Land and Orchard Co.'s Reo Touring Car, c. 1912.



Loane Hardware (with the original Royal Anne Hotel nearby) on Bernard Avenue in the 1940s.



Fumertons Department Store on Bernard Avenue at Pandosy Street in 1966. Residents from the Abbott Street area were involved in many local enterprises.



Robert Lyon
Architect, 1879-1963
Prolific and creative, locally he designed the Hughes-Games House, second GD Loane House, and also the Kelowna Post Office (now demolished).

Celebrating 10 Years as a Heritage Conservation Area

As Kelowna continues to grow and change, heritage neighbourhoods help to maintain our sense of place and community. Thanks to the foresight of some dedicated community members and City Council in 1998, the rich history and heritage of the Abbott Street residential area has been enhanced and preserved. Through the establishment of design guidelines and with a co-operative public process to manage change, the area has thrived. As groups dedicated to enhancing the quality of life of our neighbourhoods, we are pleased to join together to celebrate the 10th Anniversary of the Abbott Street Heritage Conservation Area.



Designed and produced by David Lovell

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KELOWNA'S ABBOTT STREET HERITAGE DISTRICT

Where community and heritage live together



Kelowna Courier advertisements, c. 1909

The Abbott Street Heritage Conservation Area is a neighbourhood steeped in local history and features a wide variety of housing styles popular over the past 100 years. Some homes are iconic examples, while others have blended traditional elements, but all proudly enhance the diversity of the area.

The Elements of Styles

VICTORIAN REVIVAL

- regal feel to the architecture, up to 2.5 storey height
- steep gable roof with returned eaves and gabled dormers
- multiple pane windows
- wrap around open porch
- decorative detailing



Cadder House, built 1908, 2124 Pandosy St. Queen Anne influenced Country House, rare use of rusticated bricks, largest home in city when built. Thomas Willing Stirling formed Kelowna Shippers Union, involved in the Kelowna Land and Orchard Co., Kelowna Sawmill, Okanagan Loan and Trust, Stirling and Pitcairn, founder of Kelowna General Hospital and St. Michael and All Angels Anglican Church.



A rare example on Riverside Avenue.

DUTCH REVIVAL

- bell-cast gambrel roof
- shed or gable dormers
- vertical, double-hung, multiple pane windows
- symmetrical front facade
- functional layout

TUDOR REVIVAL

- decorative half-timbering
- steeply pitched roof
- prominent cross gables
- tall narrow windows
- small window panes

Cookson House, built 1929, 1912 Abbott Street. Built for E. Cookson, Sec. Treas. of Rowcliffe Canning. Architect: Robert Rowley

ARTS & CRAFTS

- exposed, natural materials
- low-pitched gabled roof with wide, unenclosed eave overhang
- roof rafters exposed
- decorative beams and braces
- porch supports extending to ground level, squared or slanting

LATE ARTS & CRAFTS STYLE

- refined elements; enclosed porches

PRAIRIE STYLE: A sub-style, noted by horizontal lines, flat or hipped roofs with broad overhanging eaves, windows grouped in horizontal bands, integration with the landscape, craftsmanship, and restrained ornament.



McWilliams House, built 1931, 2072 Abbott Street. Modern/Spanish Colonial style. Builder: W.G. Scott. Residence of T. Finley McWilliams, City Police Magistrate and Stipendary Magistrate, 1937-47.



MacLean House, built 1942, 1869 Maple St. Georgian Revival. Builder: A. Patterson. Roy MacLean was publisher and managing editor of the Kelowna Courier (1938-74), an influential opinion-maker in the community.

MEDITERRANEAN REVIVAL

- Masonry feel to the form
- shed and high-gable roof sub forms
- stepped parapet, flat roof
- flush eaves and stucco detail
- single and multi-sash vertical windows
- asymmetrical front facade

COLONIAL REVIVAL

- stately feel to the form
- high to medium gable roof
- horizontal siding
- grand entrance
- vertical, multi-sash windows
- window shutters
- symmetrical fronts



Jackson House, built 1922, 236 Beach Avenue

Stone House, built 1922, 1806 Abbott Street. Built for Mary Stone in 1922; later associated with Albert McNair of Associated Growers of B.C., later the owner of Eldorado Ranch.



Fumerton House, built 1933, 1922 Abbott Street. 1930s Eclectic/Norman Cottage style. The Fumerton family operated a long established department store at 411 Bernard Ave. from 1919 -1980s. Builder: B.E. Blair

VERNACULAR STYLE: Popular home styles (often from plan books) which suit the climate and use local materials. The Treadgold House is a unique Late Vernacular Cottage finished with half logs.

COTTAGE STYLES

- Fanciful style
- Stucco cladding
- Up to 1 1/2 stories
- Vertical windows
- Asymmetrical facade
- Portico front entrance
- Multi-sash windows
- Gable roof forms



A. Treadgold House, built 1936, 1077 Abbott Street

MODERNE

- streamlined style
- flat parapet roof
- stucco and horizontal banding and cladding
- low horizontal massing
- multi-sash windows, narrow trim
- curved walls
- asymmetrical facade
- canopy over entrance



G.D. Loane House (2nd), built 1937, 1858 Abbott Street. Architect: Robert Lyon. Gordon Donald Loane operated W.W. Loane Hardware and Paints. Later associated with DeMara family of DeMara Insurance.

EARLY SUBURBAN BUNGALOW

Modern, convenient and popular, the post-WWII bungalow style has many variations in the Abbott Street area.



A vintage bungalow home on Glenwood Ave.

- Horizontal emphasis
- low gable and hip roof form
- plain soffit and brackets
- siding below belt-line, stucco above
- horizontal and picture windows
- asymmetrical front facade
- asphalt shingle roof
- driveways and attached carports



Heritage homes in an historic neighbourhood

Among the 325 homes in the Abbott Street Heritage Conservation Area, there are currently 48 listed on the Kelowna Heritage Register. These homes have been evaluated for their architectural style, age, builder, and influential residents and determined to have special historical and architectural significance to the community.

1 Murchison House 1781 Abbott St.	13 G.L. Dore House 2083 Abbott St.	25 H. Pettman House 228 Lake Ave.	37 Cadder House 2124 Pandosy St.
2 Stone House 1806 Abbott St.	14 Hughes-Games House 2094 Abbott St.	26 Lewis House 255 Lake Ave.	38 Annie Stirling House 2178 Abbott St.
3 Capozzi House 1842 Abbott St.	15 SM Simpson House 2120 Abbott St.	27 Haldane House 263 Lake Ave.	39 Logie House 344 Park Ave.
4 G.D. Loane House 1858 Abbott St.	16 G.B. Hamilton House 2136 Abbott St.	28 Greenwood House 1815 Maple St.	40 Temple House 356 Park Ave.
5 A. Treadgold House 1912 Abbott St.	17 Jackson House 236 Beach Ave.	29 Brown House 1826 Maple St.	41 G.L. Dore House 379 Park Ave.
6 Cookson House 1912 Abbott St.	18 Cummings House 334 Beach Ave.	30 Dawson-Monteith Hs 1842 Maple St.	42 F.W. Groves House 409 Park Ave.
7 Fumerton House 1922 Abbott St.	19 D.G. Stiell House 273 Burne Ave.	31 Gaddes House 1857 Maple St.	43 Reekie House 429 Park Ave.
8 Treadgold House 1931 Abbott St.	20 Blackey House 315 Cadder Ave.	32 MacLean House 1869 Maple St.	44 Buck House 469 Park Ave.
9 McCulloch House 1939 Abbott St.	21 L. Hayes House 329 Cadder Ave.	33 Jennens House 1978 McDougall St.	45 Ryan House 1812 Riverside Ave.
10 J.D. Pettigrew House 1957 Abbott St.	22 Barton House 409 Cadder Ave.	34 McDougall House 124 McTavish St.	46 G.D. Loane House (1st) 1866 Riverside Ave.
11 Adams House 1998 Abbott St.	23 Meugens House 450 Cadder Ave.	35 Dunn House 2024 Pandosy St.	47 Wasson House 434 Royal Ave.
12 McWilliams House 2072 Abbott St.	24 W.R. Foster House 486 Cadder Ave.	36 Dr. Shepherd House 2032 Pandosy St.	48 G.H. Kerr House 190 Vimy Ave.