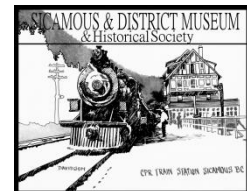




Sicamous Community Heritage Registry

June 2023



*“The longer you can look back,
the farther you can look forward.”*

Winston Churchill, March 1944

Cover Photo: The CPR Sicamous Hotel, the second hotel on this site. Photo 0192
from the archives of the Sicamous and District Museum and Historical Society

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Introduction

The District of Sicamous (Sek'Maws) is located at the confluence of several valleys and waterways in the interior of British Columbia on the traditional and unceded territory of the Secwépemc First Nation. The Sicamous area has been home to Indigenous people since time immemorial, though more recently, permanent European settlement followed development of the transcontinental railway which was completed in 1886. Just over a century later, in December 1989, the District of Sicamous was incorporated. According to the 2021 census¹, Sicamous is home to 2,613 permanent residents. Due to its geography, Sicamous was and continues to be a gateway community. It has been a gateway to the fur trade and the goldfields of the past and continues to be a gateway to the mountains, the Shuswap Lake system, and the Okanagan Valley.

We would like to respectfully acknowledge that the land on which Sicamous is located is in the traditional lands of the Secwépemc First Nation including Splantsin, and we acknowledge, with respect, the diverse histories, and cultures of all the Indigenous Peoples of British Columbia.

Background

In 2021, Council approved a Heritage Designation Bylaw and designated Sicamous' first Heritage property – the Red Barn. This was the first step at formally recognizing the value of local heritage, but the less restrictive form of heritage recognition – a Community Heritage Registry – did not exist. In order to fill this gap and to respond to a request from the public, District staff facilitated a community led initiative to determine the process and to help create a registry.

The Sicamous Community Heritage Registry has been prepared by a committee of community volunteers under the sponsorship of the Sicamous and District Museum and Historical Society, and with the support of the District of Sicamous (DOS).

In recognizing the value and depth of incorporating indigenous knowledge and information in our registry, committee members have made connections with Splantsin staff and plan to continue working with Splantsin to determine the best and most respectful format to represent local indigenous culture and history.

WHAT is a Community Heritage Registry?

A Community Heritage Registry (CHR) is simply a list, vetted through Mayor and Council, that raises awareness of our local heritage resources. Being on this list does not afford any means of legal protection, nor does it diminish the development potential of a site. However, registered properties may be eligible for special concessions and grant programs, if available.

¹ Statistics Canada. 2022. (table). *Census Profile*. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released December 15, 2022. <https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/index.cfm?Lang=E> (accessed January 31, 2023).

As an official list of non-designated historic places it identifies, records, and acknowledges our story. It allows sites that the community values to be monitored and integrated into community planning. Each community has the ability to tailor criteria for their own CHR. Registration of historic places can be added or deleted to the CHR by Council Resolution.

A CHR listing is not included on the land title but will be noted on the District's database. The property can be altered, demolished and / or developed but it will be flagged, and Council will be given an opportunity to pause the issuance of permits for up to 60 days to explore options with the property owner. Properties can be on both the CHR and have a Heritage Designation.

Legislative Authority

While the Community Heritage Registry Working Committee currently advocates for voluntary participation on the Registry, Part 15 – Section 589 (1) of the Local Government Act outlines that Mayor and Council have the authority to make inclusion of heritage resources on the Registry mandatory. If, at some point in the future, the DOS elects to require mandatory inclusion, the requirement for property owner consent will no longer be required.

In addition, Section 598 (4) indicates that if a property with heritage values or heritage character is not included on the CHR, by error or omission, it can still be subject to the same protections that are afforded to listed properties.

WHY a Community Heritage Registry?

Benefits to Our Community

By implementing a Community Heritage Registry we:

- * Recognize our diverse heritage and increase its profile;
- * Acknowledge our past, value our present and draw from them to build a sustainable future;
- * Contribute to reconciliation;
- * Increase community awareness and in turn protect our community identity & sense of place;
- * Demonstrate pride in our community.

Benefits to Property Owners

There are several benefits to property owners. Being listed on a CHR means that:

- * sites are recognized on mapping and websites, thereby increasing their profile;
- * sites are officially recognized by the community as having heritage value;
- * property owners and prospective buyers are aware of the site's heritage status;
- * special provisions in the BC Building Code Heritage Building Supplement may apply;
- * heritage status may be used as criteria to access grants or non-monetary incentives, (i.e., land use regulation relaxation and development bonuses);
- * sites may be eligible for property tax exemptions.

HOW was this Registry Created?



Process

1. The Museum and Historical Society Board formally endorsed a partnership with the District of Sicamous, in October 2022 and sponsored the formation of a volunteer Working Committee.
2. Committee members engaged the community and solicited input on prospective sites through: posting an interactive map hosted on the District website [Tell our Story \(arcgis.com\)](#); hosting an information booth at community events; being the subject of a local newspaper article; postings on social media; conducting interviews with local residents; as well as implementing a poster campaign.
3. Committee meetings and workshops took place between October 2022 and April 2023 to develop the draft CHR document including: brainstorming a vision statement; goals; themes & values; eligibility criteria; and coordinating a preliminary list of sites for consideration.



4. The draft document, including the first round of Statements of Significance, was circulated to the Planning and Development Committee (PDC) for review and comment on May 3, 2023. The PDC recommended forwarding this document to Mayor and Council for consideration.
5. Suggested revisions were incorporated and the document was presented to District of Sicamous Council on June 28, 2023. Following adoption by Council, District staff will administer the CHR.

Vision Statement

*The Sicamous Community Heritage Registry is
a dynamic document*

– part roadmap, part inspiration –

*that is **shaping our future by***

*celebrating our **local identity and***

*recognizing our **tangible and intangible past,***

*from the **First Peoples***

*forward to **present day.***

Goals

The volunteer working committee has identified the following six goals:

1. That our shared heritage **be accessible to all**;
2. That our shared heritage is **equitable to all** by representing: all cultures associated with Sicamous; all neighbourhoods within the District; and all time periods from pre-colonization through to present day;
3. That we **understand the value and significance of our heritage** by recording, retaining, maintaining, and promoting our heritage resources;
4. That we foster **a community who willingly participates** in heritage;
5. That **this document be flexible**, and that new Statements of Significance be considered regularly by Council for addition to the Community Heritage Registry;
6. That properties listed on our Community Heritage Registry are done so on **a voluntary basis** with written permission from the property owner(s) until when and if Council elects to make participation mandatory.

Themes and Values

As per the process as identified by Heritage BC², heritage values specific to our local history have been identified and categorized into three broad themes; Cultural Environment, Natural Environment / Geography, and Built Environment.

These themes and values, listed in Table 1 below, are drawn from Sicamous' unique history, have been used to establish eligibility criteria and form the basis of Statements of Significance.

² Heritage BC, *Community Heritage Register: A Resource Guide*.
<https://heritagebc.ca/learning--centre/heritage-place-conservation/heritage-conservation-tools-resource-guides/community-heritage-register-a-resource> (accessed January 31, 2023).

Table 1: Themes and Values

| ✳ CULTURAL ENVIRONMENT THEME | NATURAL ENVIRONMENT / GEOGRAPHY THEME | BUILT ENVIRONMENT THEME |
|--|---|---|
| Respectful recognition and pride in Sicamous' diverse arts and cultural background | How geography and the environment has influenced development of Sicamous, & continues to influence it. | Tangible manufactured structures and / or modifications to the land. |
| ASSOCIATED VALUES | | |
| <ul style="list-style-type: none"> • First Nations - customs, stories, memories, lessons, dances, art, language • Founding Families / Pioneers / Settlers • Intangible cultural heritage (ICH) • Significant neighbourhoods / groupings of heritage resources • A place of gathering – where lakes and natural environment gather, where people gather, where industry gathers • Cultural Diversity – through voluntary & forced settlement • Sense of Community • Stories and Anecdotes • Wartime • Internment Camps • Significant Event • Significant Person / People • Archeological Significance • Spiritual / Cultural Significance | <ul style="list-style-type: none"> • Diverse Natural Environment • Dependence on, and influence of waterways • Sense of Place • The Natural World - plants, landmarks, wildlife, waterfalls • Tourism / Four Season Recreation – houseboats, watersports, hockey, snowmobiling, camping, beaches • Heritage Trees • Sustainability • Epic Views | <ul style="list-style-type: none"> • Resource Economy – fur trade, gold rush, forestry • Transportation – by water, rail, highway • Commercial Enterprises – houseboat industry, logging • Development – buildings, landscaping, monuments, bridges, railway • Habitation / Settlement – First Nations Villages, Eagle Pass Landing, CPR Hill, Finnish Farm Community • Infrastructure – utilities, communications, water • Age of Structure or Site • Architectural Style • Renowned Architect / Builder • Unique Construction Method / Material |

(✳ may not be represented in our Community Heritage Registry in the traditional form)

HOW is a Property Nominated?

Eligibility Criteria

Nominated sites can take the form of a building, structure, cultural feature, landscape feature, streetscape, heritage tree, or an industrial site.

A list of potential properties suggested by the community can be found in Appendix 1.

The following criteria must be fulfilled in order to be considered for inclusion on our heritage register. The heritage resource must:

- Have a Statement of Significance prepared which includes:
 - * Archival documentation, oral documentation, newspaper clippings and / or links, (with information sources cited and / or paper copies of the information attached)
 - * identified theme(s), as per Table 1
 - * demonstration of value(s) to our community, as per Table 1
 - * a story or anecdote about the location or structure (optional)
 - * archival and / or current exterior photos
 - * character defining elements with images (images optional)
- Have a letter of Owner Consent (see example in Appendix 3)
- Be located within District of Sicamous boundaries.

The Statement of Significance (SOS) can be prepared by:

- a) the property owner, with support from the District of Sicamous and / or the Sicamous and District Museum and Historical Society, if required; or,
- b) a Heritage Professional.

Please see Appendix 2 for an SOS template. More information regarding preparation of an SOS can be found on the Heritage BC website: [Guidelines for Writing Statements of Significance.pdf \(rdmw.bc.ca\)](https://www.rdmw.bc.ca/Guidelines%20for%20Writing%20Statements%20of%20Significance.pdf)

The Statement of Significance and Letter of Consent are submitted to District Planning and Development Services for review by staff and the appropriate Council sanctioned committee, (e.g., the Planning and Development Committee or a Heritage Committee). Following this, if deemed worthy, staff will forward the SOS to Council for their consideration.

After approval from Council by resolution, and within 30 days, nominations are forwarded by District staff to the Province, BC Heritage Branch, for inclusion on the BC Register of Historic Places.

However, sites listed on the Provincial registry must be *Real Property*. By definition, real property includes buildings, structures and other improvements attached to the land. Several heritage resources identified by our community do not fall under this definition, i.e., the M/V Phoebe Ann and the 1928 Gottfredson Fire Truck, therefore, they can be nominated to and listed on the District of Sicamous' Community Heritage Registry, but they will not be included on the Provincial Registry.

Table 2: Nomination Process Chart



Next Steps

Recommended Actions for the District of Sicamous

Adoption of the Community Heritage Registry

1. That Council commits to and adopts this Community Heritage Registry.
2. That Council deliberates and nominates those properties to the Community Heritage Registry for which Statements of Significance have been prepared.

Strategic Priorities

3. That Council consider raising the profile of local heritage by including it as a Strategic Priority and by supporting it during the next round of budget deliberations. The District should consider devoting financial resources to these areas:
 - Preparation of a comprehensive overarching Heritage Strategy to chart a course for the future.
 - Budgeting for heritage assessments of District owned heritage resources, and for their appropriate levels of maintenance.
 - Increasing the profile and preserving the character of two concentrations of heritage resources which have come into focus:
 - a) Sicamous' first neighbourhood of CPR Hill, and
 - b) the node around the intersections of Finlayson St., Young Cres. & Riverside Ave.

Initiation of a Heritage Committee

4. That Council sanctions the establishment of a Heritage Committee / Commission, as per Section 597 of the Local Government Act, which includes Council Representation, meets regularly, and whose mandate is to propose and / or review:
 - OCP policies
 - CHR submissions
 - Incentives for properties listed on the CHR; i.e., grant programs, enhanced re-development requirements, relaxed bylaw requirements etc.
 - other heritage related matters.

And that:

- Committee members be authorized, on behalf of the District, to contact owners of properties catalogued on the A and B lists in Appendix 1 of this document to gauge their willingness to be included on the CHR.

Collaboration and Intergovernmental Communication

5. That, in the spirit of reconciliation, collaboration with Splantsin continues.
6. That the District encourages the Columbia Shuswap Regional District (CSRD) to prepare their own Community Heritage Register and that they consider including the sites identified by the public within their jurisdiction that are noted at the end of Appendix 1.

On-going Processes

7. That District staff accepts nominations and suggestions for additional heritage properties to be added to this CHR and forwards them to a newly formed Heritage Committee for review.
8. That District staff forward properties that are approved by Council resolution for inclusion on the CHR to the Province, BC Heritage Branch, within 30 days.
9. That District staff include properties listed on the CHR on the District website and mapping platforms.

Recommended Actions for the Sicamous & District Museum & Historical Society

Research and Resources

1. That the Museum and Historical Society staff and volunteers assist property owners with research and preparation of SOSs, if required.
2. That the Museum and Historical Society pursue grants to record intangible stories of both Indigenous and local pioneers and that these stories are created in a format that is accessible to the public.

Partnerships and Collaboration

3. That, in the spirit of reconciliation, collaboration with Splat-sin continues.
4. That the Museum and Historical Society considers partnering with the Chamber of Commerce to update the existing walking tour to include more sites and additional routes.

Initiation of Recognition Programs

5. That, to increase the profile of heritage in the community, the Museum and Historical Society considers initiating a Heritage Recognition Plaque Program. See Examples below.



New Westminster Heritage
Preservation Society Plaque



ACO Stratford Perth County
Plaque

6. That, to increase the profile of heritage in the community, the Museum and Historical Society considers initiating an annual Heritage Awards Program.

Statements of Significance

The following Statements of Significance have been prepared for the Sicamous Community Heritage Registry:



Table 3: Statements of Significance

| | | | |
|----|-------------------------------------|----------------------------|--|
| 1. | 1226 Riverside Avenue | The Red Barn | Circa 1926 built on land donated by Mrs. M.J. Finlayson. Originally a community hall, but now operating as the Eagle Valley Arts Centre. |
| 2. | 20 Bruhn Road | Bruhn House | Circa 1922 craftsman style home whose original owner was prominent citizen R.W. Bruhn. |
| 3. | 16 Bruhn Road | Bruhn Office | Circa late 1920's offices of lumber baron R.W. Bruhn. |
| 4. | 1117 Eagle Pass Way, Finlayson Park | Eagle Valley Schoolhouse | One of the oldest surviving buildings on the east side of Sicamous Narrows. Originally built on site of the High School in 1921. Moved to this location in 1967. (Former location of the Sicamous Museum.) |
| 5. | Two Mile | Mara Lake Internment Camp | 1915 – 1916 WWI site of a lost heritage resource; namely a work camp detaining Ukrainian immigrants whose forced labour was responsible for the initial construction of Highway 97A. |
| 6. | 1426 Boutwell Avenue | Rauma Finnish Sauna | Circa 1935. Two room sauna constructed of wood hand hewn from the original farm property. Has remained in the ownership of the same family since construction. |
| 7. | Shuswap Lakebed | Wreck of the SS Whitesmith | Circa 1929. Plaque installed onsite by the UASBC. Last known steam-powered vessel to transport people and cargo up and down the lake. |

1. The Red Barn – 1226 Riverside Avenue

Statement of Significance

(Adapted from original prepared by McLean Heritage Planning and Consulting – July 2021)

| | | |
|---------------------------------|--|--|
| Legal Description: | Lot 11, District Lot 452, District Plan 2026, Kamloops Division Yale District |  <p><i>Circa 2023 – front elevation</i></p> |
| Neighbourhood: | Downtown Sicamous | |
| Type of Resource: | Building – community hall | |
| Latitude/Longitude Coordinates: | 50°50'2.18"N 118°29'28.62"W | |
| Historic Name: | Sicamous Community Hall |  <p><i>Circa 1930 – north elevation (Sicamous Museum Collection SICA-01-RB005)</i></p> |
| Current Name: | The Red Barn Arts Centre | |
| Original Owner(s): | Community shareholders following donation of land by Mrs. M. J. Finlayson | |
| Construction Date: | 1926 | |
| Architect: | Unknown | |
| Builder: | Fred Peters, with lumber from the R.W. Bruhn Company, and community volunteers | |
| Heritage Status: | Proposed Heritage Registry District of Sicamous | |
| Relevant Themes: | Cultural Environment | |

DESCRIPTION OF HISTORIC PLACE

The Red Barn Arts Centre is a one-storey, wood frame, vernacular style building situated on the west side of Riverside Avenue, between Finlayson Street and Young Crescent, in the central area of Sicamous.

HERITAGE VALUES

The Red Barn Arts Centre, constructed in 1926, is valued for its associations, first with the individuals who were instrumental in the early and on-going development of the community, and second, with the social, cultural, educational, spiritual, and economic activities in the community; it is also valued as an example of pioneer vernacular construction.


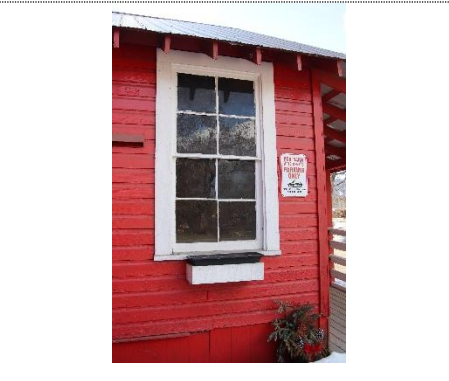
The Red Barn Arts Centre is significant for its association with persons and groups who, collectively and individually, contributed to the earliest development of Sicamous and its on-going promotion as a growing and vibrant community. This is expressed through the donation of land, and the provision of material, time, and labour for its construction. Each of these factors contributed significantly to construct, maintain, and expand the Red Barn to serve the community. It was initially set up as a quasi-public facility, and later as a privately owned venue. Its most notable associations with individuals are with Mrs. Mary J. Finlayson who donated the land, Fred Peters who was responsible for construction and its later expansion following a fire in the early 1950's, and many unnamed volunteers who provided their time, passion, and expertise. The example of the volunteers is illustrated, in part and collectively, through the Women's Institute. The Red Barn Arts Centre is

additionally valued for its association with the Royal Canadian Legion and its service to the community. And most recently with the Eagle Valley Arts Council, who acquired the building in 1986 and has operated here since that date.

The Red Barn Arts Centre is additionally valued for its association with a broad range of activities and uses hosted in and around the building over many decades. It was created out of a need for a building which could host small-scale events of a diverse nature to all members of the community, and represents a facility that met the social, cultural and educational needs of, and occasionally the spiritual needs as well, and which continues to serve in an arts and cultural capacity. This is exemplified by its past use as Sicamous Community Hall, hosting dances, performances, movies, receptions, school events and physical education. It subsequently provided an economic driver for the community, as a mini-mall, and has returned to a use that is more illustrative of its early years, through the Eagle Valley Arts Council which coordinates an array of arts and cultural activities, services and events in Sicamous and beyond.

The Red Barn Arts Centre is additionally valued for its Vernacular style and design. It displays a typical form for a modest mid-1920's village community hall, with its steep-pitch gables roof, simple decorative elements such as banded shingled cladding in the gables, a full-width porch (subsequently added on) and a variety of wood windows, and a heavy timber beam base. It exemplifies the materials that were readily available at the time, and particularly in this case, donated for the cause, as well as construction methods that allowed work to be done quickly and efficiently by both volunteers and tradespeople.

CHARACTER DEFINING ELEMENTS

| | |
|--|--|
| <ul style="list-style-type: none"> • Location on the west side of Riverside Ave, south of Finlayson St., in the centre of Sicamous; |  |
| <ul style="list-style-type: none"> • Long-term use as a community facility sponsoring social, cultural, educational, and spiritual activities; | |
| <ul style="list-style-type: none"> • Main floor set slightly above grade; | <p><i>Shingle Cladding in Front Gable</i></p> |
| <ul style="list-style-type: none"> • Heavy timber beam base set on short timber posts and concrete footings, with wood frame construction above; | |
| <ul style="list-style-type: none"> • Vernacular style and design elements including a steep-pitch gable roof form, with secondary side-gable extension on north side, shed roof extension at the rear and a narrow shed roof protrusion on the south side with open soffit and exposed rafter tails; |  |
| <ul style="list-style-type: none"> • Full-width front porch with half-hipped roof with four squared posts and internal angled supporting brackets, a horizontal board balustrade that is fully enclosed on the south side, partially enclosed on the east side, and open to a ramp on the north side, and a wooden floor; | |
| <ul style="list-style-type: none"> • Partial-width north-side ramped porch with shed roof with horizontal board balustrade and simple squared posts; | |
| <ul style="list-style-type: none"> • Paired wooden entry doors, with inset glazing and simple trim boards; | <p><i>Channel siding, corner board, double hung window</i></p> |
| <ul style="list-style-type: none"> • Three secondary single-door entries and a wide double-door entry on the north side; | |

- Fenestration including a large picture window opening on the front porch, with tall single-set window openings on the south side, and various double hung, and fixed multi-pane wood windows on the north side
- Alternating bands of wide and narrower cedar shingle cladding in the front gable and drop siding with pronounced channel on main body of building, with vertical board cladding on the rear extension and corner boards.



Windows on south elevation

ANECDOTES

Over the many decades, the one event that stands out as the most significant local celebrations was the May Day festival. This began in the 1930's and continued through to the 1960's and was held in and around the Red Barn for most of that time.



Circa 1944 May Pole Dance - Sicamous (Enderby Museum Collection EDM-3726)



Circa 1948 - Sicamous Flood - Note: photo is backwards. (Sicamous Museum Collection SICA-01-B007)



In 1948, floodwaters came close to the floor of the building, and covered one corner of the wood (birch?) floor, at a point where the building had subsided slightly.

In the early 1950's the Royal Canadian Legion acquired the hall, a few years before a fire destroyed the west end of the building. In the restoration, builders added a much larger stage area, washrooms, and a kitchen.

In the 1990's the District Hall was a former forestry building <located at 1214 Riverside Avenue>, and it was too small to hold public meetings, where plans needed to be laid out or even a modest sized gathering needed to be accommodated. The Red Barn provided an important space that the District Hall could not provide for open houses and other public meetings.

2. Bruhn House – 20 Bruhn Road

Statement of Significance

| | | |
|---------------------------------|---|--|
| Legal Description: | Lot 9, Section 35, Township 21, Range 8, W6M, Kamloops Division Yale District, Plan 30777 except Plan 39058 and EPP102742 |  |
| Neighbourhood: | CPR Hill | |
| Type of Resource: | Building | |
| Latitude/Longitude Coordinates: | 50°50'2.18"N 119°00'2.56"W | |
| Historic Name: | Bruhn House | <i>Circa 1945</i> |
| Current Name: | The Artist's House Bed and Breakfast |  |
| Original Owner: | Hon. Rolf Wallgren Bruhn | |
| Construction Date: | 1922 | |
| Architect: | unknown | |
| Builder: | Bill Reader, Salmon Arm; using lumber obtained from the Bruhn Mill. | |
| Heritage Status: | Proposed Heritage Registration, District of Sicamous | <i>Circa 2012</i> |
| Relevant Themes: | Cultural Environment, Natural Environment, Built Environment | |

DESCRIPTION OF HISTORIC PLACE

The Bruhn House, originally constructed in 1922, is a 1 ½ storey single family residential home built of wood frame construction in the Craftsman style on historic CPR Hill in Sicamous. The house is located above Shuswap Lake on a steeply sloping lot at the northern terminus of Bruhn Road, between the main east / west Canadian Pacific Railway line, (downhill to the north) and the TransCanada Highway, (uphill to the south). The recognition applies to the house, woodshed, gardens, and grounds. The house has unparalleled views of Shuswap Lake.




HERITAGE VALUES

The Bruhn House was located at the economic, social, and physical heart of Sicamous' once thriving first neighbourhood, CPR Hill. The house is significant due to its association with several entrepreneurial pioneer families who have contributed to the economic development of both Sicamous and the Shuswap region. Additionally, the house is one of few surviving authentic craftsman style homes remaining in the district.

The house was built for Swedish immigrant R. W. Bruhn who rose to prominence as a major employer, politician, and community advocate and who represented the Salmon Arm riding in the Provincial Legislature for close to twenty years. Mr. Bruhn took advantage of the nearby waterways and rail transportation network to build up a prosperous lumber empire. Initially offices for the lumber company were in the basement of the Bruhn House, but as the company grew, the offices moved to an adjacent property.

Bruhn House is one of possibly two recognizable 1 ½ storey Craftsman houses remaining in the District. Aside from the addition of modern conveniences, the house has changed little during its first one hundred years and is an excellent representation of vernacular architecture of the era.

CHARACTER DEFINING ELEMENTS

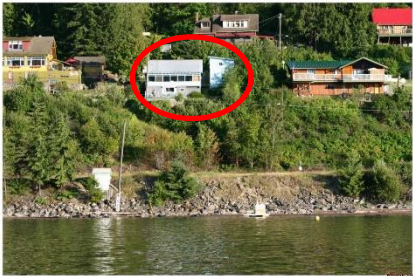

| | |
|--|---|
| <p>Site Elements</p> |  |
| <ul style="list-style-type: none"> • Prominent location in the CPR Hill neighbourhood; | |
| <ul style="list-style-type: none"> • Panoramic views of the Eagle River delta, Old Town Bay, Shuswap Lake, and the site of the former CPR Sicamous Hotel; | |
| <ul style="list-style-type: none"> • Siting between two active historic transportation corridors: the main rail line and the TransCanada highway; | |
| <ul style="list-style-type: none"> • Original pathway and stair alignment from the CPR railyards to the lumber company offices; | |
| <ul style="list-style-type: none"> • Easement from rail line to CPR water reservoir tank; | <p>Craftsman style bi-fold living room doors</p> |
| <ul style="list-style-type: none"> • Native rock retaining walls built by Italian stone masons working for CPR; |  |
| <ul style="list-style-type: none"> • Heritage fruit trees; | |
| <p>All the original Exterior Elements of the Craftsman style including, but not limited to:</p> | |
| <ul style="list-style-type: none"> • natural construction materials - most sourced locally through the Bruhn lumber operation; | |
| <ul style="list-style-type: none"> • partial second storey constructed into a sloped roof; | |
| <ul style="list-style-type: none"> • shed dormers; | |
| <ul style="list-style-type: none"> • full-width enclosed sun porch / verandah; | |
| <ul style="list-style-type: none"> • wide eaves with knee braces under soffits; | |
| <ul style="list-style-type: none"> • back porch | <p>Built-in china cabinet</p> |
| <p>All the original Interior Elements of the Craftsman style including, but not limited to:</p> |  |
| <ul style="list-style-type: none"> • Functional floor plan with limited hallways; | |
| <ul style="list-style-type: none"> • Millwork, such as wood columns and banisters; | |
| <ul style="list-style-type: none"> • Craftsman style glass bi-fold doors; | |
| <ul style="list-style-type: none"> • Built-in china cabinet; | |
| <ul style="list-style-type: none"> • Original cast iron bathtub & porcelain pedestal sink; | |
| <ul style="list-style-type: none"> • Original fir and maple floors; | |
| <ul style="list-style-type: none"> • Window size, style, and placement; | |
| | <p>Fall out shelter with Signatures</p> |

ANECDOTES

Subsequent owners of the Bruhn House added a concrete fall out shelter in the basement during the 1950's Cold War era. It was built to government specifications and is possibly the only one of its kind in the area. Visitors to the house have established a custom of signing their name to the walls of this fallout shelter.

3. Bruhn Office – 16 Bruhn Road

Statement of Significance

| | | |
|---------------------------------|--|---|
| Legal Description: | Lot 8 Section 35 Twp 21 Range 8 W6M, Kamloops Division Yale District, Plan 30777 |  <p><i>Circa 2011 Courtesy Rob McKibbon</i></p> |
| Neighbourhood: | CPR Hill | |
| Type of Resource: | building | |
| Latitude/Longitude Coordinates: | 50°50'0.67"N 118°58'43.38"W | |
| Historic Name: | Bruhn Office | |
| Original Owner: | R.W. Bruhn Lumber Company | |
| Construction Date: | ~1926 | |
| Current Name: | | |
| Architect: | unknown | |
| Builder: | Fred Peters; using lumber obtained from the Bruhn Mill. | |
| Heritage Status: | Proposed Heritage Registry, District of Sicamous |  <p><i>Circa 2011 Courtesy Rob McKibbon</i></p> |
| Relevant Themes: | Built Environment | |
| | | |
| | | |

DESCRIPTION OF HISTORIC PLACE

The Bruhn Office is an 1,120 square foot building that was constructed in the late 1920's on a steeply sloping lot in Sicamous' CPR Hill neighbourhood. It was purposely built as a three room office for the R.W. Bruhn Lumber Company. It sits on 6,028 square foot Lot 8, fronting onto the main CPR line, and has commanding views of the beach below and Shuswap Lake beyond. Around 1948 the Bruhn office was converted into a single family dwelling. The porches and concrete foundations were added in 1965.³

HERITAGE VALUES

In the 1920's and 1930's CPR Hill was a thriving community. It boasted the Sicamous CPR Hotel and Train Station, the Bellevue Hotel, Finlayson Store, Government Dock and the headquarters and works yard for the R.W. Bruhn Company. This lumber company was a major employer in Sicamous and its surroundings, employing at its height over 200 people.

Initially the offices for the lumber company were located in the basement of the Bruhn house, but the operation quickly outgrew that space, and this building was constructed next door.

Mr. Bruhn took advantage of the nearby waterways and rail transportation network to build up a prosperous lumber empire. The Bruhn Company produced telephone poles and railway ties. The hand hewn ties were towed in booms by Bruhn tugs from various camps or individual sites around Shuswap Lake to the shore below this office. These ties were loaded, using an endless chain, from the water and placed in CP box cars for shipment. Poles were also assembled into booms at various sites around Shuswap Lake and were towed by the Bruhn tugs. The booms of poles were initially moored in the sheltered bay on Mara Lake south of what is now known as Pole Yard Point, (where the lighthouse is located). When they were ready for shipping, the poles were loaded onto CP flat cars and delivered throughout Canada and the USA.

³ Page 201, Abercrombie, Annie Dorothy, Sicamous, Mara to Three Valley, Gateway to the Okanagan, 1985, D. W. Friesen & Sons



“In his heyday Rolf Bruhn was said to hold a monopoly on CPR’s tie requirements In a single year just before the Great Depression he reportedly handled 500,000 railway ties and 120,000 poles.”⁴

From the office the supporting works yard below could be viewed. It included a blacksmith / repair shop, docks for the lumber company tugs, jackladder and marine ways to support the lumber business.

The original mill in the community of Canoe, located 21 km west of this office, was built in 1925 by R.W. Bruhn. It was sold in 1937, the same year that Bruhn constructed a waterfront mill in Old Town, (Eagle Pass Landing), Sicamous.

R.W. Bruhn died suddenly in 1942. Most of the logging, pole and sawmill assets were sold to Saskatchewan Federated Co-operative and the B.J. Carney & Company in 1949.

CHARACTER DEFINING ELEMENTS

| | |
|---|--|
| <ul style="list-style-type: none"> • Original 6 over 1 double hung windows • Five panel shaker style interior wood door | |
| <ul style="list-style-type: none"> • Board and batten painted wood panelling on walls and ceilings | |
| <ul style="list-style-type: none"> • Original narrow tongue and groove fir flooring | |
|  |  |
| <p><i>Original 6 over 1 double hung windows, wood panelling, and fir floors. Courtesy Rob McKibbin</i></p> | <p><i>Original interior panel door</i></p> |

ANECDOTES

Gordon Mackie has fond memories of being allowed to play “office” utilizing the typewriter and postal scale in the “new” Bruhn office.

In the early 1930’s – during The Great Depression – Bruhn continued to operate his lumber mill at a loss in order to fulfill his obligations as a major employer. Hundreds of people depended on Bruhn including direct employees and sub-contractors, often who were farmers cutting ties in the off season.


“There is no question that unemployment is a major national problem and a federal provincial and municipal obligation, but a certain amount of responsibility for its solution also rest on the business and industries of the country.” R.W. Bruhn ⁵

⁴ Marshall, Denis Sawdust Caesars and Family Ties in the Southern Interior Forests, 2003

⁵ From a R.W. Bruhn speech given to the Provincial Cabinet ,as published in the Salmon Arm Observer, March 3, 1932

4. Eagle Valley Schoolhouse – 1117 Eagle Pass Way

Statement of Significance

| | | |
|--------------------|---|---|
| Legal Description: | Lot 11, DL 497, KDYD, Plan 5217, except plan 34335 |  |
| Neighbourhood: | Finlayson Centennial Park | |
| Type of Resource: | Building | |
| GPS Coordinates: | 50° 50' 0.67" N 118° 58' 43.48" W | |
| Historic Name: | Eagle Valley Schoolhouse | <i>Circa 2023</i> |
| Original Owner: | School District 20 (later becoming SD 89, & most recently SD 83) |  |
| Construction Date: | Original one room: 1921 Additional room: 1946 | |
| Current Name: | Eagle Valley Schoolhouse | |
| Architect: | N/A | |
| Builders: | Original volunteer labourers: Harry Kelly, Charles Bannister, Henry Wood, & Percy Gosden Addition: Vic Engstrom & daughter Berniece | |
| Heritage Status: | Proposed Heritage Registration, District of Sicamous | <i>Circa early 1940's (Courtesy Sicamous Museum)</i> |
| Relevant Themes: | Cultural Environment |  <i>Circa 1985 Centennial Celebrations with School in middle ground – source unknown</i> |

DESCRIPTION OF HISTORIC PLACE

The existing building measures 24.5 ft x 61 ft, or approximately 1,495 sq. ft. It is currently located within District of Sicamous owned Finlayson Centennial Park where it was relocated in 1967. At the time of its relocation, it was placed on a new foundation; a layer of stucco and its associated wire mesh was applied over the original wood siding; the original windows were removed; and the main entry door was relocated to the opposite end of the structure. Two enclosed entry porches did not survive the relocation.

HERITAGE VALUES

Over the past century the Eagle Valley Schoolhouse has served Sicamous well in a variety of capacities. It is one of the earliest surviving buildings on the eastern side of Sicamous Narrows. This one room schoolhouse was built in 1921 on five acres of land donated by Mrs. M.J. Finlayson. It sat along the western property boundary where the Eagle River High School is currently located, (518 Main Street). A second room was added in 1946, along with an enclosed side entry⁶. Timing of this addition corresponded with the closure of the first Sicamous School on CPR Hill and a resulting influx of students. Some of the building materials from the old Sicamous School were repurposed for construction of this addition.

The school was built by community volunteers with donations of lumber from the Bruhn Lumber Company for both the original structure and the addition; the original owner was School District 20, (now SD 83). The interior finishes are believed to have been 1 x 6 painted horizontal shiplap⁷ and the layout included a cloakroom.⁸ Heat was by wood stove and two students were assigned to bring the wood inside and keep the stove operating. Large 2 over 2 double hung windows admitted lots of light which was likely supplemented by lamps fueled using white gas.⁹ (Electricity did not come to Sicamous until 1948.) The school did not have indoor plumbing, consequently accessory buildings included outdoor toilets and a woodshed.

This building was closed by the School District in 1951 when a new Eagle River Consolidated School was completed immediately adjacent to it. A name change occurred at that time, switching from Eagle Valley School to Eagle River School.

This building represents the era of early education in Sicamous, when only grades 1 through 8 were offered. Beyond Grade 8 students had to travel outside the community. Many travelled to Salmon Arm to attend higher grades or boarded with families in Vancouver. Initially all eight grades were accommodated in the same classroom, with an average of three students per grade, and a range of approximately 20 to 32 students at one time. With construction of the addition, only primary grades were accommodated in the original one room section.

After the school was deemed surplus by the School District it was moved in 1967 to Finlayson Park by the Kinsmen Club of Eagle Valley for the combined use as the Kin Hall and a Community Hall. The cost of moving the entire school and construction of the new foundation was \$2000.¹⁰ All of the interior finishes were replaced or covered over. This venue was used for recreation programs; other organizations known to meet in this facility included the Chamber of Commerce and the Columbia Shuswap Regional District. Ownership of the building was assumed by the District of Sicamous. It has subsequently been used as the District Museum (from the mid-1980s until 2012) and is currently used for storage of the Museum's extensive artifact collection.

⁶ Photo page 433, Abercrombie, Annie Dorothy, Sicamous, Mara to Three Valley, Gateway to the Okanagan, 1985, D. W. Friesen & Sons




⁷ Interview with Reid Finlayson – April 4, 2023

⁸ Interview with Betty Hill – March 16, 2023

⁹ Interview with Gordon Mackie – March 30, 2023

¹⁰ Page 432, Abercrombie, Annie Dorothy, Sicamous, Mara to Three Valley, Gateway to the Okanagan, 1985, D. W. Friesen & Sons

CHARACTER DEFINING ELEMENTS

| | |
|---|---|
| <ul style="list-style-type: none"> • Channel siding in gable ends • Large exterior side door added after the 1946 addition is still in its original location • Small sections of the original siding are visible where the stucco layer has deteriorated |  |
| | <p><i>Channel siding in gable ends</i></p> |
|  |  |
| <p><i>Circa 2023</i></p> | <p><i>Exterior door location for the 1946 addition</i></p> |

ANECDOTES

Betty Hill remembers that the desks were placed onto rails / tracks on the floor so that they could not be moved around by the students. One teacher, Mrs. Bertois, was responsible for teaching all eight grades. Betty also reminisces about a trail behind the school that led to the Eagle River; she and her friends would use the trail to go down to the river during fair weather to eat their lunches.


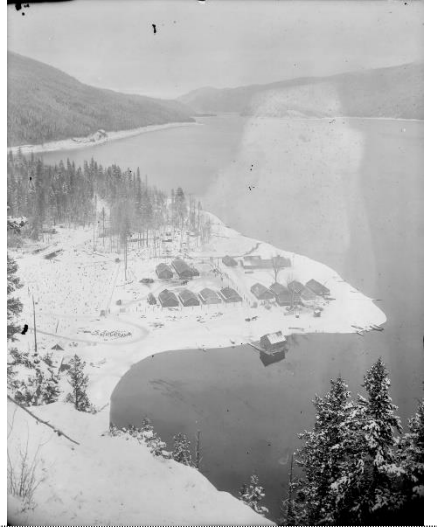


The school had no indoor plumbing so Farmer Maier, on his daily milk delivery rounds, would deliver fresh water to the school.

Gordon Mackie recalls that when the addition to the original schoolhouse was being contemplated in 1946 / 47 the country was still under the War Measures Act. His mother, Mrs. Mackie (later Mrs. Mabee), had to apply to the government for permission to purchase nails for the addition. These nails were shipped from Kamloops by train to the CPR station and Mrs. Mabee had to push the nails in a wheelbarrow across the CPR rail bridge to the school site, as this predated construction of the first vehicle bridge across the channel.

Reid Finlayson attended grades 1 through 8 at the Eagle Valley Schoolhouse. He remembers that in winter a hot lunch, such as macaroni, would be prepared on the wood stove. He also recalls a swamp behind the school where children would catch turtles and bring them into the school. Reid was boarded for Grade 9 with relatives in Vernon while the new consolidated school was under construction. He resumed studies for grades 10 through 12 at the new school.

5. Mara Lake Internment Camp – various addresses

Statement of Significance

| | | |
|---------------------------------|--|--|
| Legal Description: | various |  <p><i>Trilingual Commemorative Monument (Image Courtesy: Andrea Malysz)</i></p> |
| Neighbourhood: | Two Mile | |
| Type of Resource: | Cultural Feature, lost heritage resource | |
| Latitude/Longitude Coordinates: | 50°48'33.41"N 118°58'20.96"W | |
| Historic Name: | Mara Lake Internment Camp | |
| Original Owner: | Crown | |
| Construction Date: | 1915 | |
| Current Name: | Two Mile Subdivision | |
| Architect: | Not applicable | |
| Builder: | National Dept. of Justice, Internment Operations Branch | |
| Heritage Status: | Proposed Heritage Designation, District of Sicamous |  <p><i>Aerial View of Internment Camp - Image Courtesy: Vernon Museum and Archives – No. 936</i></p> |
| Relevant Themes: | Cultural Environment Built Environment | |
| | | |
| |  <p><i>Circa 2023 – note accretion due to Sicamous Creek flood events, most recently in 2012</i></p> |  <p><i>Image Courtesy: Vernon Museum and Archives – No. gvma:18248</i></p> |

DESCRIPTION OF HISTORIC PLACE

Sicamous Creek, as it enters Mara Lake at Two Mile, has formed a delta roughly 20 hectares in area. During the First World War a permanent (year round) enemy alien internment camp was established on this delta under the authority of the War Measures Act.

HERITAGE VALUES

Raising awareness of past injustices and honouring those who suffered humiliation on a grand scale will help to ensure that reprehensible deeds of the past are not repeated.

Twenty-four internment camps during WWI were organized by Provincial Governments across Canada in agreement with Military Authorities. The Military provided guards and the province supplied materials and prisoner wages. Communities bid for the services of internee labour and construction of a 20 km section of new road between Sicamous and Mara was approved by BC Minister of Public Works Taylor.¹¹

¹¹ [Twin Highway Camps \(onthisspot.ca\)](http://onthisspot.ca)

The Mara Lake camp at Two Mile opened on June 2, 1915, and consisted of wood frame and tar paper barracks constructed to house Eastern European immigrants, the majority of whom were of Ukrainian decent. The camp was surrounded by barbed wire and was guarded by members of the Rocky Mountain Rangers 102nd Regiment.

The Superintendent in charge of road construction was R.W. Bruhn. From the cliff face, Internees blasted out the road now known as Highway 97a. Rock removal and grading were done by hand, using picks and shovels, crowbars and wheelbarrows.

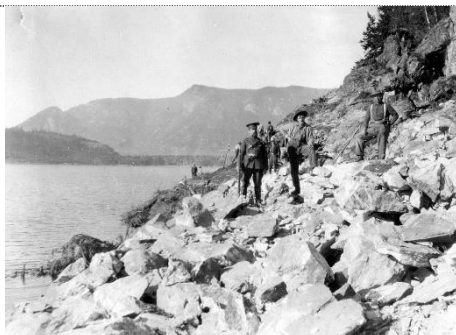
These immigrants came to Canada with the promise of free land and the hope for a better life. They became citizens and were encouraged to homestead. Instead, Canada imprisoned them, confiscated their possessions, and exploited their labour - all because their country of birth was considered an enemy nation.

The camp closed on July 29, 1917, once the road works were completed. Official records were destroyed by the Federal Government in 1954. A trilingual commemorative plaque, funded by the Ukrainian Canadian Civil Liberties Association, was unveiled onsite in 2002.

CHARACTER DEFINING ELEMENTS

Little physical evidence remains on the site of the internment camp; however, the legacy of a road along eastern shore of Mara Lake, Highway 97a, remains.

An internment camp era building (unconfirmed) was recently removed from a development site at Two Mile and is currently stored in the District of Sicamous Public Works yard.



Road Construction circa 1916
(Source unknown)



Image Courtesy: Library and Archives
Canada 3550124, a046192-v8

ANECDOTES


The internees were “forced to work – even in wintertime – in boots that were disintegrating, and thin socks.” And they were “expected to work in the same pair of clothes that they wore in the summer.”¹²

A second temporary camp, consisting of canvas tents, was also utilized during the summer months at this same period in history. It was located outside the District boundaries at Six Mile (Swansea Point) where the Hummingbird Beach Resort is now located.

¹² [Twin Highway Camps \(onthisspot.ca\)](http://onthisspot.ca)

6. Rauma Finnish Sauna– 1426 Boutwell Avenue

Statement of Significance

| | | | |
|--------------------|---|--|-------------------|
| Legal Description: | Lot 1, Section 6, Township 22, Range 7, W6M, KDYD, except part included in plan NEP 19661 and EPP 15741 |  | |
| Neighbourhood: | Rauma Subdivision, Sicamous | | |
| Type of Resource: | Building | | |
| Coordinates: | 50° 50' 30.04" N 118° 58' 5.58" W | | |
| Historic Name: | Rauma Finnish Sauna | | |
| Original Owner: | Andy and Vivian Rauma | | |
| Construction Date: | 1935 | | <i>Circa 2021</i> |
| Current Name: | Rauma Finnish Sauna | | |
| Architect: | Not applicable | | |
| Builder: | Andy and Vivian Rauma; using lumber cleared from the farm and hand hewn on the property | | |
| Heritage Status: | Proposed Heritage Registry, District of Sicamous | | |
| Relevant Themes: | Cultural Environment Built Environment | | |

DESCRIPTION OF HISTORIC PLACE

The Rauma Sauna is a two room authentic dry heat Finnish Sauna built in 1935. It is the only surviving outbuilding built as part of a larger farm property. It is located on the south bank of the Eagle River at the terminus of what is now Boutwell Avenue.

HERITAGE VALUES

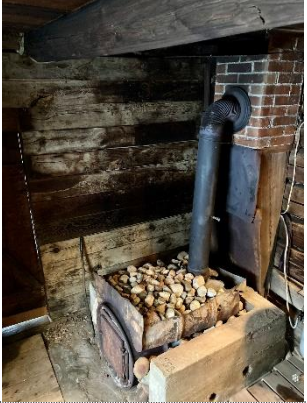


This sauna represents the identity of Finnish immigrants who settled as farmers in the Eagle Valley during the first two decades of the 20th century.

Participating in a sauna was, and remains, a year round weekly custom where the entire family went to cleanse the body and soul, to relax the mind and aching muscles, and to socialize. The sauna was the cleanest place on the farm and this specific location was selected upstream from the farmyard and adjacent to the river.

This sauna was hand built by the original settler using wood harvested by axe from the farm property. It was built shortly after the farmhouse, thus marking the importance of this cultural tradition. It has been continuously owned by members of the same family, who still follow the same weekly tradition.

This building is at risk of loss. When it was initially constructed, it was located 100' from the top of bank of the Eagle River. With shifts in the river alignment causing erosion, the top of bank is now just 10' from the building.

CHARACTER DEFINING ELEMENTS

| | |
|---|--|
| <p>All the original exterior elements including:</p> <ul style="list-style-type: none"> • 13'-9" x 18'-0" footprint marked by a perimeter log sill; • Dry stacked notched logs with dovetails at corners; • High pitched gable roof (originally cedar shake, but now metal) with vertical gable end boards; • 3' wide soffit overhang on north elevation to protect exterior wood pile; • Board and batten exterior door; |  |
| <p>All the original interior elements including:</p> <ul style="list-style-type: none"> • Original brick chimney and metal flue; • Sheet metal fire protection on walls and ceiling; • Original wood stove constructed from a forty-five gallon drum with a heavy metal door attached; • Local fist sized river rocks in tray fashioned from sheet metal; • Clear cedar centre beam at peak of roof; • Loose floorboards without nails to avoid heat conduction; • Ceiling made from 9" planks insulated with newspapers and dirt above; • Four levels of benches made from heavy planks; |  <p><i>Sauna located immediately adjacent to the Eagle River - Circa 2023</i></p> |
| <ul style="list-style-type: none"> • An anti-chamber change room / dressing room that one enters prior to going into sauna room or uses for periods to cool off. |  <p><i>Notched dovetail corner detail</i></p> |

ANECDOTES



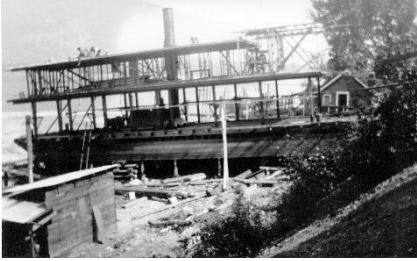
This sauna has been used as a mixed sauna for immediate family use only, as opposed to some traditional saunas where it is customary to separate genders. The original wash basin is still in use.

The sauna takes approximately 60 minutes to heat up in the summer and 90 minutes in the winter. The best temperature is 70°F, as 60°F is too cold, and at 80°F the body does not sweat out toxins.

The farm property was subdivided into single family residential and highway commercial lots in 1968.

7. SS Whitesmith – Shuswap Lakebed

Statement of Significance

| | | |
|---------------------------------|---|--|
| Legal Description: | Not applicable |  |
| Neighbourhood: | CPR Hill | |
| Type of Resource: | Submerged heritage resource - shipwreck | |
| Latitude/Longitude Coordinates: | unknown | |
| Historic Name: | SS Whitesmith | |
| Neighbourhood: | CPR Hill | <i>Circa 1929 – Image 0908 - Sicamous & District Museum & Historical Society</i> |
| Original Owner: | J.J. Smith and F.C. Whitehead | |
| Construction Date: | 1929 |  |
| Current Name: | Wreck of the SS Whitesmith | |
| Architect: | unknown | |
| Builders: | J.J. Smith and F.C. Whitehead | |
| Heritage Status: | Proposed Heritage Registration, District of Sicamous | |
| Relevant Themes: | Built Environment Cultural Environment | <i>Location Map – Heritage BC Submerged Heritage Resources, and the Underwater Archeological Society of BC (UASBC)</i> |
| |  | |
| | <i>Whitesmith under construction – Image 0909 - Sicamous & District Museum & Historical Society</i> | |

Note: British Columbia’s Heritage Conservation Act automatically protects all heritage wrecks, including the remains of all wrecked vessels and aircraft once two or more years have passed since the date of loss. It is illegal to damage, alter or remove a heritage object from a heritage wreck except under a permit issued by the Archaeology Branch.

DESCRIPTION OF HISTORIC PLACE

Wreck Event

“The SS Whitesmith sank at its mooring on Shuswap Lake in 1941 when a broken piling of the old CPR coal dock holed the vessel’s side.”¹³

Vessel Description

“The Whitesmith was built near Sicamous, BC <on the marine ways on the beach below CPR Hill> in 1929 by Frank Clayton Whitehead and John Joseph Smith. The Whitesmith’s registered length was 78.2 feet, its breadth was 16.4 feet, its depth was 5.1 feet, and its registered tonnage was 70.4 tons.

¹³[Whitesmith - Heritage BC](#)

The vessel was powered by a 100 Hp Raney & Selby com-pound steam engine, that drove a single propeller.”¹⁴ The engine was fueled by burning cord wood, and the vessel had ice-breaking capability.

Site Description

“The Whitesmith lies on a sloping clay bottom in 10 to 15 m of water in Shuswap Lake <below Sicamous’ CPR Hill and northeast of Semaphore Point>. The hull is intact. The second deck has been removed, and while the sides of the first deck are upright its ceiling rafters have fallen inwards.”¹⁵

HERITAGE VALUES

In the days before establishment of a road network, the Shuswap Lake System was the major mode of transportation both in its frozen and unfrozen state.

The SS Whitesmith was the last steamship to be built on Shuswap Lake. She “... took over from the last sternwheeler and provided weekly ferry service on Shuswap Lake from Sicamous and Salmon Arm to outlying communities (Eagle Bay, Seymour Arm, Anstey Arm) during the Depression, 1930-1935. Over the next few years its service was spotty. In 1939 Whitesmith was recorded as unfit for service.”¹⁶

Her hull was stripped and tied off to pilings at the old CPR coal dock below Sicamous’ CPR Hill.

CHARACTER DEFINING ELEMENTS

- A commemorative bronze plaque was installed on the deck of the wreck of the Whitesmith by the Underwater Archaeological Society of British Columbia.



Circa 2016 - Commemorative UASBC
Plaque on deck – Courtesy Nicolas
Michaud



Circa 2016 - Wreck of the SS
Whitesmith – Courtesy Nicolas
Michaud

ANECDOTES

Upon dismantling the ship, the steam engine was sold to the Simpson Sawmill in Kelowna.

After the Whitesmith was pulled from service, Captain Smith began the Shuswap Lake Ferry Service utilizing a wooden vessel, “the Sorrento”. On May 21, 1940, the Sorrento had a scheduled stop at Woods Landing, on the west side of Seymour Arm, but never arrived. The boat was found onshore the following day without Smith. The Captain was presumed drowned, and a stone cairn to honour him was erected by his son at Cinnemousun Narrows.

¹⁴ [Whitesmith - Heritage BC](#)

¹⁵ Ibid

¹⁶ Ibid

Appendix 1: Suggested Properties for Inclusion

This list has been created based on suggestions received from the public. The committee has tried to capture all of the suggestions identified both formally and casually, however it is possible that some were missed. In keeping with the goal of equality for all, no judgement has been placed on these suggestions, however the list has further been divided into an “A list” and a “B list” using the following criteria:

“A LIST” CRITERIA

- * At risk of loss
- * Original (or restored) exterior
- * Original Footprint
- * Has an associated story
- * Unique
- * Prominence in Community

“B LIST” CRITERIA


- * Modified exterior
- * Modified footprint
- * Representative of an era or style
- * Site of a lost heritage resource

Further research should be conducted on each one of the suggestions listed below using the themes and values identified in Table 1 and the eligibility criteria. Preference for research should be first given to sites listed on the “A list”. The standard naming convention is to name a building after its first owner or occupant.




While gathering sites for the District of Sicamous’ CHR several sites outside the District’s boundary, but within the boundary of the Columbia Shuswap Regional District (CSR), were identified. These can be found following the “B” List.






This list may be updated to accept new suggestions, or when new historical information comes to light.


The “A” List

| CPR Hill | | | | |
|----------|-------------------------------|--------------|---|---|
| | Address / Coordinates | Name | Description/Significance | Image |
| A | # 5 Old Sicamous Road | Mackie House | Circa 1917, built by Mr. Brown (mail clerk for CPR). Bought by Eino and Fay Mackie in 1922. |  |
| | 50°49'59.6"N 119°00'9.44"W | | | |



| | | | | |
|---|---------------------------------|---------------------------|--|---|
| A | # 9 Old Sicamous Road | Bruhn Cottage | Built in the 1940's by Fred Peters for Mrs. Bruhn. When Mrs. Bruhn's cottage was constructed, it encroached on the Mackie property by about four feet. Mrs. Bruhn compensated the Mackies by giving them her dining room suite. |  |
| | 50°49'59.60"N 119°00'7.43"W | | | |
| A | #4 Bruhn Road | CPR House / Norwood House | First tenant was Fred Norwood, CPR baggage handler. He had been in the Medical Corp in WWI, and therefore became the community's de facto first aid attendant. (Later owned by Gordon Eadie.) Maintains the original footprint but has new siding. |   |
| | 50°49'59.92"N 119°00'11.93"W | | | |
| A | #6 Bruhn Road | CPR House / Belding House | Circa 1917 – built as the CPR Station Master's house with the initial Station Master being CPR Agent Belding. Represents the longest CPR property continuously lived in by a CPR employee on CPR Hill, including Gordon Dryer and his wife Amy from 1963 to the late 1990's. Maintains the original footprint but has a modified exterior. |  |
| | 50°50'0.30"N 119°00'10.74"W | | | |






| Downtown | | | | |
|----------|---------------------------------|-----------------------------|--|---|
| A | 1217 Riverside Avenue | CPR Bunkhouse / Stepp House | Relocated, in 1945 from below the kiosk on the train platform on CPR Hill. (On the original shingle roof, under the existing metal, there should be painted sign that says "Change Cars Here for the Famous Okanagan"). Moved by Harry Stepp by barge and then pulled up the road by the R.W. Bruhn caterpillar. The CPR swing Bridge had to opened specifically for this. |  |
| | 50°50'9.77"N 118°59'26.56"W | | | |
| A | 1005 Riverside Avenue | St. Peter's Anglican Church | Circa 1955 – the first church in Sicamous built on land donated by Mr. & Mrs. Stanley Swan. The church closed in the 1980's. At high risk of loss. |  |
| | 50°49'56.30"N 118°59'20.07"W | | | |
| A | 209 Finlayson Street | Finlayson House | The first house east of the channel. Possibly pre-1920. Home of pioneer M. J. Finlayson & Family, proprietors of Finlayson General Store (in at least three different Sicamous locations over almost one century). Ordered through a department store catalogue. (unconfirmed) |  |
| | 50°50'11.28"N 118°59'25.31"W | | | |





| Farms | | | | |
|------------------------------|--------------------------------------|--|---|---|
| A | 1321 Maier Road | "D" Dutchman Barn | Formerly the Maier Farm. Cow stalls on ground floor with hay loft above. This structure was known in the past as a venue for barn dances. |  |
| | 50°50'21.66"N 118°57'34.15"W | | | |
| A | 2015 Kerr Road | Stepp Farm (Just n Time Farm -Renaud) | Circa 1929 - original owners, Harry and Pearl Stepp. (Grandparents of Reid Finlayson.) At one point this farm had a water wheel on the creek that runs through the property. The Stepps used to board horses for Swedish loggers. Original log house has been re-sided. |  |
| | 50°51'2.75"N 118°56'32.76"W | | | |
| TransCanada Highway Corridor | | | | |
| A | 618 TCH | original Texaco Station (now Sicamous Auto Repair) | Early 1960's era service station, with construction corresponding with the initial construction of the TCH highway. |  |
| | 50°50'17.62"N 118°58'29.38"W | | | |
| Miscellaneous | | | | |
| A | Finlayson Park - 1115 Eagle Pass Way | The Caboose | This was a gift from CPR, including transportation and placement. Restoration underway. Contact Tia Lemieux. |  |
| | 50°49'58.82"N 118°58'50.68"W | | | |
| A | | M/V Phoebe Ann | Circa 1972 – designed by Marine Architect Bill Brown. Built in Nahanni Shipyards, Vancouver. In service with the Shuswap Lake Ferry Service, which ceased operation in 2003. (There are some specific req'ts |  |

| | | | | |
|--|--|--|--|---|
| | | | for boats on the Provincial Registry.....they must be on land or something similar.) |  |
|--|--|--|--|---|




The “B” List





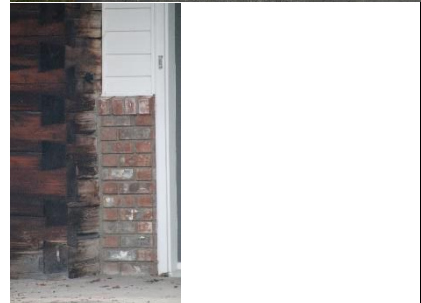

| CPR Hill | | | | |
|----------|---|--|---|---|
| | Address | Name | Description/Significance | Image |
| B | #3 Old Sicamous Road 50°49'58.93"N 119°00'10.32"W | McKay House | Mr. McKay worked in the office of the Bruhn Lumber Company. Modified footprint. |  |
| B | Bruhn Road SROW 50°50'0.65"N 119°00'9.80"W | Site of the Sicamous School | Below the Belding House. Built 1910 and demolished 1946. Initially this one room schoolhouse was located on CPR owned land and the School Board paid \$1 per year rent to CPR | Lost Heritage Resource |
| B | # 11 Bruhn Road 50°50'0.1"N 119°00'5.42"W | Site of rental property for Bruhn Company | Had a number of tenants including the engineer on the Whitesmith, McKay and the CPR telegraph operator Dick Holliday. Demolished in 2020 for improvements to TCH. | Lost Heritage Resource |
| B | # 13 Bruhn Road 50°50'0.74"N 119°00'3.88"W | Site of the Kappel House (Jeremy's Restaurant) | Lost Heritage Resource. Demolished in 2020 for improvements to TCH. Mr. Kappel was hired in 1924 by R.W. Bruhn as a bookkeeper for the lumber company. |  |





| CPR Holdings | | | | |
|--------------|--|---|---|--|
| B | 50°50'4.74"N 119°00'0.80"W | CPR Sicamous Hotel Foundation | Cultural feature. Lost Heritage Resource. No Legal Road access. First Hotel built 1890, First hotel burned 1898, Second hotel built 1900, Second hotel additions 1908. Passenger trains ceased operation in the mid-1950's therefore the second Hotel was demolished 1962. |  |
| B | Between the railway line and Shuswap Lake 50°50'1.86"N 119°00'15.04"W | Page House (Owned by CPR and Leased out.) | Circa 1924 - Built by Gus and Pauline Page, Gus was a porter for CPR, and later custodian for the Sicamous School. No Legal Road access. |  |
| B | 50°50'11.80"N 118°59'39.73"W | CPR Swing Bridge over Sicamous Narrows | This is the third bridge over Sicamous Narrows. The first bridge was built in the 1880's. The second bridge was built in 1912 with a swing span. It was replaced in the 1980's, and subsequently reinforced. |  |
| B | 50°50'27.54"N 118°58'58.96"W | CPR Bridge over the Eagle River | |  |
| Downtown | | | | |
| B | At the terminus of Finlayson St. where it meets the Narrows 50°50'10.16"N 118°59'34.80"W | Sek'Maws Narrows & Boat launch | Site of the original car ferry across the narrows. Bob Congreve was the ferryman (son of the owners of the Bellevue Hotel). The ferry operated from the 1920's until 1948. It had a 2 car capacity. |  Image courtesy Rob McKibbon |





| | | | | |
|---|---------------------------------------|--|---|---|
| B | 1214 Riverside Avenue | Forestry Garage (at Bruhn Crossing) In the 1940's Alan Sim was the Forest Ranger. This is where pack horses would be loaded up in the spring to go up to the fire lookout on Mara Mountain. | Site of original BCFS building floated by barge to the site in the 1930's . It was a repurposed two storey house. Replaced with new forestry building constructed in the late 1940's. When the Provincial Government sold it, it became the home of the Water Board, (early 1980's?) and then the first District of Sicamous Building (early 1990's?), now demolished with only the garage remaining. The BCFS used this same garage design at several locations across the province. (See <i>Sicamous Then and Now, Volume 2</i>) |  |
| | 50°50'7.74"N 118°59'29.05"W | | | |
| B | 809 Riverside Avenue | | Former half of a store (the Greyhound Bus Depot) on Finlayson St. until it was cut in half, moved to Riverside Avenue, and rebuilt as a home (the original building is picture 3 in the <i>Sicamous Then and Now Vol 2</i>). Exterior has been modified. |  |
| | 50°49'49.44"N 118°59'16.75"W | | | |
| B | 202 Kappel Street at Riverside Avenue | | See photo page 383 – Eagle Valley Views |  |
| | 50°49'41.01"N 118°59'20.06"W | | | |
| B | 229 Finlayson Street | Rokosh House | Circa 1945 Built by Joe Rokosh. |  |
| | 50°50'12.59"N 118°59'20.06"W | | | |



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|---|---------------------------------|----------------------|--|---|
| B | 225 Finlayson Street | Bossley House | Circa 1945 Built by Fred Bossley when he moved to town from Cemetery Road in Solsqua. |  |
| | 50°50'12.41"N 118°59'21.20"W | | | |
| B | 305 Finlayson Street | | Mid-1940's Originally a summer cottage used by a pair of missionaries from the Railway Mission who taught crafts and bible classes in the summer months. |  |
| | 50°50'12.44"N 118°59'17.29"W | | | |
| B | 309 Finlayson Street | Becotte House | Mid-1940's Phil Becotte |  |
| | 50°50'12.29"N 118°59'16.59"W | | | |
| B | 406 Finlayson Street | Munroe House | Circa 1950's. |  |
| | 50°50'15.14"N 118°59'10.93"W | | | |
| B | 450 Finlayson Street | former Mara Lake Inn | Circa 1970's - building relocated from Mara Lake Lane in the early 2000's (current site of Grandview Shores Condominiums). |  |
| | 50°50'16.69"N 118°59'0.75"W | | | |

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|---|--|----------------------------|--|---|
| B | 1225 Young Crescent | Wood 'n' Stepp Store | <p>Circa 1945 to 1948. Highly modified. Was originally a grocery store and butcher shop owned by Monty Stepp, and Alvin Wood.</p> <p>Later it was owned by Mr. Whytock. It was raised onto a foundation following the 1948 flood. The original building is picture 3 in the <u><i>Sicamous Then and Now Vol 2</i></u>.</p> |  |
| | <p>50°50'8.88"N 118°59'30.19"W</p> | | | |
| B | 1218 Young Crescent | BCFS Building (The Marina) | <p>Circa 1948. The BCFS used initially as a warehouse building for fire hoses, pumps etc. This same design can be found at several locations across the province. BCFS sold this in the 1980's.</p> |  |
| | <p>50°50'7.48"N 118°59'30.53"W</p> | | | |
| B | 1091 Shuswap Avenue | The Seniors Centre | |  |
| | <p>50°50'1.09"N 118°59'2.88"W</p> | | | |

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|--------------|---------------------------------|-------------------------------------|---|---|
| B | 1095 Shuswap Avenue | The Haven | Circa 1976. Originally built by the Kinsmen Club and community volunteers. Affordable Senior's Housing. |  |
| | 50°50'3.01"N 118°59'2.65"W | | | |
| B | 1221 Eagle Pass Way | The Sternwheeler (G&G's) Restaurant | Circa early 1960's. Original owner Eve Bailey, whose husband Chris had the original Shell Station. |  |
| | 50°50'12.16"N 118°58'36.80"W | | | |
| Farms | | | | |
| B | 1429 Rauma Ave | Rauma Farmhouse | Circa 1933/1934. The farm was split by construction of the TCH in the early 1960's. Modifications to exterior in the form of additions, however the original log structure is still exposed. The farm was subdivided in 1968. |  |
| | 50°50'29.02"N 118°58'5.45"W | | | |
| B | 1413 Sicamous Solsqua Road | Henry Woods Log Barn | Circa 1920's. The Woods moved to Young Crescent in the 1940's and turned this property over to their son Alvin. Alvin's brother Bob had the house directly across Solsqua Road. |  |
| | 50°50'24.70"N 118°58'25.40"W | | | |
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|---|----------------------------------|--|---|---|
| B | 1221 McLean McPherson Road | Red Green Farmhouse | Circa 1950's. |  |
| | 50°50'15.03"N 118°57'32.60"W | | | |
| B | 1117 McLean McPherson Road | Farmhouse | |  |
| | 50° 50'15.04"N 118°57'42.33"W | | | |
| B | 1319 Maier Road | Maier Farmhouse (DeWitt Farm) | Circa 1930's (confirm). |  |
| | 50°50'20.66"N 118°57'36.42"W | | | |
| B | 1550 Trans Canada Highway | Heinonen (Ylisto) Farmhouse and Sauna | Circa 1923 - Original house thought to be a log structure subsequently covered with siding. The farm property was split by construction of the TCH in the early 1960's. (see page 276, <i>Sicamous, Mara to Three Valley, Gateway to the Okanagan.</i>) |  |
| | 50°50'59.61"N 118°56'54.10"W | | | |

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|-------------------------------------|--------------------------------------|-----------------------|--|---|
| B | 1750 Trans Canada Highway | Steele Farmhouse | Original owners were the Steele family, but it was bought by Walter and Kay Fritz in 1947. |  |
| | 50°51'10.64"N 118°56'44.67"W | | | |
| TransCanada Highway Corridor | | | | |
| B | 1745 Trans Canada Highway | Hanna Log House | <p>Circa 1946. Built for CPR conductor George Hanna by two Japanese builders from Revelstoke. Original entrance off Kerr Road.</p> <p>Kerr Road used to be the highway before the TCH was built.</p> |  |
| | 50°51'6.62"N 118°56'42.42"W | | | |
| Miscellaneous | | | | |
| B | 1834 Stepp Pitt Road | Masters' Log House | <p>Circa 2000. Unique contemporary house built using repurposed barnwood logs, from a barn originally located on the Matilla Farm across from Servio's gas station on the TCH in Solsqua.</p> |  |
| | 50°50'58.53"N 118°56'23.80"W | | | |
| B | Finlayson Park - 1115 Eagle Pass Way | Sicamous Curling Club | <p>Circa 1971. (See report to Council, January 14, 2009, for a history of the Curling Club.)</p> |  |
| | 50°49'57.73"N 118°58'46.69"W | | | |

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|---|---|-----------------------|---|---|
| B | 502 Pine Street at Eagle Pass Way | Hedberg House | Late 1960's / early 1970's. (First house of the Hedberg Subdivision i.e., the Tree Streets.) |  |
| | 50°49'56.72"N 118°58'49.80"W | | | |
| B | | Vintage Fire Truck | 1928 Gottfredson, bought in the early 1950's from Vernon F.D. by Jack Carmichael of Shuswap Timbers. Jack initiated the Sicamous F.D. to help reduce the insurance premiums for his mill. |  |

Within CSRD Boundaries:

| Address / Coordinates | Name | Description/Significance |
|-------------------------------------|---|---|
| 9891 Old Spallumcheen Road | Niemenen's Farm | West side of Sicamous Channel; this was a stopping point on the original wagon road that predated the rail line on the west side of Mara Lake. Unconfirmed site of an HBC trading post. |
| 50.81086°N 118.99887°W | | |
| Solsqua & Yard Creek | WWII Internment Camps | |
| 2859 Cambie-Solsqua Road, Cambie | Cambie Community Hall | Built by Finnish Homesteaders in 1914 |
| 50.89826°N 118.86970°W | | |
| 1711 Cemetery Road, Solsqua | Eagle Valley and District Cemetery | Circa 1919. Establishment coincided with the Spanish Flu epidemic. |
| 50.87678°N 118.94550°W | | |
| Solsqua | Initial 1883 Wagon Road between Eagle Pass Landing and the Big Eddy | Remnants can be seen from the end of the road at the Cemetery. |
| 1730 Cemetery Road, Solsqua | Bossley House | Circa 1900's, originally built as a farmhouse for Fred Bossley, but when it became Solsqua's second post office (1930's) an addition was purpose built. Later owned by Dave Cummins. |
| 50.86667°N 118.94432°W | | |

| | | |
|--|--|--|
| 1730 Cemetery Road at Cambie-Solsqua Road, Solsqua | Marlime Mine at Gopher Point | Limestone mine on leased land owned by Fred Bosley. Surface mining until the supply ran dry. A railway siding was added at one point to service the mine. |
| 50.86065°N 118.94576°W | | |
| 1805 Solsqua Road, Solsqua | Sim's House at Sim's Corner | Jim B. Sim and Sons General store and Solsqua's first post office. |
| 50.8675°N 118.93898°W | | |
| 2471 Hallfish Road, Solsqua | Two sets of log foundations on a landlocked parcel. Original road access washed out by Eagle River. | Possible 1880's CPR Construction Camp, (see pages 270 & 271 <u>Sicamous, Mara to Three Valley, Gateway to the Okanagan</u>). |
| 50.85954°N 118.94003°W | | |
| Queest Mountain | Hang gliding Launch | Home to a national competition in the early 1960's. |
| 50.86049°N 118.99607°W | | |
| 8958 Swanshore Road, Six Mile | Log cabin | Circa 1931-1933, part of original campground / resort owned by the Swan (Swanson?) Family, which had a store and rented cabins and tenting platforms. |
| 50.76709°N 119.01525°W | | |
| 8843 Highway 97A, Six Mile | Mara Lake Internment Camp | WWI temporary (summer) internment camp for "enemy aliens" who built Highway 97A through forced labour. Located on the site of Hummingbird Beach Resort. |
| 50.76355°N 119.01189°W | | |

Appendix 2: Statement of Significance Template

Maximum 2-3 pages including images, but preferably 1 page.

Name of Site – Street Address

Statement of Significance

| | | |
|---------------------------------|--|---|
| Legal Description: | | <p><i>Current Photo & Archival Photo if available</i></p> |
| Neighbourhood: | | |
| Type of Resource: | | |
| Latitude/Longitude Coordinates: | | |
| Historic Name: | | |
| Original Owner: | | |
| Construction Date: | | |
| Current Name: | | |
| Architect: | | |
| Builder: | | |
| Heritage Status: | | |
| Relevant Themes: | | |

DESCRIPTION OF HISTORIC PLACE *(maximum 4,000 characters including spaces)*

The “What”; Two or three sentences, describing the historic place as it exists today, including the boundaries.

HERITAGE VALUES *(maximum 4,000 characters including spaces)*

The “Why”; Three of four paragraphs describing why this place is significant, as per the themes and values listed in Table 1.

CHARACTER DEFINING ELEMENTS *(maximum 4,000 characters including spaces)*

The “How”; Character-defining elements (CDEs) identify the principal features of the historic place that support its heritage values. This is a point form list.

| | | |
|---|--|--|
| • | | <p><i>Photo(s) of Character Defining Elements (optional)</i></p> |
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ANECDOTES – **optional** - any interesting stories or other fun details.

Appendix 3: Example Letter of Consent

Name
Street Address
City
Postal Code

Date

Mr. Scott Beeching,
Manager, Development Services
District of Sicamous
446 Main Street,
Sicamous, B.C.,
V0E 2V0

Re: Consent for Proposed Nomination to Sicamous' Community Heritage Registry –
Name of property and Street address

Dear Mr. Beeching:

Please find enclosed a completed Statement of Significance for the property at Street Address, and with the legal description of insert legal description.

I (We) confirm that I (We) am (are) the registered property owner(s) on title and that I (We) give permission for this property to be considered for inclusion on the District of Sicamous Community Heritage Registry by Mayor and Council.

I (We) recognize that participation in this Heritage Registry is voluntary and that I (We) may withdraw permission at any point.

Yours sincerely,

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