

Heritage Conservation Plan

for the Historic O'Keefe Ranch :: April 2024



Image from Beautiful BC Magazine - Summer 1967. Article titled: O'Keefe Ranch
Source: Greater Vernon Museum and Archives O'Keefe Ranch clippings file

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Introduction

"Conservation is about the care and continuing development of a place in such a way that its significance is retained or revealed and its future is made secure. The objective of the conservation plan is to set out how that aim may best be achieved. In doing so it seeks to relate the proposed conservation action to the procurable resources.¹"

This Heritage Conservation Plan (HCP) explains how the City of Vernon and/or the O'Keefe Ranch and Interior Heritage Society, will sustain the significance identified in the Statement of Significance (the heritage values and character defining elements), and to guide alterations, repair and management. It utilizes a simple thinking process which starts with describing what the site comprises of, the condition of each feature, what is proposed (if and where known) to happen to the historic place and its components, and the conservation principles by which they will be managed (following the Standards and Guidelines for the Conservation of Historic Places in Canada).

This plan goes hand in hand with RJC Engineers' January 10, 2024 Historic O'Keefe Ranch Facility Condition Assessment, and April 12, 2024 Capital and Operations Management Plan, which outline the detailed condition as well as a repair and maintenance plan for each component of the site. The FCA document is referred to in several places in this plan. The reports are intended to fill-in and supplement each other.

Note regarding the Sqilx"/Sylx Peoples in general and the Okanagan Indian Band in particular

This Heritage Conservation Plan ("HCP") for the Historic O'Keefe Ranch does not include any consideration of or information relating directly to the heritage and traditional values of these Indigenous neighbours to the site. An assessment of Indigenous heritage and traditional values in and around the Historic O'Keefe Ranch should be undertaken through an independent process.

¹ Objectives and Resources, in *Conservation Plan* by Kerr, James Semple. Seventh Edition (2013). ICOMOS Australia. page 2

Heritage Conservation Plan Goals

The overall goals for the Heritage Conservation Plan are to:

1. Identify and define the site's heritage values and character-defining elements
2. Triage the conservation approach and conservation degree of heritage structures or features based not only on their heritage value, but also on the role they play in current uses on the site — an approach which strategizes prudent investment and targeted management of the site
3. Outline conservation treatments and approaches for the site's heritage values as identified in the Statement of Significance, and as prioritized based on ongoing & potential use, as per best practices in the Standards & Guidelines for the Conservation of Historic Places in Canada

Identify and define the site's heritage values and character-defining elements

A Statement of Significance (SOS) was completed for the O'Keefe Ranch in December 2023.

The SOS was created by the federal Historic Places Initiative (HPI) as a succinct and consistent format to express the heritage values of places that matter to Canadian communities. A SOS, in its simple, non-technical language, is "a declaration of value that briefly explains what a historic place is and why it is important". It is both a starting point and a guide for communities, property owners, architects, developers, planners and anyone who may be planning the future of a historic place. Completed SOSs are submitted by the local government to the Province of BC, and from there to the Canadian Register of Historic Places (historicplaces.ca).

Although this is a site with long-established heritage significance, an SOS was never written for the O'Keefe Ranch until now. The SOS captures the many layers of heritage value embedded in the O'Keefe Ranch site, from its Indigenous connections and ongoing meaning which need to be further explored and directly articulated by its Indigenous neighbours, the Nk'mapłqs band (Okanagan Band), through its settlement by the O'Keefe family, its use as a ranch, as a small commercial and transportation depot, the diversity of people who worked and lived here over the decades, its transformation into a historic site by second generation O'Keefe family members and its role in the Okanagan Valley community and cultural tourism sphere today.

An SOS and a Condition Assessment are both requirements for conservation grant applications with the provincial Heritage Legacy Fund, administered by Heritage BC, and which provide hundreds of thousands of dollars towards heritage awareness, planning and conservation work each year.

Statement of Significance

Description of Historic Place

The Historic O’Keefe Ranch is a 51-acre rural property owned by the City of Vernon and is operated as a cultural historic site by the Historic O’Keefe Ranch & Interior Heritage Society. It is located in the jurisdiction of the Township of Spallumcheen, in the North Okanagan Valley, about 3 km north of the head of Okanagan Lake , and about 8 km north of Vernon, British Columbia. The place includes over two dozen rural utilitarian structures, as well as a few wood-frame residences and institutional buildings, a cemetery, farm animal enclosures and other farm-related elements such as wood fencing and farm machinery. The site has primary heritage significance and heritage status through the Township of Spallumcheen’s Heritage Register and Official Community Plan.

Heritage Values

This historic place is known to the Sqilx*/Syilx (Okanagan) Peoples as Nk’maplq̓s, which means ‘head of the lake’ in their Indigenous language, ᑭᓱᓴᓴᓴ. It is part of the homelands of the Syilx Peoples, which extend well beyond the nearby six Okanagan Indian Band reserve boundaries. It is important as a place of Syilx ancestral and contemporary uses including but not limited to hunting, fishing, gathering, hide tanning, the construction of tule-mat lodges and pit houses as well as ranching and farming. A specific Syilx connection to the O’Keefe Ranch is remembered through the early relationships between two Syilx women of the Nk’maplq̓s band and the O’Keefe Ranch founders - Alapetsa (Rosie) with Cornelius O’Keefe and Marianne with Thomas Greenhow - which helped orient the European men to these lands through age-old, local Indigenous knowledge, establish a relationship with their Syilx neighbours and which bore children whose descendants live in the Okanagan Valley today.

Founded in 1867, the O’Keefe Ranch is important as a representation of the earliest European settlement in the Okanagan Valley. Its establishment was enabled by Crown land pre-emptions, which today are perceived both as part of the pivotal and positive establishment of the province’s colonial economy and settlements in the Interior, and as testament to the practically ‘cost free’, now controversial policies which authorized the appropriation of unceded native lands.

The ranch is further valued for its association with the Cornelius O’Keefe and Thomas Greenhow families and their descendants. O’Keefe and Greenhow first came to know this place as it was on the former fur trade Brigade Trail, a route on which they were driving close to two hundred head of cattle from Oregon to the Cariboo gold mines during the Cariboo Gold Rush. O’Keefe and Greenhow are remembered as two of the earliest settlers of European heritage in the Okanagan Valley, each first pre-empting the maximum allowed plot of 160 acres near the

head of Okanagan Lake, and as early establishers of the cattle and ranching industry in British Columbia. O'Keefe especially went on to become one of the most prominent residents of the region, notwithstanding the controversy surrounding his early attempts to acquire land already claimed by the Okanagan Indian Band. O'Keefe conducted massive real estate sales in the early 1900s, developed theatres in both Kamloops and Vernon, served as a justice of the peace, as director of the British Columbia Cattle Association, of the Okanagan and Spallumcheen Agricultural Society, and as president of the Vernon Jockey Club. Members of the O'Keefe family lived on this site for 110 continuous years (1867 to 1977). The descendants of these families, Indigenous and non, are intertwined in the stories, communities, homes, businesses, organizations and institutions of the North Okanagan Valley to this day.

The O'Keefe Ranch is remembered as an early business centre for what was a remote region in the 19th century. The first post office in the valley was established here in 1872, the first year that the postal service was available in this part of the Okanagan, reflecting the ranch's early perception as a place of permanence and authority. Its importance as a place for business and services is also evident in the historical establishment of a general store, which served both the Indigenous and small settler community of the area, a blacksmith shop, a grist mill, and even its own church and cemetery. This place is important to regional and provincial history, as it is one of the Okanagan's most successful 19th century agricultural and real estate endeavours. As one of the three largest ranching empires in the Okanagan Valley at the the turn of the 19th century, with a holding of 12,000 acres of prime Okanagan bottomland which also produced significant quantities of grain, O'Keefe Ranch is an important reminder of the agricultural development that supported economic and demographic growth in the Interior of the province at that time. Prestigious guests throughout the decades confirm this importance, including the Marquis of Lorne, then Governor General of Canada, (son-in-law to Queen Victoria), who stayed with O'Keefe for a few days in 1881; and BC Premier W.A.C. Bennett who inaugurated the official opening of the historic site in 1967.

Through its strategic location on early transportation routes and systems, the O'Keefe Ranch is associated with other key BC economies beyond cattle ranching, including the fur trade, mining, farming, and later fruit growing and cultural tourism. In its earliest days, the O'Keefe Ranch's regional importance was further solidified as the Okanagan Valley terminus and a stagecoach depot for F. J. Barnard & Company (BX Co.). The construction of the Canadian Pacific Railway beginning in 1881 through the area, an 1892 extension of which ran just a few kilometres east, connecting Sicamous, Vernon and Okanagan Lake and making ranch products now shippable via sternwheeler, is further evidence that 25 years after the establishment of the ranch, this geographic area was well established as an economic agricultural centre thanks to early and successful businesses such as the O'Keefe Ranch. The Ranch's latest economic endeavour, which has itself celebrated over 50 years, positions the O'Keefe Ranch as a pioneering 'open-air museum' of provincial significance as it rebranded itself as a cultural tourism destination in time for the Canadian Centennial and its own 100th anniversary - both occurring in 1967.

The O'Keefe Ranch's historic demographic of residents, employees and managers stands testament to the diversity of BC's agricultural settlement history. While O'Keefe and Greenhow were of British heritage, the largest groups of workers on the ranch tended to be Chinese and Indigenous Sqilxw/Syilx (Okanagan). Chinese workers held positions as cooks, labourers and gardeners, while the Syilx men worked as cowboys, ranch hands and field workers, and the women as cooks and housekeepers. Women also played a very important part in the resilient story of the O'Keefe Ranch - from Greenhow's resourceful and courageous wife Elizabeth, who after her husband's sudden death not only successfully managed the Greenhow lands in a male-dominated era where women were all but shunned from business and real estate dealings, but led the growth of the estate through lucrative land deals. Also, the ranch's legacy as a cultural heritage site is bound to the skill, vision and leadership of Betty O'Keefe who conceived, created and managed the historic site from 1965 to 1977 and whose powerful marketing, communications and awareness skills put it on the provincial destinations map quickly and effectively.

Valued as a provincially important historic site since 1967, the O'Keefe Ranch Historic Site was created as part of a wave of interest and investment in historic sites and heritage awareness around Canada's centennial, and it stands testament to the mid-20th century rise in cultural tourism, the creation of historical societies and community museums in BC. The O'Keefe Ranch is unique, however, in comparison to sites such as Barkerville and Fort Steele that had significant provincial assistance; the conversion of the O'Keefe site was privately initiated, planned and financed by Tierney & Betty O'Keefe, Cornelius O'Keefe's youngest son and his wife. Furthermore, while other sites had been ghost towns for half a century before opening to the public, this site transformed directly from a functioning ranch to an open-air-museum run by the ranchers themselves, giving it perhaps a more relatable, tangible appeal. The O'Keefe collection of family buildings, furniture, artefacts, clothing and documents is perhaps the most comprehensive in Western Canada. The innovative rebranding and transformation of the site into a public historic site and the well-executed educational and marketing plan that supported the project since the 1960s is responsible for its now well-established provincial heritage value.

An additional important association of this place is with the non-profit O'Keefe Ranch & Interior Heritage Society, set up in 1977 not only to maintain the historic on which the buildings are located, but also the history and development of the North Okanagan. Under the Society's leadership, the historic place was revitalized after two years of closure and then solidified as one of the most popular cultural tourism destinations in the Okanagan. Additional initiatives of the society which have brought great added value to the site were to 'adopt', through relocation, historic buildings at risk including the Schubert House, an O'Keefe barn that was on the other side of the highway, and the Balmoral Schoolhouse building. Additional grass-roots community engagement and support for the site has come from the Society's partnerships on site with local organizations such as the North Okanagan Model Railroaders Association, the North Okanagan Therapeutic Riding Association, and the Spallumcheen Pioneer Power Club that bring additional economic, educational and tourism value to the historic place through their rentals and programming on the site.

The O'Keefe Ranch has aesthetic, cultural and environmental value as a cultural landscape that exhibits the unique topography of the North Okanagan Valley with its low rolling plains and lush grasslands, the rich fauna and flora of Deep Creek, as well as its many structures and infrastructure associated with the long history of former and current seasonal uses, settlement, ranching, agriculture, tourism, education and entertainment on site. It is a place that offers locals and visitors alike immersive experiences and education around the history of ranching, farming, settlement, and community in the Okanagan Valley while also offering unique rental opportunities for contemporary programs and events, including weddings and glamping. The O'Keefe Ranch is an important platform for relevant, new connections, experiences, and transactions to be made in a place with very deep roots and stories, thus modelling the unique ability of historic places to engage the community with its inherited legacies.

Character Defining Elements

- Natural, open and low topography of the landscape
- Deep Creek that runs through the site
- The "viewshed" of the historic place - the area visible from the ranch and the view of the ranch from its highway approaches
- Continuous and ongoing residential, agricultural and commercial use since 1867
- Educational and cultural tourism use since 1967 - which has included innovative and engaging programs adapted to current times, topics and circumstances
- The rural/agricultural appearance of the site with its many utilitarian barn and shed-like structures
- Evidence of former ranch use through the presence of farm animal enclosures and farm animals and a fenced corral
- Wood or pipe post and rail fencing throughout the site
- **Buildings and infrastructure in their original/early locations associated with ranching era:**
 - Pioneer Log Cabin - later the Chicken House – ca. 1867
 - Log House – 1875 and moved to current location in 1896
 - O'Keefe House – constructed in 1886, 1896, and 1900 with its caretaker's wing, circular driveway, fountain, concrete gate posts and wrought iron gates
 - St. Ann's Church – 1889
 - St. Ann's Cemetery with 51 identified burials from 1883 to 2000

- Red Shed – East section 1870; West section garage (now the Pottery Studio) ca. 1915
 - Log Barn – ca. 1890; rebuilt in 1989
 - Meat and Dairy House – ca. 1890 and 1920 (Dairy House second storey)
 - Carriage Shed – ca. 1890
 - Cooks' Bunkhouse – ca. 1900
 - East Implement Shed – ca. 1950
 - Three concrete cisterns -1901. Two intact, one collapsed. Of the two intact, one is enclosed in a wood structure
 - Smoke House – ca. 1900
 - Greenhow House/Museum Building – 1941 on 1893 foundations
 - Ford House (aka Cowboy Bunk House) – 1941
 - Metal windmill #1 - 1896 - next to the original pioneer cabin marking the location of the first water well near a natural spring.
 - Bridges over deep creek
- Logs of log buildings whipsawn from trees on site; Other historic lumber and siding originates from historic Vernon sawmill.
 - **Buildings and infrastructure associated with historic site era:**
 - Blacksmith shop - 1965 - constructed from salvaged lumber
 - General Store - 1965 - constructed from salvaged lumber
 - Wood sidewalk and salvaged street lamps leading to St. Ann's Church- 1967
 - St. Ann's Cemetery picket fence - c. 1981
 - Firehall/Stagecoach Depot - 1978
 - West Implement Shed – 1981
 - Core Building – 1981
 - Maintenance Shed – 1981
 - Metal windmill #2 - c. 1900 - salvaged in 1990 from a different North Okanagan farm and restored by the Spallumcheen Pioneer Power Club. It is intentionally located near the corrals, farm buildings and former site of the grist mill where a second early windmill is documented to have been located in the early 1900s.
 - Gazebo - 1986, reconstructed 2008.
 - **Heritage Buildings saved through relocation to the O'Keefe Ranch:**
 - Schubert House – 1890 - Relocated from north of Otter Lake in 1989
 - Balmoral School – 1912 - Relocated from Balmoral crossing in 1989
 - Barn - c. 1920 – relocated from Lot B across highway to next to the Schubert House in 1989
 - O'Keefe Ranch Museum and Archives collections and artefacts, likely one of the most extensive in BC for the historic ranching era, with over 1,500 textual documents, 3000

photographs and 10,000 artifacts including a unique collection of Canadian stoves and heaters dating from early 1800s.

- Machinery and exhibits associated with the ranching era
- Machinery and exhibits associated with the historic site era
- **Historic signage and cairns:**
 - 1966 provincial Stop of Interest Sign
 - 1989 St. Ann's 100th year memorial cairn
 - 1990 O'Keefe Ranch & Interior Heritage Society Cairn
- Landscape elements such as the large 100+ year old Ponderosa Pine trees, the species that was used for most of the building materials; the creek reeds from which tule mats were and continue to be made by Sylix women; the O'Keefe House rose garden.

The Need for a Sustainable Use Plan

As the ownership and management of the site is a partnership between the City of Vernon (Owner) and the O'Keefe Ranch and Interior Heritage Society (manager/lessee), it is important to understand each of the two stakeholder's vision and mission with regards to the O'Keefe Ranch site when planning for its conservation.

The City of Vernon's commitment in taking over ownership of the site and its historical artefacts since 1977, as stated in the legal agreement prepared by Davidson & Company (*Devonian Foundation Gift to the Corporation of the City of Vernon*) of April 13, 1977 is to "... in perpetuity, maintain, operate and supervise or cause to be maintained, operated and supervised the Described Lands and the appurtenances thereto as an educational, historic, public park depicting the historic way of life in the district and, in conjunction therewith to use or display the O'Keefe Ranch Inventory..."

The O'Keefe Ranch and Interior Heritage Society, that runs the site since that same year, has the following stated purposes:

- a. To advance the knowledge and appreciation of, and stimulate interest in, the historical and cultural background of Western Canada and in particular, the way of life in the North Okanagan area.*
- b. To provide and operate facilities for the preservation, maintenance, display and development of matters of historical or cultural significance in Western Canada and in particular, the way of life in the North Okanagan area.*
- c. To provide instruction to persons wishing to study matters or subjects of historical or cultural or interest.*
- d. To exhibit to the general public, as a museum, those historical and cultural objects acquired by the Society from time to time.*
- e. To acquire such sites, real property, chattels, as are required for the purposes of the Society*

Their mission in running the O'Keefe Ranch site is:

To bring ranching and farming heritage to life, and create vibrancy for our communities through interactive activities and events. Most importantly, to preserve and demonstrate the rich ranching and farming heritage of the North Okanagan.

Their vision is:

To create an attraction that is dynamic and entertaining, while maintaining our heritage, agricultural and farming character.

Their "Elevator Pitch" is:

The O'Keefe Ranch is an interactive and dynamic life sized museum in a beautiful setting with events and activities aimed at educating the general public and promoting the history and culture of the North Okanagan. On site there is a railway museum, historic buildings and town, farm animals, glamping, corn maze and museum. Visitors come to the O'Keefe Ranch from all over the world for community events, weddings, dinner theaters, live music, and to experience the rich history of the North Okanagan.

Although the operations of the O'Keefe Ranch unquestionably respond directly to the above purposes, mission and vision, the site does not currently sustain itself financially, and as a site it is underused. It is open for business for less than half the year plus for a few additional weekend or one-off seasonal events, and given the extent of its size and the diversity of its features, it certainly seems to not be achieving its optimal educational, experiential and financial potential.

The Society says that they struggles to maintain operations and expand profitable programming because of the constant need to divert operational funds to infrastructure maintenance, repairs and upgrades. They have organized successful fundraisers to finance major renovations and general upkeep of buildings on site, including for example the complete rehabilitation of St. Ann's Church between 2015 and 2017.

They were seriously exploring bringing in a commercial partner to the site when the Covid-19 Pandemic hit, which like in the case of other historic sites, significantly reduced operations, required staff cut backs, closed down the site for over 6 months and cancelled out future financial prospects that were being considered at the time.

Since the pandemic, new events have been explored and launched successfully, and new commercial agreements with a food provider and with local artisans are in the process of being finalized, however the compounded effects of the pandemic on top of a long history of unstable and unprofitable site management position the site at grave risk. The Society feels that the current/recent uncertainty of the lease renewal terms of the site with the City poses further obstacles to attracting and securing financial partnerships.

The experience of the historic site itself, the self-guided touring of the site and its buildings, represent the traditional, nostalgic and anchor experience for most visitors and is a great reason to visit the site once or a few times a year. However, the open-air museum concept augmented by the odd special or seasonal event has proven to not be a business model that can cover the costs of operations as well as infrastructure maintenance.

Relatively recent feasibility and land-use studies have been conducted about possible appropriate and profitable future uses at the O'Keefe Ranch including the 2018 Feasibility Studies by Dr. Linda McGrew, and the subsequent 2018 Historic O'Keefe Ranch Land Planning by Wood & Water Developments.

Several good ideas were suggested and one was even piloted (glamping), however the Ranch’s financial independence is far from being reached. These reports stress the approach that only a combination of new business ventures would “...enhance the visitor experience, bringing people back again and again, and getting those that are there to spend more time and more money while they are there - will all lead to increased and long term financial success and freedom”².

Subsequent reports, the O’Keefe Ranch Business Plan (Greg Hurst April 17, 2023) and the O’Keefe Ranch and Interior Heritage Society’s Strategic Plan (July 1, 2023- March 31, 2027) don’t propose any new concrete initiatives for achieving financial sustainability or even increasing revenue. The business plan simply describes the current operations and future intents without proposing any service or business augmentation.

Becoming or remaining “a regional ‘must visit’ stop of interest³” or “the foremost historic destination of the Okanagan⁴” has proven to not be enough for financial sustainability because it is based on one-off or ad-hoc visits. For the site to self-sustain itself, McGrew’s recommendation around changing the business model to attract regular and return visits and providing new and more reasons to spend more time and money on site at each of these visits, needs to be seriously explored.

An additional business plan for 2020-2024 was written for the Society by Tim Gibson.

The multitude of feasibility, strategic, land-use and business plans commissioned in the last 6 years, that recommend different priorities and strategies to achieve the Society’s purposes in a financially sustainable or profitable manner, but that also overlap in other aspects, do not aid in offering a clear path forward. Some of these reports are no longer relevant because they were written in the pre-pandemic era, others are supposedly being partially followed. Compounding this lack of clarity are changes in the society’s organizational chart since the pandemic. Positions such as Finance & Marketing Manager no longer exist and Guest Experience Coordinator has been created. The site has also been without a curator for over a year now, a position which played a central role in programming in the last few decades.

Amongst the ten Strategic Themes in the 2023 Strategic Plan, there are several initiatives that would begin to address the site’s underuse and lack of financial sustainability, especially the below three:

² McGrew, Linda. 2018. O’Keefe Ranch Feasibility Studies. <https://okeeferanch.ca/uploads/files/Glamping-RFP-Supporting-Documents-2-O’Keefe-Ranch-Feasibility-Study-2018.pdf>

³ O’Keefe Ranch and Interior Heritage Society’s Strategic Plan (July 1, 2023- March 31, 2027)

⁴ O’Keefe Ranch Business Plan (Greg Hurst April 17, 2023)

- Build corporate relationships and sponsorships
- Generate multiple reliable and growing revenue streams
- Develop on-site partnerships which increase the visitor experience and revenue potential for all partners

Providing the certainty for compatible businesses to consider the O'Keefe Ranch as an appealing partner and location, and exploring places on site to offer for their operations, should be top priorities in evolving the historic site's use into one that is more robust, resilient and self-sustaining.

An effective management structure and a relevant, sustainable use plan for the ranch need to be developed and implemented to finance the conservation efforts.

The below conservation strategies and conservation treatment sections are based on the current use of the site and identified underused buildings that could be adapted for reuse in a manner that would appropriately advance the site's revenue and partnership opportunities.

Heritage Conservation Strategies

Conservation criteria

With the thorough understanding of the O’Keefe Ranch as outlined in the above SOS, it is clear that practically every single structure, landscape element, artifact and view in some way embodies and contributes to the heritage value of the place. The question is, do they all need to be conserved? And if so, to what degree?

The following considerations⁵ help to determine the conservation strategies:

1. The requirements arising from the Statement of Significance

Determining the justification for each feature’s conservation based on its level of heritage value and its role in the larger heritage narrative of the site. Also, determining whether the significance is retained if removed from their context or grouping with other features.

2. The City’s/Society’s requirements and resources and/or feasible uses

This is the realistic consideration of the owner’s/users’s needs, aspirations and resources, with the goal of striking an appropriate balance between proposed use and retention of heritage value.

3. The physical condition of the feature

Do we know enough about the condition of the feature to plan for its conservation? Is its heritage significance high enough to invest in it and to what degree?

4. Requirements imposed by external factors

Provincial and local regulations, policies and even safety & environmental considerations that may impact the decision to conserve a feature, if at all and how.

The following table lays out the list of heritage attributes and character-defining elements of the Historic O’Keefe Ranch along with their level of heritage importance, their (high-level) physical condition, the attribute’s individual importance in contributing to the site’s current use, and any proposed changes from its current use that may impact conservation.

⁵ adapted from Conservation Policy: *Conservation Plan* by Kerr, James Semple. Seventh Edition (2013). ICOMOS Australia.

Conservation Strategies Table

Map#	Character Defining Element or other site feature	Heritage Importance	Heritage Importance Explanation	Current General Condition*	Importance to Site Programming	Explanation and Notes
* see section 5.1 of RJC Facility Condition Assessment for detailed condition of each attribute. ** See 2011 Farm Machinery Assessment for detailed current state and recommendations						
	Natural, open and low topography of the landscape	High		n/a	Crucial	The natural context of the site, even with evidence of human settlement, is important to the states of how why and when people connected with this specific historic place.
	Deep Creek that runs through the site	High		n/a	Crucial	Possibly the most important site feature to the Indigenous connection to the site. Today the creek also irrigates the corn field which is important for the corn maze programming (middle of Aug to end of October)
	The "viewshed" of the historic place - the area visible from the ranch and the view of the ranch from its highway approaches	High		n/a	Crucial	The visibility of the ranch when accessing it from both directions is important to retain
	Continuous and ongoing residential, agricultural and commercial use since 1867	High		n/a	Crucial	Conserving and even augmenting these uses is crucial to the financial survival of the site
	Educational and cultural tourism use since 1967	High		n/a	Crucial	This use is the shared mandate of the City and Society and the purpose of the site since 1967
25, C, D	The rural/agricultural appearance of the site with its many utilitarian barn and shed-like structures	High		n/a	Crucial	Important to retaining the heritage value of the site
9,12, 13, 30, 31, purple and orange dots	Evidence of former ranch use through the presence of farm animal enclosures, farm animals and a fenced corral	High		n/a	Crucial	There could be flexibility and adaptation around retaining or changing the specific enclosures and infrastructure depending on the specific programming and operators
	Wood or pipe post and rail fencing throughout the site	High		Good	Crucial	Important to retaining the heritage value of the site

Map#	Character Defining Element or other site feature	Heritage Importance	Heritage Importance Explanation	Current General Condition*	Importance to Site Programming	Explanation and Notes
* see section 5.1 of RJC Facility Condition Assessment for detailed condition of each attribute. ** See 2011 Farm Machinery Assessment for detailed current state and recommendations						
2	Collections and Artefacts held at the O’Keefe Ranch Museum and Archives on site	Med	These resources are important to conserve and they continuously inform the site programming, however visitors do not access the archives or the collections in the basement. Retaining the entire collection <u>on site</u> is not required for conserving the heritage value of site. Theoretically the majority could be conserved off site, while continuing to inform the site programming effectively.	Fair to Good. Artifacts are currently at risk for being stored in Greenhow Museum basement with water ingress, organic growth and lack of temperature and moist controls.	Important to Neutral	Consideration to reduce the collection held on site and relocate the majority of it to the Vernon Museum & Archives (VMA) or an off-site facility with more stable security, moisture and temp controls. Collections feed the displays in the museum exhibit space, but travelling exhibits come from other sources as well.
2, 26, 27	Machinery and exhibits associated with the ranching era	High		Fair**	Important	These augment the visitor experience and are a reason for certain clientele to come to the ranch
2, 3	Machinery and exhibits associated with the historic site era	High		Fair**	Important	The stove exhibit for example is very popular, although its relevance to the site and the space it is located in could be re-examined.
	1966 provincial Stop of Interest Sign	High		Good	Crucial	
	1989 St. Ann’s 100th year memorial cairn	High		Good	Important	
	1990 O’Keefe Ranch & Interior Heritage Society Cairn	High		Good	Important	
	100+ year old Ponderosa Pine trees	High		Poor	Important	
	Creek reeds	High		n/a	Crucial	Possibly one of the most important resources to Indigenous locals, interpretation of and programming around these reeds could be a stepping stone for building a meaningful working relationship with OKIB

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* see section 5.1 of RJC Facility Condition Assessment for detailed condition of each attribute. ** See 2011 Farm Machinery Assessment for detailed current state and recommendations						
	O’Keefe House rose garden	Med	A value-added feature from the 1980s that has no direct association with the O’Keefe Ranch history or family traditions	unknown	Important	The rose garden is an iconic wedding photos backdrop, a popular shaded spot in the summer for visitors
1	1981 Visitor Center	Low	A utilitarian building from the 1980s that has no direct association with the O’Keefe Ranch history or family traditions	Fair to Good	Crucial	When the site is open you must enter and exit from here so this is a strategic location for engaging with visitors about programs, and selling items at gift shop. Main visitor bathrooms and food services are located here.
2	1941 Greenhow Museum (on 1893 foundations)	Med	The 1941 building itself is out of character with the building typology of the site. Its value comes from its programming as a museum, archives and model railway display upstairs and less from its form and features	Fair to Good	Important	The museum exhibit function and the model railway display are popular aspects of the visitor experience but is this the only/best/ appropriate building for these programs? Is the building being used optimally to support staff, programming and revenue generation?
3	1978 Stagecoach Depot	Med	A utilitarian building from the 1980s which has had evolving roles in housing various exhibits and other functions, some of which are secondary in the ranch narrative	Fair to Good	uses are mixed in importance: Crucial to Neutral	The green room and guest showers are crucial to support general site programming and the glamping program. The stove, sleigh and wagon exhibits are popular aspects of the visitor experience but is this the only/best/appropriate building for these programs? Is the building being used optimally to support staff, programming and revenue generation?
4	1886, 1896, and 1900 O’Keefe House with its caretaker’s wing, circular driveway, fountain, concrete gate posts and wrought iron gates	High		Good	Crucial	
4.1	Caretaker House (see #4)	High		Fair to Good	Crucial	The presence of a caretaker on site 12 months a year is crucial for the operations for the site
5	Pavilion	Low	A value-added feature from the 1980s that has no direct association with the O’Keefe Ranch history or family traditions	Good	Important	Important for weddings, murder mysteries, cowboy dinner show, cowboy festivals
6	Gazebo	Low	A value-added feature from the 1980s that has no direct association with the O’Keefe Ranch history or family traditions	Good	Important	Important for weddings, is a location in the x-mas carolling event, and people eat their lunch there
7	ca. 1867 Pioneer Cabin	High		Fair	Crucial	The earliest building on site
8	1941 Cowboy Bunkhouse	High		Good	Important	Visitors go in and interact with actors and interpretation inside. Interpretation tells important stories of of Indigenous and Chinese cowboys

Map#	Character Defining Element or other site feature	Heritage Importance	Heritage Importance Explanation	Current General Condition*	Importance to Site Programming	Explanation and Notes
* see section 5.1 of RJC Facility Condition Assessment for detailed condition of each attribute. ** See 2011 Farm Machinery Assessment for detailed current state and recommendations						
9	Bird Pens	Med	A secondary utilitarian building	Good	Important	Visitors love the birds
10	1896 Windmill #1	High		Good	Important	
11	ca. 1890 Log Barn (rebuilt in 1989)	High		Fair	Important	Lambs are born here. No current public access
12	Hay Shed	Med	A secondary utilitarian building	Poor	Neutral	
13	Ye Ol' Feed Shed	Med	A secondary utilitarian building	Fair	Neutral	
14	ca. 1890 and 1920 Meat & Dairy Building	High		Poor	Important	Due to the poor structural condition of this fascinating building, no public access is allowed. Door is left open and people poke their head in to see interior
15	ca. 1900 Chinese Cook's House	High		Good	Crucial	Very popular and impactful building for visitors, an original building that tells the story ion the diversity of workers and their working conditions on the ranch
16	1875 Log House, relocated 1896	High		Fair to Good	Crucial	Very important building to telling the story of the site
17	1965 General Store	High		Good	Crucial	Popular and revenue generating stop on site
18	1965 Blacksmith Shop	High		Fair to Good	Liability to	Building occupied by an independent business that not contribute to the general visitor experience, does not generate revenue nor pay rent to the ranch. Students and clients of this business walk onto site without payment
19	1870 and c. 1915 Red Shed	High		Good	Crucial	Artisan classes and shop, previously a pottery studio, that has been very popular with visitors. A new flowers, perfumery and soap making business is being brought in to this space
20	c.1890 Carriage Shed	High		Fair	Crucial	This space is used half and half by the the homemaking skills program, and by the children’s area. Popular and revenue generating activities for the ranch
21	1889 St. Ann's Church	High		Good	Crucial	Hugely important to visitor experience and weddings, the overlap is not a problem but a win win
22	ca. 1900 Smoke House	High		Good	Important	
23	Pump House	Low		Fair	Crucial	Structure for water main on site
24	c. 1900 Windmill #2	Med	Not the original windmill of the site. Given the presence of the original windmill this additional one does not significantly contribute to the site’s heritage value as a whole	Good	Neutral	

Map#	Character Defining Element or other site feature	Heritage Importance	Heritage Importance Explanation	Current General Condition*	Importance to Site Programming	Explanation and Notes
* see section 5.1 of RJC Facility Condition Assessment for detailed condition of each attribute. ** See 2011 Farm Machinery Assessment for detailed current state and recommendations						
25	1901 Water Cisterns	High		Good	Important	
26	SPPC Display #1	Med	utilitarian building that houses artefacts that are of heritage value to the site	Good	Neutral	Covers farming equipment collection of the Spallumcheen Pioneer Power Club, a partner to the ranch and help with the repair and maintenance of display artefacts. Their displays are of interest to visitors
27	SPPC Display #2	Med	utilitarian building that houses artefacts that are of heritage value to the site	Fair to Good	Neutral	Covers tractor collection of the Spallumcheen Pioneer Power Club, a partner to the ranch and help with the repair and maintenance of display artefacts. Their displays are of interest to visitors
28	1981 Implement Shed #1	High		Fair to Good	Neutral to Important	Storage for wagons, buggies and other items. Stores the one stage coach that comes out and can be used for rides
29	ca. 1950 Implement Shed #2	High		Good	Neutral to Important	Storage for wagons, buggies and other items. Stores the one stage coach that comes out and can be used for rides
30	Tack Shed	Med	A secondary utilitarian building	Good	Neutral	
31	Corral	Med	was built for the O’Keefe Rodeo	Good (but not grandstand platform which is poor/condemned)	Neutral	Past location of 3-day long O’Keefe Rodeo, sheep dog trials, and cattle-cutting demos during the cowboy festival- all events that are no longer part pop the ranch programming. Has no current use.
32	Glamping	Low	A value-added feature that has no direct association with the O’Keefe Ranch history or family traditions	Good	Neutral	A new overnight accommodation program on the site that broke even financially after the first pilot season. However, feedback was that the chosen site has no shade and can get extremely, uncomfortably hot. It is not clear if customers will return or if this program will depend on one-off clients.
33	1912 Balmoral School House (relocated here in 1989)	High		Good	Crucial	Very important to the school visit programs which has been one of the most consistent sources of revenue and for of educational programming. Together with Deep Creek and the Schubert House, this building has great potential for collaborative programming and interpretation with OKIB.
34	1890 Schubert House (relocated here in 1989)	High		Fair to Good	Crucial	Very popular stop on ranch tour, important for x-mas carols event, has been a film location for an Indigenous created and focused TV show called Bones of Crows. Together with Deep Creek and the Balmoral School House, this building has great potential for collaborative programming and interpretation with OKIB.
35	c. 1920 Schubert Barn (relocated here in 1989)	Med	A relocated building that is compatible with the character of the site of lower importance than the Schubert House or Balmoral School	Fair to Good	Neutral	This building has never been an important part of the visitor experience nor offered programming. It currently has no use, not even for storage.

Map#	Character Defining Element or other site feature	Heritage Importance	Heritage Importance Explanation	Current General Condition*	Importance to Site Programming	Explanation and Notes
* see section 5.1 of RJC Facility Condition Assessment for detailed condition of each attribute. ** See 2011 Farm Machinery Assessment for detailed current state and recommendations						
36	1981 SPPC Clubhouse	Low	A secondary utilitarian building	Good	Important	Workshop where all equipment is repaired and maintenance equipment is stored
37	Storage Building	Low	A secondary utilitarian building	Good	Important	Maintenance equipment is stored
38	Storage Shed	Low	A secondary utilitarian building	Poor	Important	Maintenance equipment is stored
A	Pedestrian Bridge	Med	The presence of a bridge across the creek and the connectivity between these two sides of the historic place needs to be maintained.	Good	Crucial	Programming and connectivity between both sides of the site is currently dependent on this single bridge
B	Decommissioned Bridge	Low	A secondary utilitarian structure	Poor/decommissioned	Neutral	Provided access between two sections of the site
C	1901 Cistern Ruin	High		Poor/decommissioned	Important	
D	Field	High		n/a	Crucial	The proximity of agricultural or grazing fields are important to retaining the heritage value of the site
E	Cemetery	High		Fair	Crucial	
F	Water pump access ramp	Low	utilitarian structure only	Poor/decommissioned	Important	Provided access to water pump
n/a	Outbuildings, Animal Feed Buildings	Med	secondary utilitarian structures	Good	Important	
n/a	Animal Feed Buildings	Med	secondary utilitarian structures	Good	Important	
n/a	Parking and Road Lots	Med	A value-added feature that has no direct association with the O’Keefe Ranch history or family traditions	Fair to Good	Important	
n/a	Irrigation and Water Lines	Med	utilitarian and low-visibility infrastructure	Good	Important	

Site Map (courtesy of RJC Engineers)



Triaging the Conservation Approach and Degree

A varied approach to the conservation of the historic resources on site should be triaged based on the above tables which map out each component's heritage significance, and their role in the visitor experience, interpretive program and any possible Sustainable Use Plan (run by the ranch itself or a business/community partner). The triage exercise helps to determine whether a component is to be:

- **Removed or relocated** - deemed to not be of heritage value or to support the operations of the historic site
- **Preserved** - in some cases no interventions or actions are needed beyond stabilization and basic maintenance. In other cases preservation may include downgrading the use, or repairs for ongoing, current uses.
- **Rehabilitated** - for current or different uses, involving upgrades, changes and even additions.

Conservation of any heritage resources on the Historic O'Keefe Ranch site should follow Standards & Guidelines for the Conservation of Historic Places in Canada¹. These outline three approaches within the Conservation suite of treatments: Preservation, Rehabilitation and Restoration.

Key Definitions

Preservation: *the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value.*

Restoration: *the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.*

Rehabilitation: *the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.*

Most of the conservation treatments on the O'Keefe Historic Ranch site will involve Preservation.

¹ <https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

The following nine Standards relate to Preservation (these are not presented in a hierarchical order):

1. Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element.
2. Conserve changes to an historic place that, over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
5. Find a use for an historic place that requires minimal or no change to its character-defining elements.
6. Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in-kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

Additional Standards Relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

11. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

12. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.

14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

Triage Results Summary

A total of sixty six (66) attributes of the O'Keefe Historic Ranch were individually triaged in the above table, covering all aspects of the site's components whether they are of heritage value or not.

Heritage Value

38 attributes were deemed to be of 'high' heritage value (57.6% of all attributes)

18 attributes were deemed to be of 'medium' heritage value (27.3% of all attributes)

10 attributes were deemed to be of 'low' heritage value (15.1% of all attributes)

Importance to Site programming

26 attributes were deemed to be 'crucial' (39.4% of all attributes)

25 attributes were deemed to be 'important' (37.9% of all attributes)

1 had a mix of uses that varied from 'neutral to crucial' (1.5% of all attributes)

3 attributes were a mix of 'neutral to important' (4.5% of all attributes)

1 attribute was deemed a 'liability to' the use of the site in its current use (1.5% of all attributes)

Condition Assessment

7 attributes were deemed to be in general 'poor' condition (10.6% of all attributes)

8 attributes were deemed to be in general 'fair' condition (12.12% of all attributes)

12 attributes were deemed to be in general 'fair to good' condition (18.2% of all attributes)

29 attributes were deemed to be in general 'good' condition (44% of all attributes)

9 attributes are of non-applicable condition (13.6% of all attributes)

1 attribute is of unknown condition (1.5% of all attributes)

The fourth consideration, the **requirements imposed by external factors**, will be examined in the recommendations section below which outlines individual conservation treatments and considerations for each of the site components.

A Practical Approach to Conservation on The Historic O'Keefe Ranch

When assessing the condition of a historic place and planning its conservation, the expectation is not that it will look new or function like a new structure or component. The objective is simply to protect its heritage value through maintenance or stabilizing with an approach of minimal intervention. In the case of the Historic O'Keefe Ranch, much of its heritage value and character lie in the aged, rugged, rustic and authentic patina of its site and structures. A conservation approach that involves a makeover or renewal approach that would transform this character by obliterating its age, or the rural, working purpose of the majority of its buildings would be in direct conflict with the objectives of conservation.

The site and its buildings don't need to look pretty or to even be painted in most cases. They do however need to be valued, understood, documented and monitored so that regular repair and maintenance interventions can be carried out prudently and where necessary to protect the site from environmental hazards and to allow each component of the site to serve its function as part of the site programming.

As this site is open to and dependant on the public, safety is a high priority when making conservation decisions. Structures that are accessed by the public or by staff will need to be structurally sound and all other safety hazards addressed as well. However the comfort, temperature and moisture levels, as well as other typical functional considerations in commercial or residential buildings that are not part of a historic site, are mostly irrelevant to the majority of the O'Keefe's buildings and thus their performance levels in these aspects should not be considered inferior or in need of upgrades.

Some of the buildings, both very old ones and also newer ones built here in the last 50 years, do play a more functional role in the programming of the historic site and for this reason require heating, cooling, indoor plumbing, hot water, electrical service and other modern building technologies based on their use.

The criteria for interventions will be 'is the structure/material/component performing as intended'? If cladding on a building for example is warped, aged, unpainted, with minor cracks or even peeling paint - it is very possible that it will require no interventions. As long as the cladding is 'performing as intended' in other words, effectively cladding the building, then its condition will be considered 'good'. Where cladding boards are missing, loose or rotten, those individual boards merit replacement in-kind, which may leave evidence of repairs. Minimal

intervention is the approach, not the mass replacement of an entire elevation so that all the boards look the same. Evidence of repair and maintenance is characteristic of a rural, working site like there O’Keefe Ranch and conservation efforts should not attempt to mask these.

Furthermore, a different approach to the same material may be warranted on the O’Keefe Ranch depending on the building and its use. For example, windows on buildings that are used as offices or residences should be well-sealed whereas windows on buildings that are used for day-time programs or as exhibit buildings could be drafty or their putty be allowed to deteriorate for longer periods between maintenance, as the role of these windows is simply to let in natural light and not to protect people from the elements. We don’t want to lose windows or allow cracked windows to pose danger to visitors, but an old drafty window on the Cook House or School House is not a conservation concern and does not require immediate intervention until it comes closer to ‘not performing as intended’.

Based on the above explanation and criteria, the general condition of structures and components will be determined based on ‘performing as intended’, as will the individual elements or materials. If a roof is leaking or missing shingles it might be noted as in ‘poor’ or ‘fair’ condition, depending on the extent of the failure, but if it is generally performing as a roof, even if it might be getting close to the end of its expected service life, its condition will be noted as good, with a note to monitor its performance.

Recommendations relating to individual Structures or Other Site Features

The following table lays out the list of heritage attributes and character-defining elements of the Historic O’Keefe Ranch along with their current condition, their proposed level of use, the proposed conservation treatment, as well as recommendations, considerations and external factors.

Conservation Treatments Table

Character Defining Element or other site feature	Current Condition	Proposed Level of Use	Proposed Conservation Treatment/s	Recommendations, Considerations and External Factors	Future Considerations and Recommendations
Natural, open and low topography of the landscape	n/a	Unchanged	Preservation	<ul style="list-style-type: none">When carrying out landscape maintenance or considering new landscape design, conserve the overall existing sense and inter-relationship of landscape features, including trees, slopes, topography, designed landscapes, built features and other landscape components.Consider the history of the evolution of the site in landscape design decisions.Integrate interpretive elements and methods as part of future site planning and design.Ensure that site use changes do no compromise the health of character-defining vegetationUnderstand the site’s ecological features and how they contribute to the natural and cultural heritage value of the landscape.Balance the conservation of the historical and cultural character of the Lands with the site’s naturally occurring biodiversity.Manage invasive species by removing or reducing invasive alien species that are resulting in the loss of character-defining ecological, landscape and built features and their components.Apply FireSmart Farm & Ranch Wildfire Preparedness guidance and principles https://firesmartbc.ca/farm-and-ranch-wildfire-preparedness/	<ul style="list-style-type: none">In any future site design, incorporate site planning and landscape design that respects the overall natural, rural and agricultural character of the site.Where new landscape design is considered, ensure that any new features acknowledge historical landscape elements and are compatible with existing landscape elements either natural or cultural.
Deep Creek that runs through the site	n/a	Unchanged	Preservation	<ul style="list-style-type: none">Preserve the Creek by preventing soil and bank erosion, and protect it from the dumping of chemicals, hazardous materials and wasteEnsure that site use changes do no compromise the health of character-defining vegetation and natural attributes	<ul style="list-style-type: none">Work with OKIB and native species experts to prepare a maintenance/management plan to support the ongoing care of the creek reeds and wildlife.
The "viewshed" of the historic place - the area visible from the ranch and the view of the ranch from its highway approaches	n/a	Unchanged	Preservation	<ul style="list-style-type: none">Conserve views and vistas from, to and within the site.	
The rural/agricultural appearance of the site with its many utilitarian barn and shed-like structures	n/a	Unchanged	Preservation	<ul style="list-style-type: none">Preserve the historic agricultural and rural buildings by using them	<ul style="list-style-type: none">Ensure that any new uses or development don’t block the views of the historic agricultural and rural buildingsEnsure that the majority of buildings on site are of this character and any new development is subordinate (Doesn’t steal the show) from this historic typology of buildings

Character Defining Element or other site feature	Current Condition	Proposed Level of Use	Proposed Conservation Treatment/s	Recommendations, Considerations and External Factors	Future Considerations and Recommendations
Evidence of former ranch use through the presence of farm animal enclosures, farm animals and a fenced corral	n/a	Unchanged	Preservation	<ul style="list-style-type: none">• Preserve the farm animal enclosures and maintain farm animals on site	<ul style="list-style-type: none">• Perhaps through or in partnership with third party operators, the return of cattle, horses and more robust ranch related programming centred around BC’s farming and ranching history (and current best practices such as regenerative farming) as well as any compatible farm-animal programs such as horse-riding, demonstrations or festivals, animal-therapy and organizations such as 4-H BC or Farm to School BC.• https://farmtoschoolbc.ca/• https://southlandsfarm.pike13.com/categories/82432• https://www.bcaitc.ca/blog/tour-farm-schools-bc• https://www.4hbc.ca/contact
100+ year old Ponderosa Pine trees	Poor	Unchanged	Preservation	<ul style="list-style-type: none">• Commission an arborist assessment of the Ponderosa Pines on site as well as conservation guidelines for their preservation• Prepare a maintenance / management plan to support the ongoing care of character-defining elements in the landscape.• Protect and maintain vegetation by using non-destructive methods in daily, seasonal and cyclical maintenance tasks.• Ensure that site use changes do no compromise the health of character-defining vegetation	<ul style="list-style-type: none">• The role of these trees in the site interpretation could be augmented. Consider programming around tree species in the North Okanagan and their role in traditional and current construction practices, in climate change and climate resilience.
Creek reeds	n/a	Unchanged	Preservation	<ul style="list-style-type: none">• Protect and maintain vegetation by using non-destructive methods in daily, seasonal and cyclical maintenance tasks.• Ensure that site use changes do no compromise the health of character-defining vegetation	<ul style="list-style-type: none">• Work with OKIB and native species experts to prepare a maintenance / management plan to support the ongoing care of the creek reeds and wildlife.• Explore the notion of local women-focused themes (medicinal plants, midwifery, artisanal traditions, female coalitions and collaborations etc) and programming led and mentored by women leaders and knowledge holders at OKIB
Continuous and ongoing residential, agricultural and commercial use since 1867	n/a	Unchanged	Preservation		<ul style="list-style-type: none">• The augmentation of compatible and appropriate agricultural, commercial and residential uses (over-night accommodations, retreats or even residencies) are all historic activities that could be game changers in the financial sustainability of the site• Conserve the heritage value of the site by considering its character-defining elements in any new additions or new construction.• Make any new building physically and visually compatible with, but distinguishable from, the built form currently found on site.• Consider a variety building styles, massing and types that reflect the site’s past history of use and change.• Develop plans for interior and exterior spaces, with a form and character of development, that satisfy the economic expectations and needs of the site while retaining the primary characteristics of the site.

Character Defining Element or other site feature	Current Condition	Proposed Level of Use	Proposed Conservation Treatment/s	Recommendations, Considerations and External Factors	Future Considerations and Recommendations
Educational and cultural tourism use since 1967	n/a	Unchanged	Preservation		<ul style="list-style-type: none">The educational and cultural tourism programs can be augmented and developed in combination with commercial activities on the site to generate more revenue and address historic, current and evolving relevant societal and local themes
Wood or pipe post and rail fencing throughout the site	Good	Unchanged	Preservation	<ul style="list-style-type: none">Maintain traditional style and materials of fencing throughout the site	
Collections and Artefacts held at the O’Keefe Ranch Museum and Archives on site	Fair to Poor Artifacts are currently at risk for being stored in Greenhow Museum basement with water ingress, organic growth and lack of temperature and moist controls.	Changed/ Reduced Access	Preservation on or off-site	<ul style="list-style-type: none">Work with a museums professional to assess the archives, the artefacts collection, their condition and their storage situationFollow museum professional guidance to sort, curate, dilute and if necessary deaccession a portion of the itemsAs part of the above professional assessment, determine whether it is important for the O’Keefe Ranch archives to be accessed by researchers and located on site given the low volume of requests and the fact that the VMA also holds an O’Keefe Ranch collection?Discuss whether the position of curator is needed for effective development of museum exhibits or can the the VMA staff support ranch staff with exhibit development if and where necessary?	<ul style="list-style-type: none">Can exhibits be developed via student or residency contracts? For example the visiting national Indigenous exhibit (Where Are The Children?) in 2022 was very successful, with a summer student developing added powerful content about Okanagan residential schools.
Machinery and exhibits associated with the ranching era	Fair**	Changed	Selective Preservation	<ul style="list-style-type: none">It is likely that this collection has grown too large and unfocused to effectively store, maintain and interpret. Consider assessing and reducing the collection to the most important, representative pieces that truly enhance the visitor experience, and that the ranch can also maintain, and develop fresh, effective, self-guided interpretation for them.Offer scheduled guided tour of these machines as a new program.	
Machinery and exhibits associated with the historic site era	Fair**	Changed	Selective Preservation	<ul style="list-style-type: none">It is likely that this collection has grown too large and unfocused to effectively store, maintain and interpret. Consider assessing and reducing the collection to the most important, representative pieces that truly enhance the visitor experience, and that the ranch can also maintain, and develop fresh, effective, self-guided interpretation for them.Offer scheduled guided tour of these machines as a new program.	

Character Defining Element or other site feature	Current Condition	Proposed Level of Use	Proposed Conservation Treatment/s	Recommendations, Considerations and External Factors	Future Considerations and Recommendations
1966 provincial Stop of Interest Sign	Good	Unchanged	Preservation	<ul style="list-style-type: none">This iconic sign is part of a larger ‘stops of interest’ provincial program that today seems outdated and many of the signs contain inappropriate text. Explore the BC Stops of Interest program and ad it to the sites interpretive program and guided tours. This sign offers opportunities to make connections to other sites and explore the damage and lesson of past narrativeshttps://www2.gov.bc.ca/gov/content/transportation/driving-and-cycling/traveller-information/stop-of-interestMonitor the log post holding up the sign for deterioration and replace in-kind when necessary	
1989 St. Ann’s 100th year memorial cairn	Good	Unchanged	Preservation	<ul style="list-style-type: none">This masonry structure constructed of river stones should be monitored, cleaned and repointed once and a while just like a chimney.	
1990 O’Keefe Ranch & Interior Heritage Society Cairn	Good	Unchanged	Preservation	<ul style="list-style-type: none">This masonry structure constructed of stone slabs should be monitored, cleaned and repointed once and a while just like a chimney.	
O’Keefe House rose garden	unknown	Unchanged	Preservation		
1981 Visitor Center	Fair to Good	Unchanged	Preservation	<ul style="list-style-type: none">Food services on site are a crucial services that bring people to the site and keep them on site. In times where food services at this building were not optimal or non-existent, visitor numbers and revenue were significantly impacted.Explore and maintain a beneficial third-party food service provider that not only adds value and revenue to the site but potentially represents a stand-alone destination which can offer opportunities for the ranch to capitalize on the restaurant audience.Follow RJC ‘By Buildings Summary of Recommendations’ section 5.1.1	<ul style="list-style-type: none">Consider expanding or adapting this building as per recommendations in O’Keefe Ranch Land-Use Plan 2018. Any additions should be “physically and visually compatible with, subordinate to and distinguishable” (Standard 11 for Rehabilitation) from the Visitor Centre so as not to create confusion about the evolution of the site or about the age of the existing buildings.
1941 Greenhow Museum (on 1893 foundations)	Fair to Good	Unchanged	Preservation	<ul style="list-style-type: none">Follow RJC ‘By Buildings Summary of Recommendations’ section 5.1.2	<ul style="list-style-type: none">The Greenhow House is the only multi-use space on site where classes or meetings could be held all year round. Consider adaptive reuse of this building to accommodate both an exhibit space but also flex-rooms that could be generating other programs for revenue.Consider partial or full relocation of O’Keefe Archives and stored artefacts from this building and even from the site to introduce different uses to the basement and to the practical main floor spaces of this building. If collection remains in this building in its current configuration, the basement will require renovations to adequately house the archival materials that need stable moisture, temperature and structural conditions.
1978 Stagecoach Depot	Fair to Good	Unchanged	Preservation	<ul style="list-style-type: none">Follow RJC ‘By Buildings Summary of Recommendations’ section 5.1.3	<ul style="list-style-type: none">The uses in this building are of a random assortment. The requirements for each use are different begging the question whether a more intentional, effective use of the building could be imagined involving relocation, reconfiguration and improvements. Anecdotally it was mentioned that the water in the cowboy washrooms smells terrible due to the copper pipes (?). If these washrooms are intended to serve the ‘glamping’ experience, this should be looked into.

Character Defining Element or other site feature	Current Condition	Proposed Level of Use	Proposed Conservation Treatment/s	Recommendations, Considerations and External Factors	Future Considerations and Recommendations
1886, 1896, and 1900 O'Keefe House with its caretaker's wing, circular driveway, fountain, concrete gate posts and wrought iron gates	Fair	Unchanged	Preservation	<ul style="list-style-type: none">Follow RJC 'By Buildings Summary of Recommendations' section 5.1.4Replacing damaged plaster walls with drywall is an acceptable intervention, but always intervene prudently and only where necessary.	
Caretaker House (see above entry)	Fair to Good	Unchanged	Preservation and Rehabilitation	<ul style="list-style-type: none">Mechanical systems in this residence require updating and repair, see RJC report.Also, the water in the caretaker residence is not potable, partly because of its source but also because at least some of the pipes in the house or in the supply line are galvanized. This should be addressed.	
Pavilion	Good	Unchanged	Preservation	<ul style="list-style-type: none">Follow RJC 'By Buildings Summary of Recommendations' section 5.1.5	
Gazebo	Good	Unchanged	Preservation	<ul style="list-style-type: none">Follow RJC 'By Buildings Summary of Recommendations' section 5.1.6	
ca. 1867 Pioneer Cabin	Fair	Reduced Access	Preservation	<ul style="list-style-type: none">There is no current public access to this building and it can remain this way without impacting its contribution to the visit experience or to its heritage valueStabilize the structure, repair loose cladding and prune back the large tree that is encroaching on the roof and dumping debris on this very old structure.Follow RJC 'By Buildings Summary of Recommendations' section 5.1.7	
1941 Cowboy Bunkhouse	Good	Unchanged	Preservation	<ul style="list-style-type: none">Follow RJC 'By Buildings Summary of Recommendations' section 5.1.8	
Bird Pens	Good	Unchanged	Preservation		
1896 Windmill #1	Good	Unchanged	Preservation	<ul style="list-style-type: none">Follow RJC 'By Buildings Summary of Recommendations' section 5.1.10	
ca. 1890 Log Barn (rebuilt in 1989)	Fair	Unchanged	Preservation	<ul style="list-style-type: none">Follow RJC 'By Buildings Summary of Recommendations' section 5.1.11	
Hay Shed	Poor	Reduced Access	Decommission/ remove	<ul style="list-style-type: none">Follow RJC 'By Buildings Summary of Recommendations' section 5.1.12	
Ye Ol' Feed Shed	Fair	Unchanged	Preservation	<ul style="list-style-type: none">Follow RJC 'By Buildings Summary of Recommendations' section 5.1.13	
ca. 1890 and 1920 Meat & Dairy Building	Poor	Reduced Access	Preservation	<ul style="list-style-type: none">Stabilize and formalize the limited access to this building while improving the interpretation around the building so people can learn about its features without entering.Reduce scope in RJC 'By Buildings Summary of Recommendations' section 5.1.14 to the last three points only, skipping the structural upgrades	
ca. 1900 Chinese Cook's House	Good	Unchanged	Preservation	<ul style="list-style-type: none">Follow RJC 'By Buildings Summary of Recommendations' section 5.1.15	
1875 Log House, relocated 1896	Fair to Good	Unchanged	Preservation	<ul style="list-style-type: none">Currently very restricted public access downstairs and upstairs, and this can remainFollow RJC 'By Buildings Summary of Recommendations' section 5.1.16	
1965 General Store	Good	Unchanged	Preservation	<ul style="list-style-type: none">Follow RJC 'By Buildings Summary of Recommendations' section 5.1.17	<ul style="list-style-type: none">Currently sells lots of candy. Explore the notion of clearing out some of the shelf exhibits (some are repetitive) to sell more items

Character Defining Element or other site feature	Current Condition	Proposed Level of Use	Proposed Conservation Treatment/s	Recommendations, Considerations and External Factors	Future Considerations and Recommendations
1965 Blacksmith Shop	Fair to Good	Changed/ temporarily reduced access	Preservation	<ul style="list-style-type: none">Follow RJC ‘By Buildings Summary of Recommendations’ section 5.1.18 unless a new tenant/use is identified and a rehabilitation of the interior is required to meet new requirements	<ul style="list-style-type: none">Consider terminating informal agreement with blacksmith business and repurposing the building for revenue generating and program supporting activities.Always look for partners and tenants that offer program support or augmentation, are collaborative with ranch operations, staff and hours, and that will work within profit sharing or lease agreements so that the ranch is generating revenue from these compatible operators.
1870 and c. 1915 Red Shed	Good	Unchanged	Preservation	<ul style="list-style-type: none">Always look for partners and tenants that offer program support or augmentation, are collaborative with ranch operations, staff and hours, and that will work within profit sharing or lease agreements so that the ranch is generating revenue from these compatible operators.Follow RJC ‘By Buildings Summary of Recommendations’ section 5.1.19	
c.1890 Carriage Shed	Fair	Unchanged	Preservation	<ul style="list-style-type: none">Follow RJC ‘By Buildings Summary of Recommendations’ section 5.1.20	
1889 St. Ann's Church	Good	Unchanged	Preservation	<ul style="list-style-type: none">Follow RJC ‘By Buildings Summary of Recommendations’ section 5.1.21	
ca. 1900 Smoke House	Good	Reduced Access	Preservation	<ul style="list-style-type: none">There is no current public access to this building and it can remain this way without impacting its contribution to the visit experience or to its heritage valueFollow RJC ‘By Buildings Summary of Recommendations’ section 5.1.22	
Pump House	Fair	Unchanged	Preservation	<ul style="list-style-type: none">Follow RJC ‘By Buildings Summary of Recommendations’ section 5.1.23	
c. 1900 Windmill #2	Good	Unchanged	Preservation	<ul style="list-style-type: none">Follow RJC ‘By Buildings Summary of Recommendations’ section 5.1.24	
1901 Water Cisterns	Good	Unchanged	Preservation	<ul style="list-style-type: none">Follow RJC ‘By Buildings Summary of Recommendations’ section 5.1.25	
SPPC Display #1	Good	Unchanged	Preservation	<ul style="list-style-type: none">It is likely that the collection housed in this structure has grown too large and unfocused to effectively store, maintain and interpret.Follow RJC ‘By Buildings Summary of Recommendations’ section 5.1.26	<ul style="list-style-type: none">Consider assessing and reducing the collection to the most important, representative pieces that truly enhance the visitor experience, and that the ranch can also maintain.This structure could potentially be adapted for more valuable, revenue-generating uses.
SPPC Display #2	Fair to Good	Unchanged	Preservation	<ul style="list-style-type: none">It is likely that the collection housed in this structure has grown too large and unfocused to effectively store, maintain and interpret.Follow RJC ‘By Buildings Summary of Recommendations’ section 5.1.27	<ul style="list-style-type: none">Consider assessing and reducing the collection to the most important, representative pieces that truly enhance the visitor experience, and that the ranch can also maintain.This structure could potentially be adapted for more valuable, revenue-generating uses.
1981 Implement Shed #1	Fair to Good	Unchanged	Preservation	<ul style="list-style-type: none">An assessment of the artefacts in the Implements sheds needs to be carried out to determine which are valuable to the visitor experience and worth conserving and interpreting, and which could be disposed of or donated to another facility.Follow RJC ‘By Buildings Summary of Recommendations’ section 5.1.28	<ul style="list-style-type: none">This structure could potentially be adapted for more valuable, revenue-generating uses.
ca. 1950 Implement Shed #2	Good	Unchanged	Preservation	<ul style="list-style-type: none">An assessment of the artefacts in the Implements sheds needs to be carried out to determine which are valuable to the visitor experience and worth conserving and interpreting, and which could be disposed of or donated to another facility.Follow RJC ‘By Buildings Summary of Recommendations’ section 5.1.29	<ul style="list-style-type: none">This structure could potentially be adapted for more valuable, revenue-generating uses.

Character Defining Element or other site feature	Current Condition	Proposed Level of Use	Proposed Conservation Treatment/s	Recommendations, Considerations and External Factors	Future Considerations and Recommendations
Tack Shed	Good	Unchanged	Preservation	<ul style="list-style-type: none">Follow RJC ‘By Buildings Summary of Recommendations’ section 5.1.30	
Corral	Good (but not grandstand platform which is poor/condemned)	Unchanged or reduced access	Preservation	<ul style="list-style-type: none">Follow RJC ‘By Buildings Summary of Recommendations’ section 5.1.31	<ul style="list-style-type: none">Unless a new relevant use is found for the grandstand it might need to be removed
Glamping	Good	Unchanged	Preservation	<ul style="list-style-type: none">The notion of overnight accommodation and access to off-hours experiences on the site has great educational and financial potential. Consideration should be given to the first season’ feedback to determine if this program should remain unchanged, be adjusted or be cancelled.	
1912 Balmoral School House (relocated here in 1989)	Good	Unchanged	Preservation	<ul style="list-style-type: none">Follow RJC ‘By Buildings Summary of Recommendations’ section 5.1.33	
1890 Schubert House (relocated here in 1989)	Fair to Good	Improved	Preservation	<ul style="list-style-type: none">The vacant, unheated state of this building in the off-season months has brought significant repair and maintenance issues, for example the falling apart ceiling in the kitchen and the foundation cracks. Minimally heat in the winter to avoid ongoing deterioration.Follow RJC ‘By Buildings Summary of Recommendations’ section 5.1.34	<ul style="list-style-type: none">Consider adapting the building for off-season residency
c. 1920 Schubert Barn (relocated here in 1989)	Fair to Good	Unchanged/ Reduced Access	Preservation	<ul style="list-style-type: none">The location for possible adaptive reuse, (for example a business partner or vendor) is unattractive due to its proximity to a nearby trailer.Stabilize and reduce accessReduce RJC ‘By Buildings Summary of Recommendations’ section 5.1.35 to no action	
1981 SPPC Clubhouse	Good	Unchanged	Preservation	<ul style="list-style-type: none">Follow RJC ‘By Buildings Summary of Recommendations’ section 5.1.36	
Storage Building	Good	Unchanged	Preservation	<ul style="list-style-type: none">Follow RJC ‘By Buildings Summary of Recommendations’ section 5.1.37	
Storage Shed	Poor	Unchanged	Preservation	<ul style="list-style-type: none">Follow RJC ‘By Buildings Summary of Recommendations’ section 5.1.38	
Pedestrian Bridge	Good	Unchanged	Preservation		<ul style="list-style-type: none">Interpretive opportunities to educate about historic bridges on site overtime but also to view the bridge as a symbol of reconciliation and a place where reconciliation or trust building activities could take place.
Decommissioned Bridge	Poor/ decommissioned	Unchanged	Decomission/ remove	<ul style="list-style-type: none">Unless vehicle access to the other side of the site is needed for programming	
1901 Cistern Ruin	Poor/ decommissioned	Unchanged	Preservation	<ul style="list-style-type: none">Notwithstanding the ruined state, the presence of this cistern as one of three remains important.	
Field	n/a	Unchanged	Preservation and Restoration	<ul style="list-style-type: none">Open fields and meadows are important for the contextual value of the site. Conserve.	

Character Defining Element or other site feature	Current Condition	Proposed Level of Use	Proposed Conservation Treatment/s	Recommendations, Considerations and External Factors	Future Considerations and Recommendations
Cemetery	Fair	Improved	Preservation	<ul style="list-style-type: none">Conserve the character-defining features of the original cemetery and its boundaries.	<ul style="list-style-type: none">Improved interpretation, tours and events around the cemetery have great potential to expand the visitor experience.Consider cultural, educational and revenue opportunities from introducing a columbarium burial service associated with the historic cemetery as per recommendations and research outlined in the 2018 Feasibility Study and Land Planning reports.
Water pump access ramp	Poor/decommissioned	Improved	Preservation?	<ul style="list-style-type: none">Access to the water pump needs to be restored?	
Outbuildings, Animal Feed Buildings	Good	Unchanged	Preservation		
Animal Feed Buildings	Good	Unchanged	Preservation		
Parking and Road Lots	Fair to Good	Unchanged	Preservation		
Irrigation and Water Lines	Good	Unchanged	Preservation		

Replacement In-Kind

As the current main conservation treatment that should continue to be applied at the Historic O'Keefe ranch is *Preservation*, the nine standards for Preservation (see page 23) should always be considered when planning any intervention on the site, whether it involves stabilization, repair or maintenance. Preservation Standards 3 (an approach calling for minimal intervention) and 8 (Maintain character-defining elements on an ongoing basis and Replace in-kind any extensively deteriorated or missing parts) are especially important as rules of thumb for this site given its unique extent and integrity.

"Replacement in-kind" means replacing a feature by using the physical evidence of its form, material and detailing to reproduce it.

The following are the basic guidelines to follow when thinking about material replacements:

- Document the existing element, making sure to identify the material and any detailing or tooling that might be present.
- Replace the material "in kind," matching existing or removed material in type or species, style, dimension, texture, and detailing.
- If conditions warrant or require a change in material, refer to the Guidelines for that specific material in the Standards & Guidelines for the Conservation of Historic Places in Canada. Guidelines are available for Wood and Wood Products, Masonry, Concrete, Architectural and Structural Metals, Glass and Glass Products, Plaster and Stucco, and other Miscellaneous Materials. As a general guidelines, if using the same kind of material is not technically, economically or environmentally feasible, then a compatible substitute material may be considered; for example, replacing redwood decking with cedar, a less endangered species. The replacement feature should be as similar as possible to the original, both visually and functionally.

The dominance of wood-clad and wood-roofed buildings, featuring a diversity of wood cladding styles and treatments, as well as a variety of wood roof shingle applications, is an important characteristic of the O'Keefe Ranch site and should be preserved. Roofing and cladding are sacrificial layers that need to be replaced as part of a maintenance cycle, and for this reason understanding the principles of replacement in-kind is important for the ongoing conservation management of the site.

There are many effective fire retardant and weather protective treatments and coatings for wood products today which can be considered at this historic place, as long as the visual effect they have on the wood product is not distracting and the product is still deemed to be matching in type or species, style, dimension, texture, and detailing.

Guidelines for Roofs

The majority of the historic buildings on the O'Keefe Ranch, whether from the ranching era or from the historic site era, are roofed with unpainted cedar shakes or shingles, and this is a character defining aspect of the site as a whole. New buildings or additions that may be developed on site could theoretically have distinguishable roofs such as metal or duroid shingle roofs, but the historic wood roofs should be preserved and replaced in-kind when repair or replacement is required.

If over 20% of the shingles on any one surface appear eroded, cracked, cupped or split, or if there is evidence of pervasive moisture damage in the attic, replacement should be considered. If only a few shingles are missing or damaged, selective replacement may be possible. For limited replacement, the old shingle is removed and a new shingle can be inserted and held in place with a thin metal tab, or "babbie." This reduces disturbance to the sound shingles above. In instances where a few shingles have been cracked or the joint of overlapping shingles is aligned and thus forms a passage for water penetration, a metal flashing piece slipped under the shingle can stop moisture temporarily. If moisture is getting into the attic, repairs must be made quickly to prevent deterioration of the roof structural framing members.

Before specifying a replacement roof, it is important to establish the original shingle material, configuration, detailing and installation pattern. Use the existing or historic shingles to determine the size, shape, exposure length, and any special features they have to specify replacement.

Replacement wood shingle roofs can involve the use of shingles treated with chemicals or pressure-impregnated salts to retard fire.

Highest Priority in Replacement Shingles:

- best quality wood with a similar surface texture
- matching size and shape: thickness, width, length
- matching installation pattern: exposure length, overlap, hips, ridges, valleys, etc.
- matching decorative features: fancy butts, colour, exposed nails

Areas of Acceptable Differences:

- species of wood
- method of fabrication of shingle, if visual appearance matches
- use of fire-retardants, or preservative treatments, if visual impact is minimal
- use of modern flashing, if sensitively installed
- use of small sleepers for ventilation, if the visual impact is minimal and rake boards are sensitively treated
- method of nailing, if the visual pattern matches

For more guidance refer to Guidelines for Roofs, section 4.3.3 of the Standards & Guidelines for the Conservation of Historic Places in Canada.

US National Park Service - Preservation Brief 19 - The Repair and Replacement of Historic Wooden Shingle Roofs

<https://www.nps.gov/orgs/1739/upload/preservation-brief-19-wood-shingle-roofs.pdf>

Guidelines for windows

The majority of the historic building on the O'Keefe Ranch have wood, single-pane windows in wood frames. Historic wood windows are constructed differently than modern windows and their repair, maintenance or replacement should always be conducted by a wood window professional who has experience with historic, traditional wood windows, and is familiar with their parts, their operation, their removal and their re-installation.

In some cases a window will need to be replaced in-kind, which again will require a window manufacturer or shop that can create single-pane wood sashes of historic dimensions and profiles.

On the majority of buildings the objective is not to improve the thermal performance of the windows nor to obtain perfect weather-tight assemblies. The conservation intent is to preserve the original design and look of the historic windows, their function as glazed openings on the elevations, and to maintain the integrity of their materials and function overtime. Windows that are painted shut, broken, are inoperable or showing signs of deterioration (of the wood, glass, hardware, paint or putty) should be repaired, preserving the windows themselves and the overall health of the building.

If a new plan for one of the historic buildings involves an appropriate change of use that perhaps involves occupying the interior as a living space or storing materials that require temperature and moisture control, an upgrading of the window performance can be considered in the form of external wood storms or interior storm windows. See guidance below:

Vancouver Heritage Foundation - Why a Wood Storm Window?

<https://www.vancouverheritagefoundation.org/wp-content/uploads/2021/03/HERG-Storm-Window-criteria-May-2018.pdf>

When a window is damaged beyond repair, based on the assessment of a wood window professional who has experience with historic, traditional wood windows, a new replica of the window sash or entire assembly could be warranted. The replica window is the in-kind replacement of the historic window in materials and dimensions, however the operability of the

window can involve more modern mechanisms such as sliding tracks held in place by springs or friction rather than the traditional counterweights.

For more guidance refer to Guidelines for Windows, section 4.3.5 of the Standards & Guidelines for the Conservation of Historic Places in Canada

US National Park Service - Preservation brief 9 - The Repair of Historic Wooden Windows <https://www.nps.gov/orgs/1739/upload/preservation-brief-09-wood-windows.pdf> and The Weatherization of Historic Buildings: Repair and Upgrade Windows and Doors <https://www.nps.gov/articles/000/weatherization-of-historic-buildings-windows-and-doors.htm>

Guidelines for cladding

The majority of the historic buildings on the O'Keefe Ranch are clad in wood Boards & Battens although some feature wood drop siding like St. Ann's Church and the Schubert House or other styles of horizontal wood cladding boards. About half of the buildings have painted cladding but the majority of the more utilitarian buildings such as the barns and sheds are unpainted.

Retain the painted or unpainted finish of each structure as part of its preservation, while considering protective coatings, stains or treatments for unpainted cladding.

Retain the cladding finish original to the buildings whether it was smooth or rough cut. The Schubert House for example is clad in smooth, painted boards whereas the majority of other buildings feature rough cut boards.

When repairing, painting or replacing cladding in-kind, do not attempt to hide the nail holes, nicks, cracks and superficial damage that older boards present. This 'patina' is crucial to the character and authenticity of the buildings, they are like wrinkles on an elder's skin. As long as these 'aging signs' do not preclude the cladding from performing as cladding, they should be preserved. In cases where the board itself is rotten, brittle, or has cracks that expose the interior of the building, it will likely need to be replaced in-kind with a new board.

For more guidance refer to Guidelines for Exterior Walls, section 4.3.4 of the Standards & Guidelines for the Conservation of Historic Places in Canada

National Trust for Canada Wood Siding Guide
https://archive.nationaltrustcanada.ca/sites/www.heritagecanada.org/files/VHF_YourHouse_WoodSiding_4.pdf

US National Park Service - Preservation Brief 26 - The Preservation and Repair of Historic Log Buildings

<https://www.nps.gov/orgs/1739/upload/preservation-brief-26-log-buildings.pdf>

US National Park Service - Preservation Brief 20 - The Preservation of Historic Barns

<https://www.nps.gov/orgs/1739/upload/preservation-brief-20-barns.pdf>

Future Considerations for the site as a whole

Site use

Overhaul and update of Interpretive Program

Currently, the main function of the Historic O'Keefe Ranch as a historic site. The experience of the historic site itself, the self-guided touring of the site and its buildings, represent the traditional, nostalgic and anchor experience for most visitors. This core purpose and experience can be optimized first and foremost with an update of the interpretive program on site, which is outdated, inconsistent and not as engaging and effective as it could be. Consider an interpretive approach that reflects both positive and controversial aspects of the site's history, including the untold stories of the racialized, marginalized and uncelebrated individuals or groups associated with the site. The interpretive program is a vehicle for learning and self-reflection and not just a fixed narrative.

Sample Case Studies:

Fort St. James National Historic Site self-guided audio tours

<https://parks.canada.ca/lhn-nhs/bc/stjames/activ/audio>

Elk River Alliance engaging interpretive signs program

<https://elkriveralliance.ca/signage/>

Tséi Zhéle Sinwaa Éex'i Yé Conrad Historic Site Interpretive Plan 2021

<https://emrlibrary.gov.yk.ca/Tourism/conrad-historic-site-interpretive-plan-2021.pdf>

L'Anse aux Meadows National Historic Site

<https://parks.canada.ca/lhn-nhs/nl/meadows/activ>

Port au Choix National Historic Site

<https://parks.canada.ca/lhn-nhs/nl/portauchaix/activ>

Great Salt Lake Shorelands Preserve

<https://segd.org/projects/great-salt-lake-shorelands-preserve/>

Create and follow a sustainable use plan

Either by consolidating some of the best ideas in the many existing business, feasibility and strategic plans, or by commissioning a fresh plan, commit to finding more robust uses of the site to increase revenue and establish relevant, meaningful connections between the local community and the site. Inspired by the The O'Keefe Ranch and Interior Heritage Society's Strategic Plan (July 1, 2023- March 31, 2027), prioritize the following three strategic themes:

- Build corporate relationships and sponsorships
- Generate multiple reliable and growing revenue streams
- Develop on-site partnerships which increase the visitor experience and revenue potential for all partners

As part of the sustainable use plan, develop protocols for specific uses (film making, recreational uses, etc.) that both mitigate damage to, and offer repair and maintenance opportunities of, character-defining elements.

Example for successful commercial uses on historic sites:

Surtees Property Redevelopment, Kelowna

<https://www.cbc.ca/news/canada/british-columbia/barn-owl-brewing-kelowna-heritage-preservation-1.6740862>

Consolidation and reconfiguration

Consider consolidating uses, buildings and exploring reconfiguration opportunities to make the site more effective as part of, or in the absence of, a new site use plan. A consolidation of buildings and/or a reorganization of interiors and uses be considered to better use the existing buildings. This task would include creating a list of all the core use spaces needed (volunteer green room with bathrooms and kitchen, storage etc), the possible new use spaces desired (Residency living space? Crafting/creating vendor space? Class/meeting rooms? Rental venue?) as well as underused buildings, overlapping uses, incompatible uses etc. It is likely that a fresh look on the current uses of all the buildings would result in some opportunities for efficiencies and improvements.

As part of this planning process, examine the current partnerships on site, including the list of organizations and programs that add value to the site but don't pay rent or share any expenses. Some of these value-added programs may be taking up critical space in buildings that could be generating revenue under different uses. Can any spaces be shared by some of these programs, or rotate? Can any of these 'vendors' enter into new agreements that are profitable or at least cover the expenses their incur on site?

Traditional Crafts & Trades Training, Demonstrations and Site Maintenance Opportunities

Given the large-scale of the site, its high-visibility and existing maintenance workshops, consider collaborating with the Okanagan College Carpentry, Electrical, Mechanical Building

Trades and even the Motor Vehicle Trades Programs to offer the site as an apprentice lab where instructors and students can teach, demonstrate and learn about historic construction techniques and materials in return for contributing to some of the repair and maintenance programs on the ranch.

<https://www.okanagan.bc.ca/trades-and-apprenticeship>

FireSmart Farm & Ranch Wildfire Preparedness

Apply for a Farm & Ranch FireSmart Assessment and follow the guidance while considering the site-wide character defining elements as outlined in the Statement of Significance.

<https://firesmartbc.ca/farm-and-ranch-wildfire-preparedness/>

Current Photographs - general views

The natural, open and low topography of the landscape and The rural/ agricultural appearance of the site with its many utilitarian barn and shed-like structures



Educational and cultural tourism use since 1967. View of glamping site. Evidence of former ranch use through the presence of a fenced corral



The "viewshed" of the historic place - the area visible from the ranch and the view of the ranch from its highway approaches



Landscape elements such as the large 100+ year old Ponderosa Pine trees, the species that was used for most of the building materials



Deep Creek that runs through the site with creek reeds from which tule mats were and continue to be made by Sylix women



Current Photographs of the Character Defining Elements

Pioneer Log Cabin - later the Chicken House – ca. 1867. The log structure is visible beneath the board and batten cladding.

Reroofed in 1989; Lifted and placed on a cement slab in 1992.



Log House – 1875. Moved to current location in 1896.



O'Keefe House – constructed in 1886, 1896, and 1900 with its circular driveway, fountain, concrete gate posts and wrought iron gates.

In 1944, a grey stucco was applied over the original drop siding exterior.



The stucco was repaired and a top coat applied in 1993. The shingle roof has been replaced several times, most recently in 1989, and the porch was repaired in 1997



St. Ann's Church – 1889.

Interior restored in 1965. In 1989, rehabilitation of sacristy structure. From 2015-2017 the exterior was restored and a new foundation installed.



St. Ann's Cemetery with 51 identified burials from 1883 to 2000.

Cemetery picket fence was installed c. 1981



Red Shed – East section 1870; West section garage (now the Pottery Studio) ca. 1915



Log Barn – ca. 1890; rebuilt in 1989



Meat and Dairy House – ca. 1890 and 1920 (Dairy House second storey)

1960s garage structure was added to the east side of the Meat House

Entire building was reroofed in 1989.



Carriage Shed – ca. 1890

Renovated for use as an entrance to the Ranch as well as a gift shop and snack bar in 1965

1981 extensive renovation.



Cooks'
Bunkhouse – ca.
1900



East Implement
Shed – ca. 1950



Three concrete cisterns -1901.

Two intact, one collapsed. Of the two intact, one is enclosed in a wood structure.

Left: intact, uncovered concrete cistern.

Right:
1901 concrete cistern enclosed in
a wood structure.



Left: Collapsed concrete cistern
with a tree growing in it



Left: Smoke House – ca. 1900

Below: Greenhow House/Museum
Building – 1941 on 1893 foundations





The 1966 'stop of interest' sign from the province



View of St. Ann's Catholic Church from the cemetery



Ford House (aka
Cowboy Bunk
House) – 1941

In the late 1980s, it
was modified to
depict a typical
ranch bunkhouse.



Metal windmill -
1896 - next to the
original pioneer
cabin marking the
location of the first
water well near a
natural spring.



Rural buildings combined with evidence of a wealthy estate



Wood or pipe post and rail fencing throughout the site



General Store -
1965 -
constructed from
salvaged lumber



Wood sidewalk
and salvaged
street lamps
leading to St.
Ann's Church-
1967



St. Ann's Cemetery
picket fence - c.
1981



Firehall/Stagecoach
Depot - 1978

Showers were
installed in recent
years on the ground
floor to serve the
glamping customers



West Implement
Shed – 1981



Core Building –
1981



Maintenance Shed –
1981



Metal windmill - c.
1900 - salvaged in
1990 from a different
North Okanagan
farm and restored by
the Spallumcheen
Pioneer Power Club.

It is intentionally
located near the
corrals, farm
buildings and former
site of the grist mill
where a second early
windmill is
documented to have
been located in the
early 1900s.



Schubert House –
1890 - Relocated
from north of
Otter Lake in
1989



Barn - c. 1920 –
relocated from
Lot B across
highway to next
to the Schubert
House in 1989.

Commonly
referred to as the
Schubert Barn



Balmoral School
– 1912 -
Relocated from
Balmoral crossing
in 1989



Balmoral School
interior



Top left: 1966 provincial Stop of Interest Sign
Top right: 1989 St. Ann's 100th year memorial cairn

Left: 1990 O'Keefe Ranch & Interior Heritage Society Cairn



Machinery and exhibits associated with the ranching era





O'Keefe Ranch Museum and Archives collections and artefacts, likely one of the most extensive in BC for the historic ranching era, with over 1,500 textual documents, 3000 photographs and 10,000 artifacts including a unique collection of Canadian stoves and heaters dating from early 1800s.



Archival photos



Above: O'Keefe Ranch painting by Marquis of Lorne, 1882. Source: Vernon Museum & Archives 16074.

Below: Thomas Wood and Cornelius O'Keefe in front of the main O'Keefe ranch house c.1890. Source: Vernon Museum & Archives 3518





Above: 1895 View of O'Keefe and Greenhow houses with sheep in foreground
Source: O'Keefe Ranch Archives 0335.

Below: View of the O'Keefe Ranch in 1905. Source: Vernon Museum & Archives 788





Above: O'Keefe Ranch, view from west side of Deep Creek in 1910. Source: O'Keefe Archives 068.

Below: Tierney O'Keefe on a McCormick Deering tractor 1930. Source: O'Keefe Archives 070





Above: View of O'Keefe House c. 1935. Source: O'Keefe Archives 035.

Below: O'Keefe House recently stuccoed in 1949 . Source: O'Keefe Archives 0174





Above: View of O'Keefe Ranch 1940. Source: Vernon Museum & Archives 24420.

Below: Cattle Drive on the O'Keefe Ranch c.11954. Source: Vernon Museum & Archives 11965.





Above: View of O'Keefe Ranch c. 1954. Source: Vernon Museum & Archives 11964.

Below: B.C. Premier W.A.C. Bennett cutting the ribbon at official opening of O'Keefe Ranch June 1967. Source: Vernon Museum & Archives 4968





Above: View of O'Keefe Ranch House 1968. Source: Vernon Museum & Archives 27844.

Below: Aerial view of O'Keefe Ranch 1970. Source: Vernon Museum & Archives 24183





Above: O'Keefe Ranch Historic Site in the 1970s. Source: Vernon Museum & Archives 3747.

Below: St. Ann's and a vintage tractor 1979. Source: Vernon Museum & Archives 24482





Above: O'Keefe Ranch sign and church in 1985. Source: Vernon Museum & Archives 791.

Below: St. Ann's church in 1989. Source: Vernon Museum & Archives 29337





Left: Ken Mather, O'Keefe Ranch Manager in 1989 in front of the recently rebuilt Log Barn. Source: Vernon Museum & Archives 13836.

Right: The relocation of an O'Keefe barn from the other side of the highway in 1991, now located next to the Schubert House. Source: Vernon Museum & Archives 14412



Research Resources

Archives

Museum and Archives of Vernon - newspaper clippings, archival photographs, publications and records

The O'Keefe Ranch Archives - legal agreements, photos, newspapers and publications, Carmen Kirkland's St. Ann's Cemetery history and burials research

British Columbia Regional Digitized History - photos, newspapers and publications

Books and Publications

Acheson, Cassidy. 2022. Reawakening Memory and Refusing Erasure: Sqilxw Legacies of Resistance through Familial Stories of Mary Ann and Mary Terese. UBCO Thesis. 2022.

Field, S. 2019. Cornelius O'Keefe: The Life, Loves, and Legacy of an Okanagan Rancher.

Hiebert, Gordon - Wood & Water Developments. 2018. Historic O'Keefe Ranch Land Planning. <https://okeeferanch.ca/uploads/files/Glamping-RFP-Supporting-Documents-1-O'Keefe-Ranch-Land-Use-Plan.pdf>

Hayes, Derek. 2012. British Columbia: A New Historical Atlas.

Louis, S. 2002. Q'sapi: A History of Okanagan People as Told by Okanagan Families (pp. 112-114).

Mather, Ken. 1995. Home Sweet Home: A History of the O'Keefe Ranch 1867-1977

Mather, Ken. 2006. Historic O'Keefe Ranch Infrastructure & Building Assessment Report

Parks Canada. 2010. Standards & Guidelines for the Conservation of Historic Places in Canada. 2nd edition.

Sauer, Sandra R. 1995. The O'Keefe Ranch: An Archaeological Perspective. SFU Thesis

Thomson, Duane. 1990. Cayuses and Shorthorns: The Ranching Industry in the Southern Interior of British Columbia in the Nineteenth Century. Paper delivered to the B.C. Studies Conference

US National Park Service - Preservation Briefs <https://www.nps.gov/orgs/1739/preservation-briefs.htm>

Websites

<https://www.syilx.org/about-us/syilx-nation/>

<https://okib.ca/>

<https://www.thelanguagehouse.ca/>

<https://en.wikipedia.org/wiki/>

List_of_National_Historic_Sites_of_Canada_in_British_Columbia#:~:text=The first National

[https://infotel.ca/newsitem/how-to-inherit-a-28m-property-the-story-behind-the-okeefe-range/it76044 Historic Sites,Langley and Yuquot in 1923.&text=Download coordinates as:,GPX \(all coordinates\)](https://infotel.ca/newsitem/how-to-inherit-a-28m-property-the-story-behind-the-okeefe-range/it76044_Historic_Sites,Langley_and_Yuquot_in_1923.&text=Download+coordinates+as%3A%2C+GPX+(all+coordinates))

https://en.wikipedia.org/wiki/Barnard's_Express

https://en.wikipedia.org/wiki/O'Keefe_Ranch

<https://www2.gov.bc.ca/gov/content/transportation/driving-and-cycling/traveller-information/stop-of-interest>

<https://www.saobserver.net/community/ranch-older-than-canada-3672902>

<https://okeeferanch.ca/uploads/files/Glamping-RFP-Supporting-Documents-1-O'Keefe-Ranch-Land-Use-Plan.pdf>

http://www.biographi.ca/en/bio/o_keefe_cornelius_14E.html

<https://www.nps.gov/orgs/1739/preservation-briefs.htm>

Other

City of Vernon files

Site Visit, October 2023

Bruce Cummings, O'Keefe Ranch & Interior Heritage Society Chair - Interview - October 18, 2023

Sherrilee Franks, O'Keefe Ranch Manager - Interviews - October 17-18, 2023