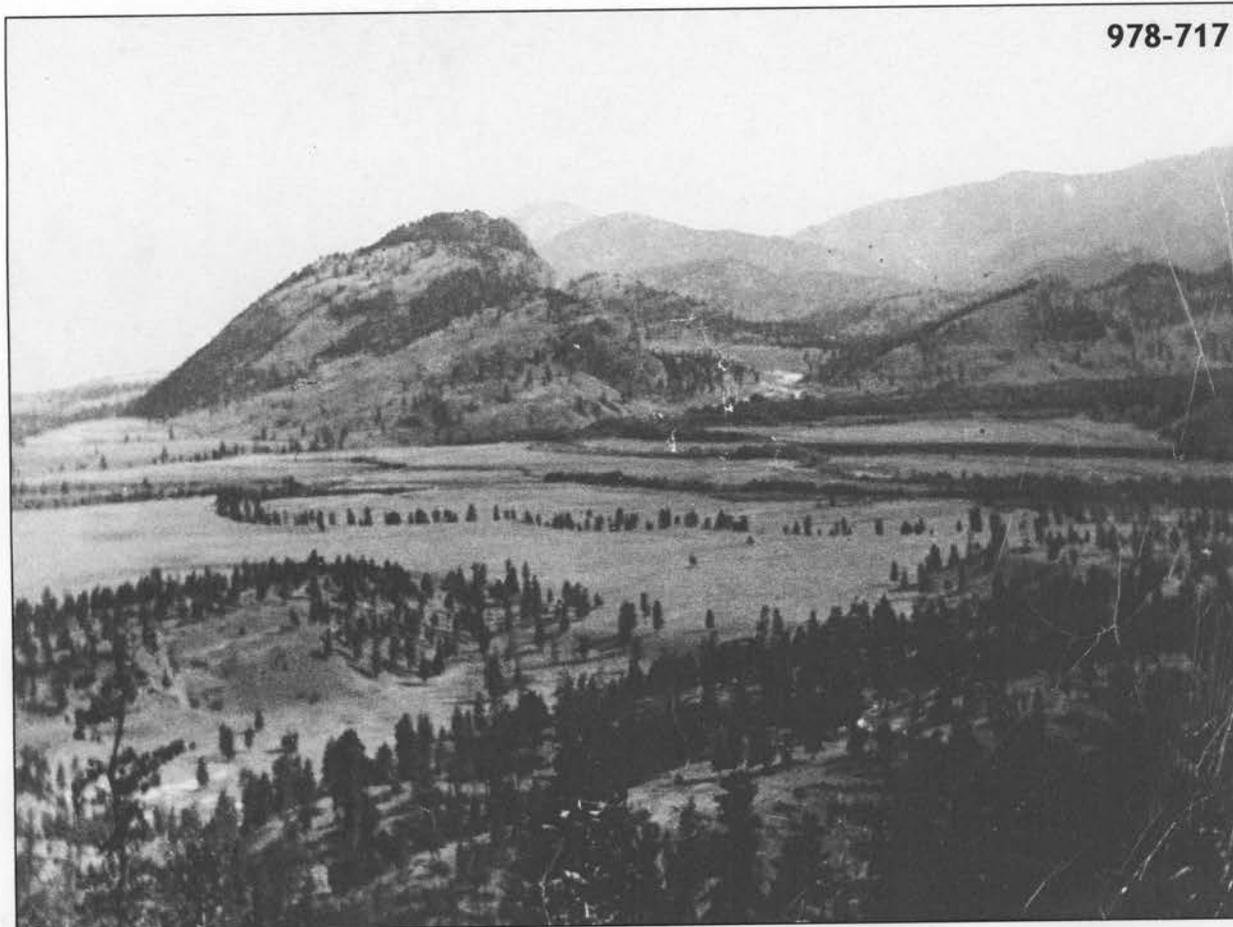


WEST SUMMERLAND DEVELOPMENT

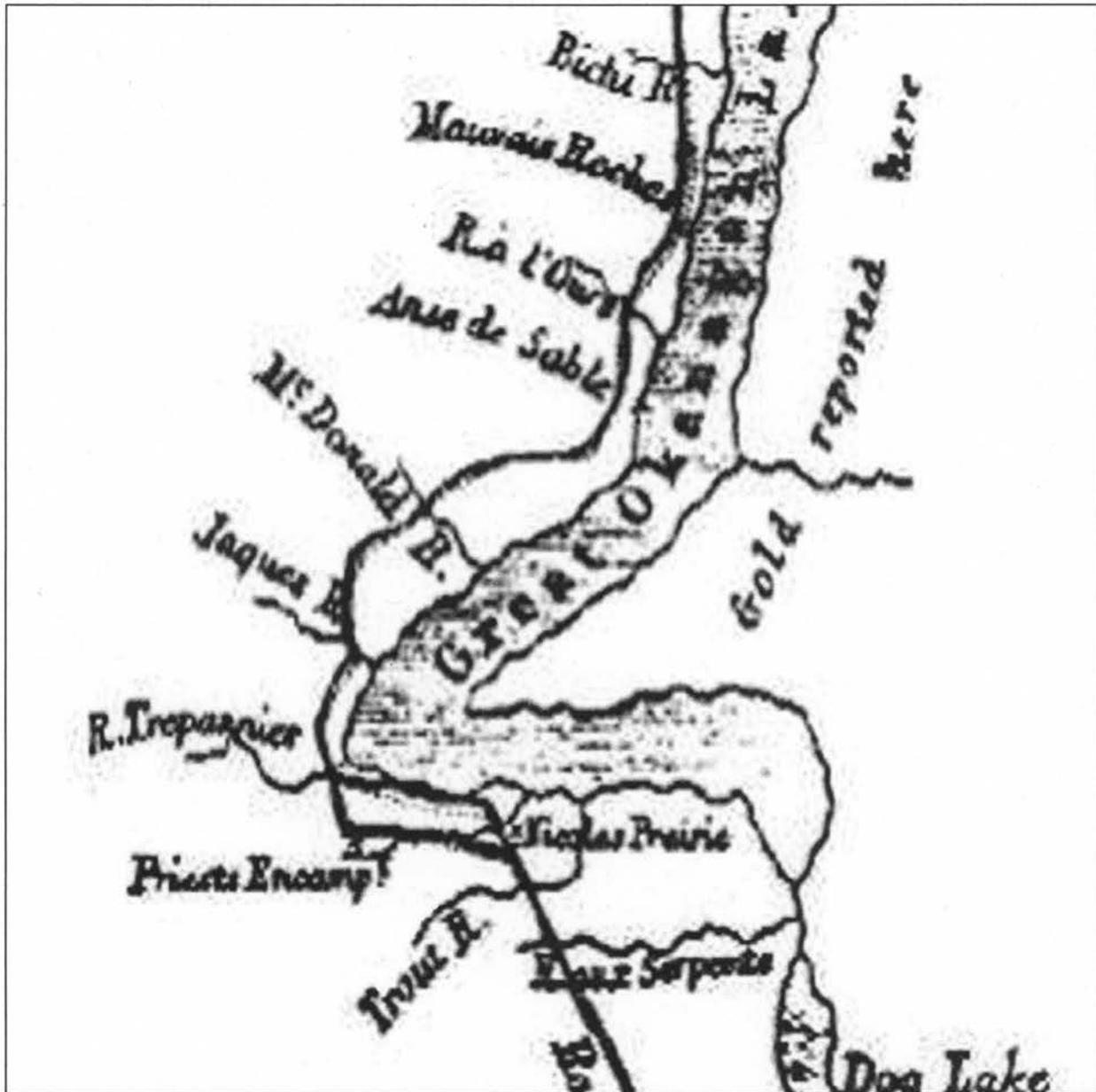
THE EARLY YEARS

1890 TO 1920



Taken in 1894 by Harry Dunsdon, this photo, looking south from Cartwright Mountain shows the area, originally called Nicola's Prairie (and later Siwash Flat and then West Summerland), where present downtown Summerland is situated.

In the beginning the Okanagan region only provided a way to get somewhere else; a thoroughfare for moving furs from New Caledonia to the waiting ships on the west coast of now, Washington state. Everywhere north of the Columbia River, the Coastal Mountains and Cascade Mountains were in the way of a direct route to the Pacific from the Interior of BC. It was an American, David Stuart, who travelled north in 1811 from Fort Okanogan, the Pacific Fur Company fort at the Columbia and Okanogan Rivers. He was searching for a route to connect with the Fraser River.

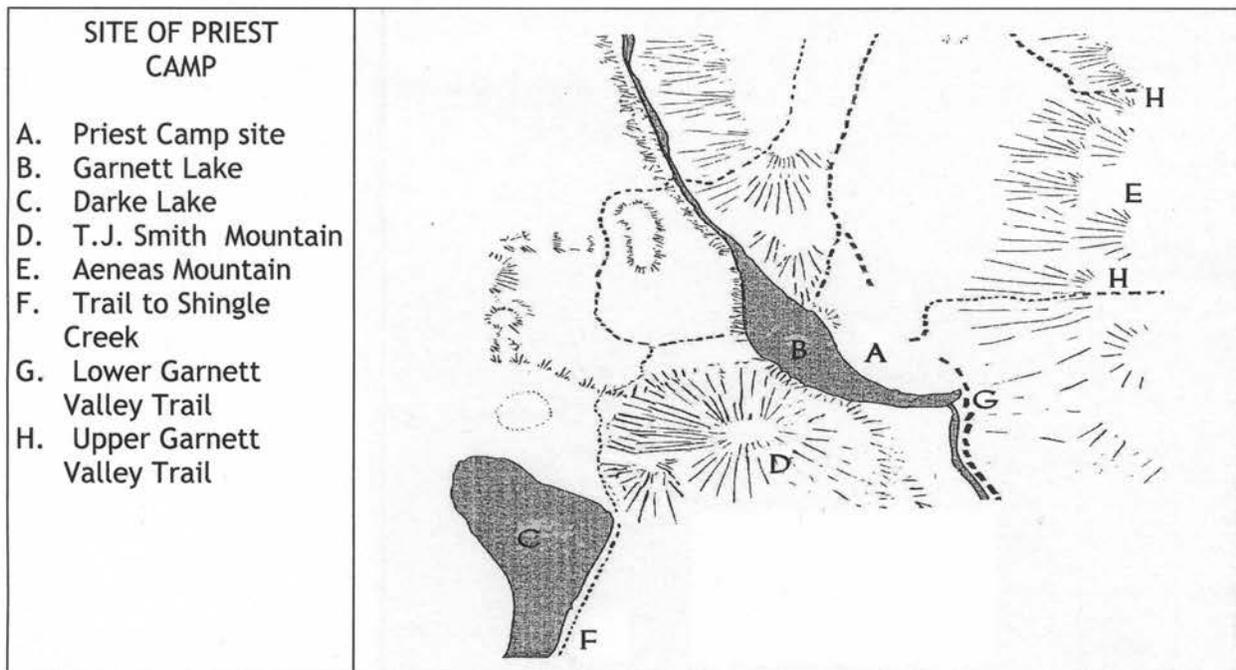


The historic Hudson Bay Fur Brigade Trail, shown as the line on the left side of the lake, was included on Archibald McDonald's 1827 BC map. The Trail was used from 1811 to 1847. The Summerland region is shown as Nicolas Prairie.

At one time, the First Nations Okanagans were guided by perhaps the most famous and widely respected of all the chiefs. Chief Nicola, who ruled during the fur trade era, was affectionately referred to by non-natives as Chief Nicola or Nicholas. A valley and a lake bare his name and on very early maps (1827), the flat at Summerland was called Nicola Prairie.

While employed by the Hudson's Bay Company, Samuel Black (1780-1841) worked as an explorer and fur trader. In 1833 a map believed to have been produced by Black described two additional trails. One was the Brigade Trail which travelled through Prairie Valley and Garnett Valley and continued north to the head of Okanagan Lake. According to trails expert Bob Harris, the Brigade Trail was an original native trail, used for at least 700 years. The second trail described by Black was an important trail which linked the Okanagan Valley to the Nicola Valley. It began at the north end of Garnett Valley and continued into the Nicola Valley (close to the present-day Coquihalla Connector). Some of the fur traders preferred this route to the more mountainous north Okanagan route.

Fur Brigade Trail route began at the mouth of the Columbia River (Astoria, WA), by water to Fort Okanagan, by horse to Alexandria and again by water to Fort St. James. The great fur brigades, small supply parties and the HBC express messengers would pass this way regularly for about twenty years. The route came through Prairie Nicola (Summerland) and followed Aeneas Creek through Garnett Valley to Garnett Lake and the Campement du Prêtre or Priest Camp. The route carried on to Westbank, Westside, along Okanagan Lake, and then headed west to the head of the lake, to go over the Columbia Divide to Kamloops. The ultimate destination by land was Fort Alexandria on the Fraser River. The camp areas were created at a distance of one day's travel, approximately thirty kilometres (eighteen to twenty miles), and were located where water and suitable pasture for the horses could be found.



In the mid nineteenth century the fur trade was slowing down due and the new attraction in British Columbia was gold. The first rush of 1858 brought mostly Californians to the Fraser River area. At this time gold was also found in the Similkameen and at Rock Creek in the Kootenays, and towns were created which blossomed for about a year, until the word came south about the gold strike in the Cariboo. Once again horses and men – but this time miners – trekked into northern BC and gave new life to the Brigade Trail through the Okanagan.

Cattlemen from Oregon and Washington State saw the opportunity to sell to the Cariboo miners. Cattlemen from Oregon and Washington State drove cattle through the Okanagan Valley to the Cariboo goldfields including some of the Old West's most famous

cattleman used this trail such as Ben Snipes, "The Northwest Cattle King". When the Canadian Pacific Railway was built, the cattlemen again used this route to provide cattle to the railway workers. (In the 1880s and 1890s, as cattle became the primary industry in the Okanagan Valley, this trail was used to move cattle to the railway in Vernon.)

When gold fever petered out, the Okanagan led all other areas in BC for pre-emptions or homesteads. As of 1872 the Dominion had laid out its territory into townships; thirty-six sections to one square mile (or six hundred and forty acres). The pre-emptor would receive full title to the land, usually a half or quarter section, if he lived on it six months out of every year for three years, built a house and made some other improvements.

Meanwhile, back in the late 1860's, talk was starting about the pros and cons of BC joining Confederation. The main problem was isolation from the rest of Canada as it was a long way to Ontario, the next province at that time. What BC really wanted and needed was a trans-continental railway. A railway would help maintain order, provide communications for the Dominion and strengthen the province against the ever-present threat of American take-over. At that time, the territory's population was about sixty thousand. In 1871 BC joined Confederation and it was only fourteen years until that railway was completed. Settlers could pre-empt up to three hundred and twenty acres per family.



With a railway in place, it was now easier and more convenient to reach the west. An Immigration and Colonization Act was created to attract settlers and propaganda pamphlets hit the streets of Britain.



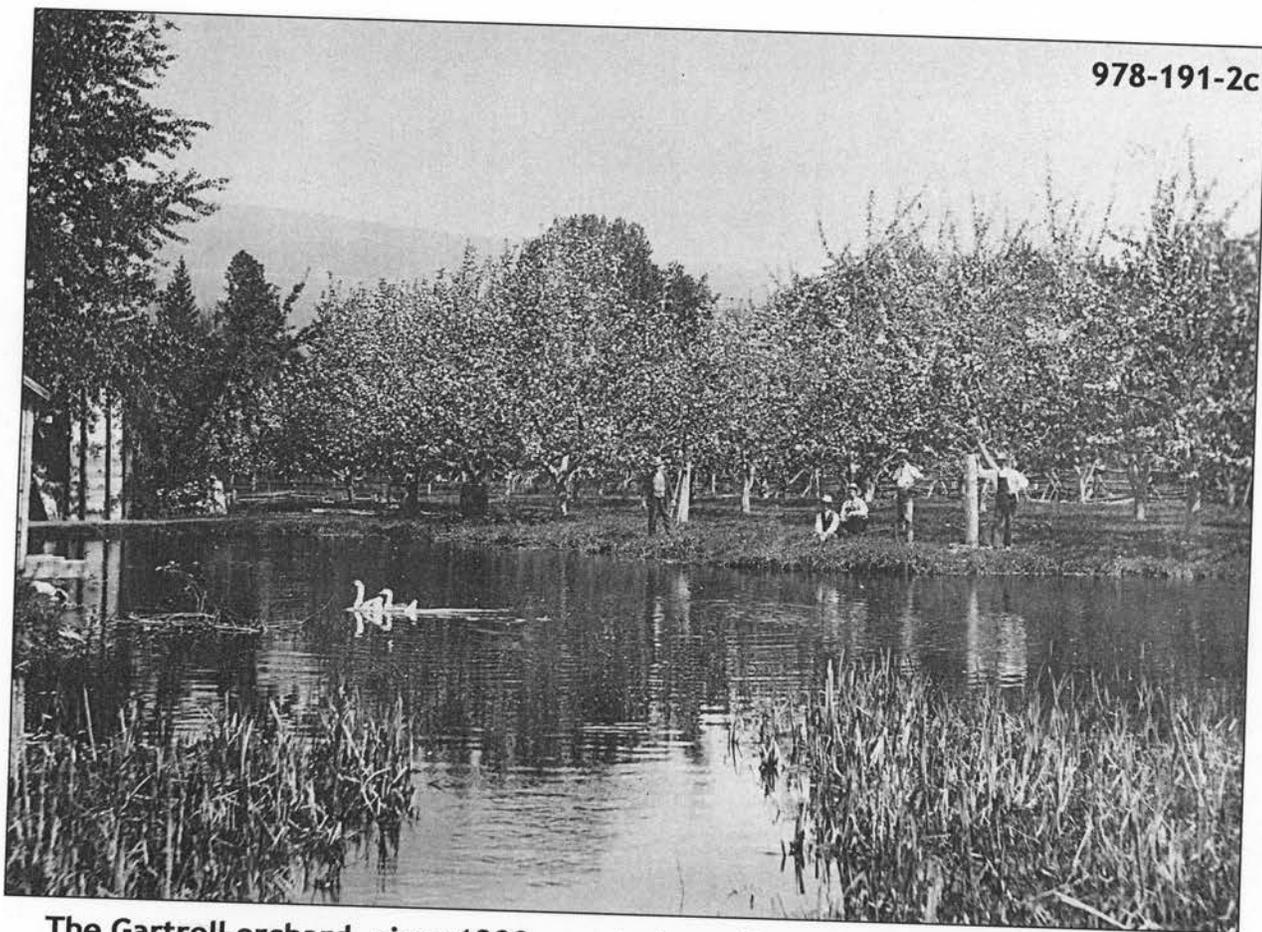
The Canadian Pacific Railway (CPR) made the province more accessible, and the company was quick to recognize an even more profitable economic opportunity. In the Okanagan this meant the development of a short rail line from Sicamous through to Vernon and to the head of Okanagan Lake at Okanagan Landing. The railway would meet up with boats or sternwheelers which would carry on down the lake delivering people and supplies along the way. So by 1892, the CPR had built the Shuswap & Okanagan Railway and a year later had also launched the sternwheeler, SS Aberdeen, which began service three times a week with nineteen stops on the west side of Okanagan Lake and nine stops on the east shore.

Up until this time the Okanagan Valley was in the hands of a few men, the cattle barons, from O'Keefe and the Vernon brothers in the north, to Thomas Ellis and J.C. Haynes in the south and so in the latter part of the nineteenth century, the South Okanagan was mainly inhabited by livestock. It was said that Thomas Ellis, "Cattle King of the Okanagan" owned thirty thousand acres from the US border to Vernon. However, much of the land around Summerland was commonage, available to both Indian and white people for grazing their stock.

A few non-native settlers had made their way to Trout Creek prior to the turn of the century, probably as a result of the advertising in Britain and other parts of Canada, or in many cases, through word of mouth. Alexander McLennan was thought to be the first to take up or pre-empt land in the district. He was heading for the mines at Granite Creek along with W. H. Conkle, and he took a liking to the area out along Prairie Creek. McLennan abandoned that pre-emption in the Trout Creek district shortly after recording it, selling out to a development company, moving north across the lake from Kelowna and planting a large peach orchard.

David Lloyd-Jones was enticed from Ontario to visit his cousins Edgar and William Garnett who had arrived here from Peterborough, Ontario by way of Virden, Manitoba in 1887. They had pre-empted in the northern valley of the Trout Creek district, which now bears their name. Lloyd-Jones and his brother William were carpenters and builders and were reportedly involved in the construction of many fine residences and hotels around the Valley. Another brother Edward and their father John also pre-empted in the area and the family ended up owning four thousand acres, much of present day Summerland. In about

1890 David built himself a farm house on Jones Flat near Logie Road, which is still standing, but not in its original location. He and brother William left for bigger and better things in Kelowna six years later, getting into the sawmill business, and the rest of his family went back east after selling their holdings.



The Gartrell orchard, circa 1900, was irrigated by a dam on Trout Creek. The pond was formed as a result. In the photo (left to right) is James Gartrell, Gilbert Thornber, Fred Gartrell Alex Smith and Magnus Tait.

James Gartrell from Stratford, Ontario had pre-empted the north end of Trout Creek Point, except for Tom Ellis' twenty-nine acres on the lake which he used for watering his cattle. Before constructing their home of milled lumber from Kelowna, the Gartrells lived in a sod-roofed log home for nine years on their pre-emption. Mr. and Mrs. Gartrell worked for Tom Ellis upon their arrival in the Okanagan, James as a ranch foreman and Mary as a cook for the Ellis ranch hands.

The south end of Trout Creek Point was pre-empted by Duncan Woods who planned to sub-divide and sell town lots in his Woodland. Arthur Day had also pre-empted near Trout Creek Point and hired David and Will Lloyd-Jones to erect the first frame building to appear in these parts, all the others around at this time being constructed with logs. Day married Mary Jane Gartrell and then headed north to Kelowna to go into business with the David and Will Lloyd-Jones and Mr. R.H. Turner bought Day's spread.

Explained Lloyd-Jones, "For some time the land on the west side of Okanagan Lake was held as sort of a reserve and used by both Indian and white people for pasturage and when the agreement between the two governments dated 8th May, 1876 was reached, it was

supposed that the land at Trout Creek would be thrown open for purchase, but Thomas Ellis at Penticton was so aggressive in acquiring all the range land he could get that the people petitioned the government to open it up for pre-emption only." This was done and the following notice appeared in the BC Gazette: "LANDS OPEN FOR PRE-EMPTION. Notice is hereby given that three months from the date thereof, the tract of land situated on the west side of Okanagan Lake, Yale District, between Trepanier River and Trout River, which was formerly set apart as pasturage in common to Indians and white settlers, will be thrown open to settlement by pre-emption but not to purchase," signed F.G. Vernon, Chief Commissioner of Lands and Works, Victoria, BC, January 10, 1889. (On maps of this era, Trepanier Creek was the name of Deep Creek, and modern-day Trepanier Creek was then known as Jacques Creek.)

Before all this kafuffle, there were some folks already making their home in the area; Indian Reserve Number Three sat plunk in the middle of the Trout Creek district and the Pierre family of the Penticton Indian Band had staked 350 acres in this area called Siwash Flat, the present-day site of downtown Summerland. Brothers Johnny and Antoine Pierre had made Siwash Flat their home.

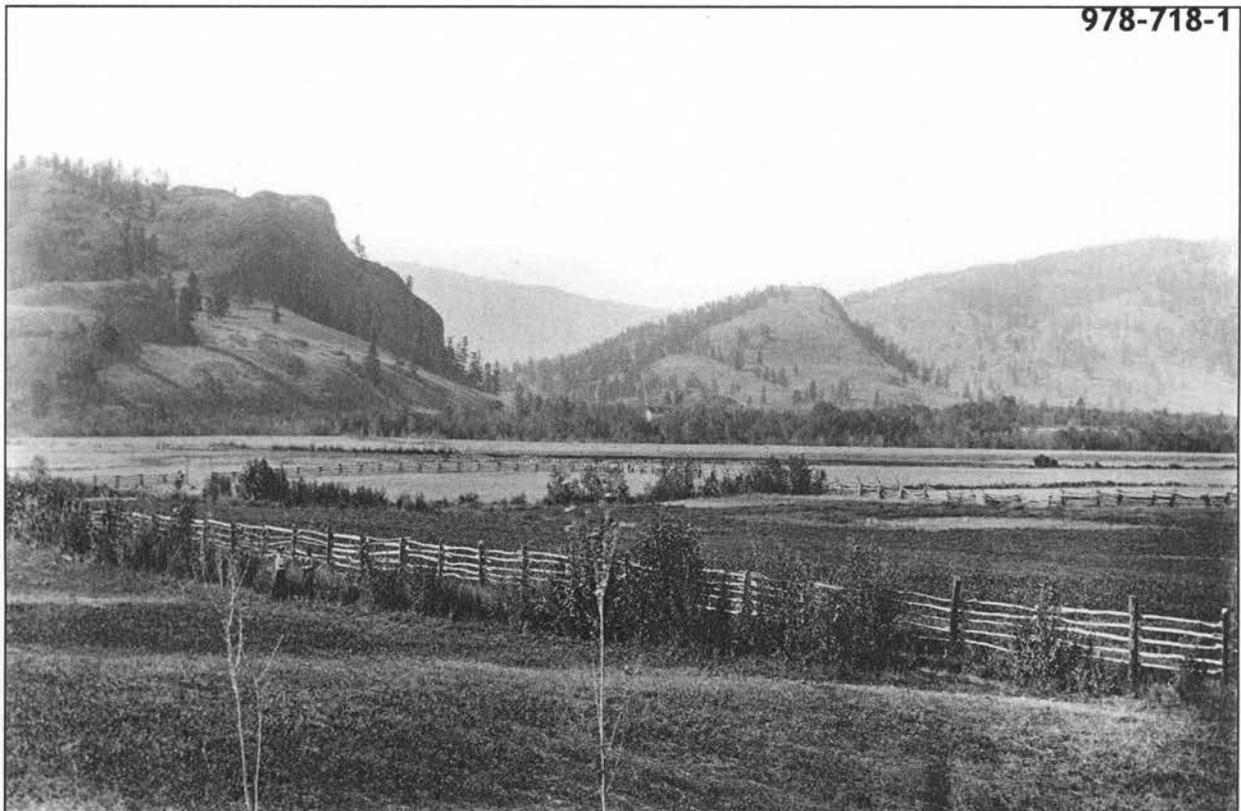


978-191-1d

The Antoine Pierre family fishing at Trout Creek, Circa 1910. These members of the Penticton Indian Band were of the Okanagan Nation and Interior Salish tribe.

George Nevil Barclay was the second son of a well-to-do businessman in Birmingham, England and after George was educated at Cheltenham College, he was sent to Canada by his father to take up cattle ranching. He ended up in the Valley working for Tom Ellis. He evidently had purchased 620 acres of land around Trout Creek for one dollar from his father and arrived in the early 1890s. He purchased the Lloyd-Jones' holdings with a \$25,000 price tag, which included Crescent Beach, the Lower Town site and the Jones Flat area with a farm house. In 1904 Barclay married Caroline, the daughter of Clement F. Cornwall, former

Lieutenant-Governor of BC and he moved the house from its original location to a spot near Prairie Creek at the foot of Giant's Head. He established a teaching ranch, and advertised back home for pupils, "Gentleman Ranchers." He convinced some of his Harrow school classmates such as E.R. Faulder and W.R. Deans to come.



978-718-1

The present townsite of Summerland, ca. 1890. In the distance is the ranch house moved by George Barclay from Jones Flat to the base of Giant's Head Mountain.

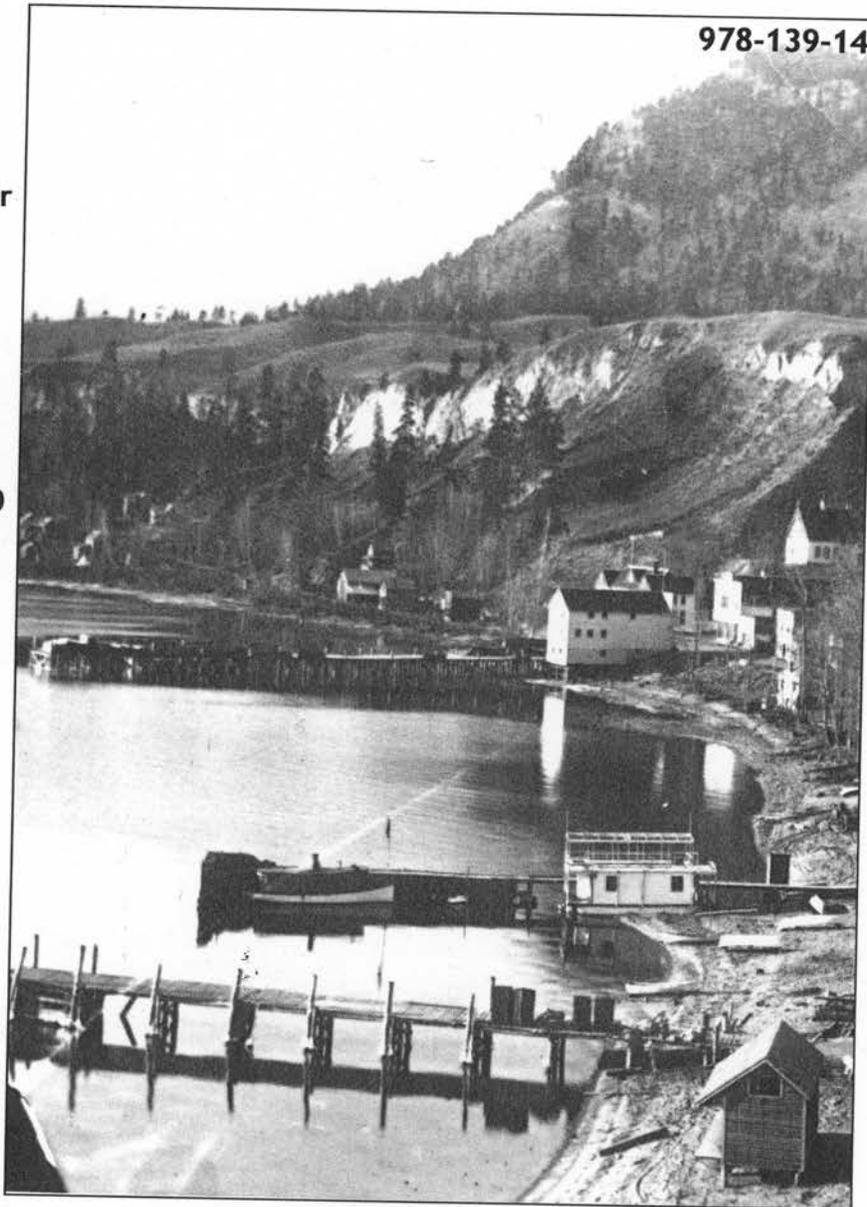
Following the sale of the ranch to the Summerland Syndicate in 1902 most of the Pierres' co-workers from the Barclay Ranch had moved to Upper Trout Creek: Faulder, Deans, Morgan, Nicholson, Turner, Miller, Fosberry, Kendall, Clarence and Marcham. The primary reason for the move to Upper Trout Creek was because the area was along the only land transportation corridor, the main cattle route, an advantage to their business of cattle ranching. A personal reason also entered the story of the land exchange: Antoine Pierre's daughter Sarah had married Barclay cattleman Richard Turner who lived in this location.

In 1891, one of Faulder's buddies from England, Harry Dunsdon, struck out from Harrow at the age of eighteen on an adventure to the Okanagan. It didn't take Harry long to settle in and the next day he scouted the area and found some work in James Gartrell's orchards. Harry and his brother Jim, who came a few years later, pre-empted in Garnett Valley.



Looking north up Garnett Valley from its entrance, circa 1900.

The community of Summerland was founded in August of 1902 when Sir Thomas Shaughnessy and his company, the Summerland Syndicate, purchased George Barclay's Trout Creek Ranch. The Barclay cattle ranch comprised 3500 acres. The company then acquired an additional 500 acres of government land.



Lakeside townsite of Summerland, 1906.

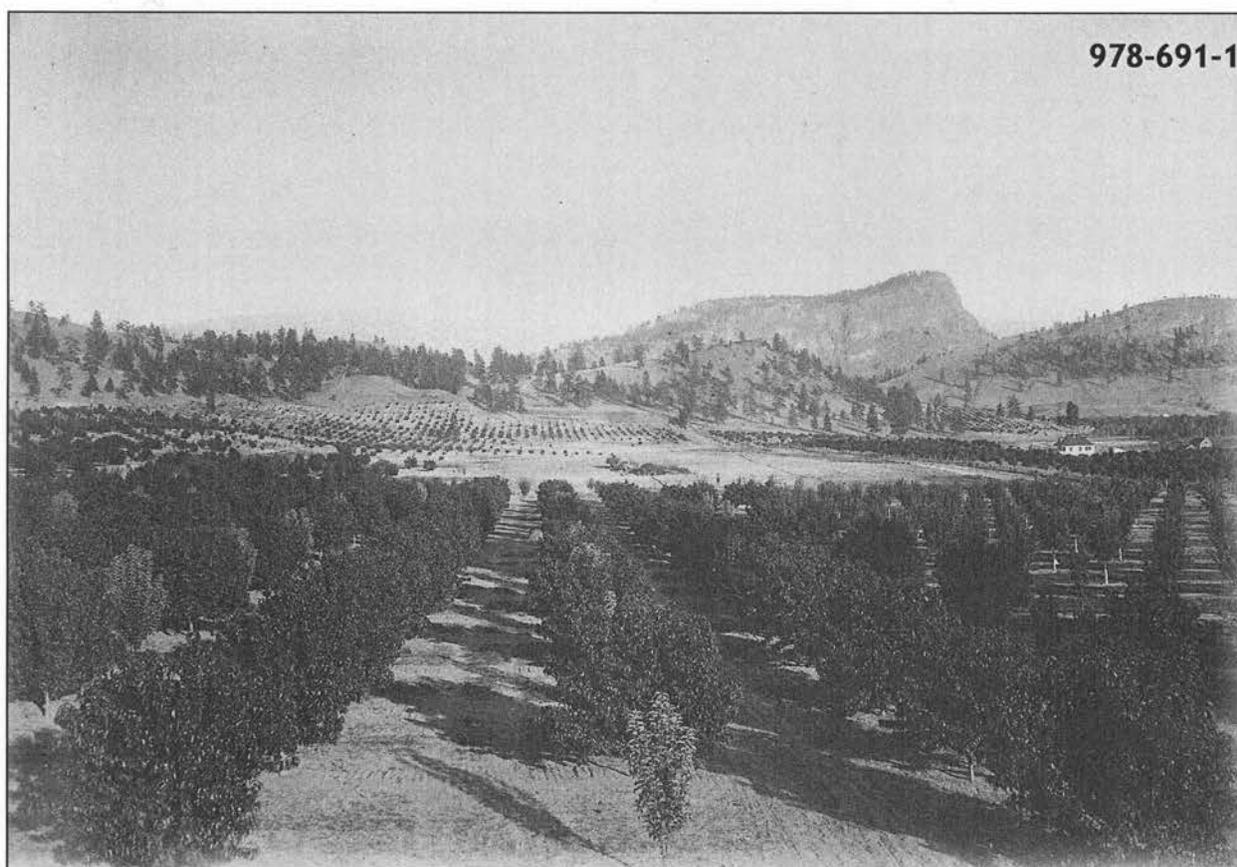
Thomas George Shaughnessy was the founder of Summerland and the president of the Canadian Pacific Railway. He was president during the golden age of railway, 1899 to 1918, and he had a profound impact on the development of Western Canada and the Okanagan Valley. The Coldstream Ranch in Vernon was the first major attempt at commercial fruit growing and the CPR guaranteed purchase of all their crops. This was the first step in the development of the fruit industry.

In the year 1900, the Executive Council of the CPR made the decision to acquire 10,000 acres of land in the interior of BC to grow fruit for their railway and hotel chain. Two areas were short-listed; one area to the west of Kamloops and the other, Trout Creek, present-day Summerland. The Kamloops proposal had irrigation concerns; the Trout Creek proposal had insufficient lands and the company abandoned the idea.

Shaughnessy decided to personally initiate the project. Following careful study including six separate studies of the Trout Creek water system, he formed the Summerland Syndicate and purchased the Barclay Ranch. He felt he could convince some of his business friends to buy orchard land and assist in the development of Summerland and a number of CPR executives felt that Shaughnessy's project was worthy of investment. They purchased

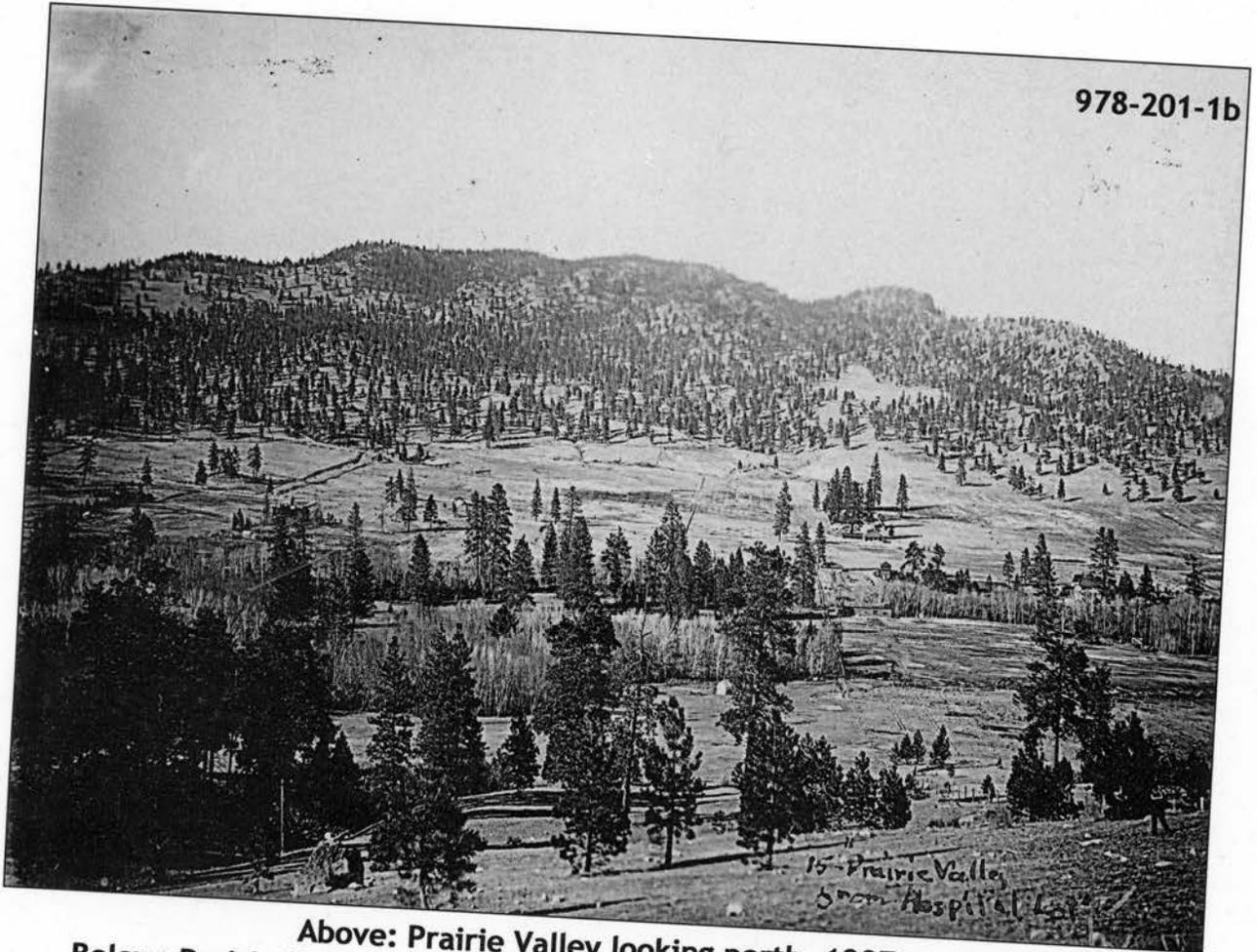
orchard property, or fruit ranches, in Summerland; Sir Herbert Holt, a successful businessman who owned or directed over 300 companies; Sir Edmond Osler was the national president of the Dominion Bank; R.B. Angus (co-founder of the CPR), Sir William Whyte (Western Canada Director), Sir Edward Clouston (the General Manager of the Bank of Montreal and president of the Canadian Bankers Association) and Charles Hosmer (a Montréal tycoon).

Shaughnessy hired J.M. Robinson as the company's manager. John Moore Robinson hailed from Manitoba where he was in the newspaper business and also held a seat in the Manitoba legislature. Under the direction of Shaughnessy and with the managerial skills of J.M. Robinson, the new Summerland Development Company and the community of Summerland grew. The Okanagan Electoral District list of "Persons Entitled to Vote" of November 5, 1906 included 443 permanent Christian residences in the Summerland area. As did many of the Okanagan communities, Summerland's townsite developed on the lake; sternwheelers, barges and other lake boats provided the main transportation as few roads existed in the early years.



At one time Prairie Valley was called Millionaire's Row as a number of CPR executives and some wealthy business types from eastern Canada invested in orchard property, or fruit ranches, in Summerland.

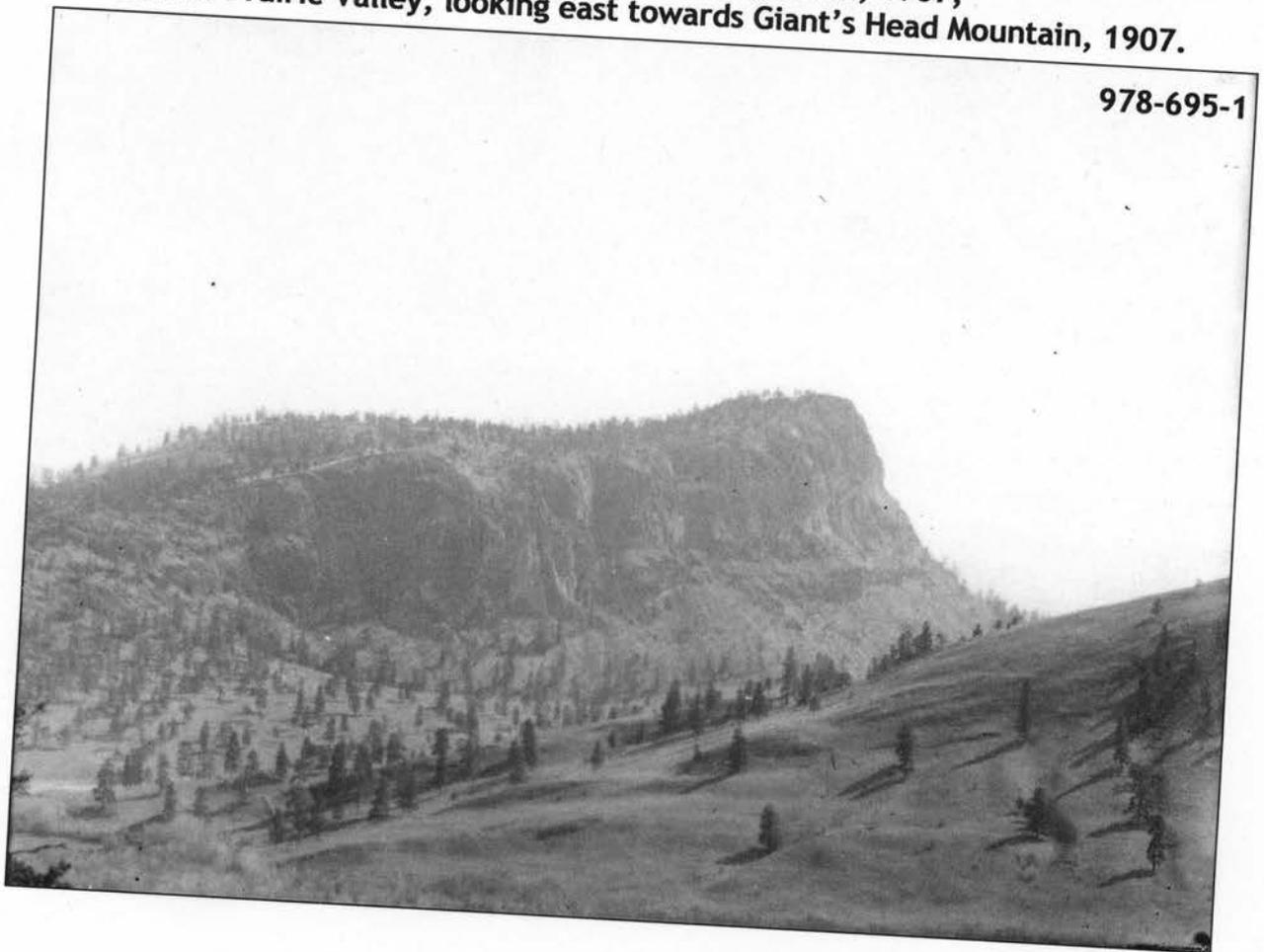
978-201-1b



15 - Prairie Valley
Snow Hospital

Above: Prairie Valley looking north, 1907;
Below: Prairie Valley, looking east towards Giant's Head Mountain, 1907.

978-695-1



983-46-6

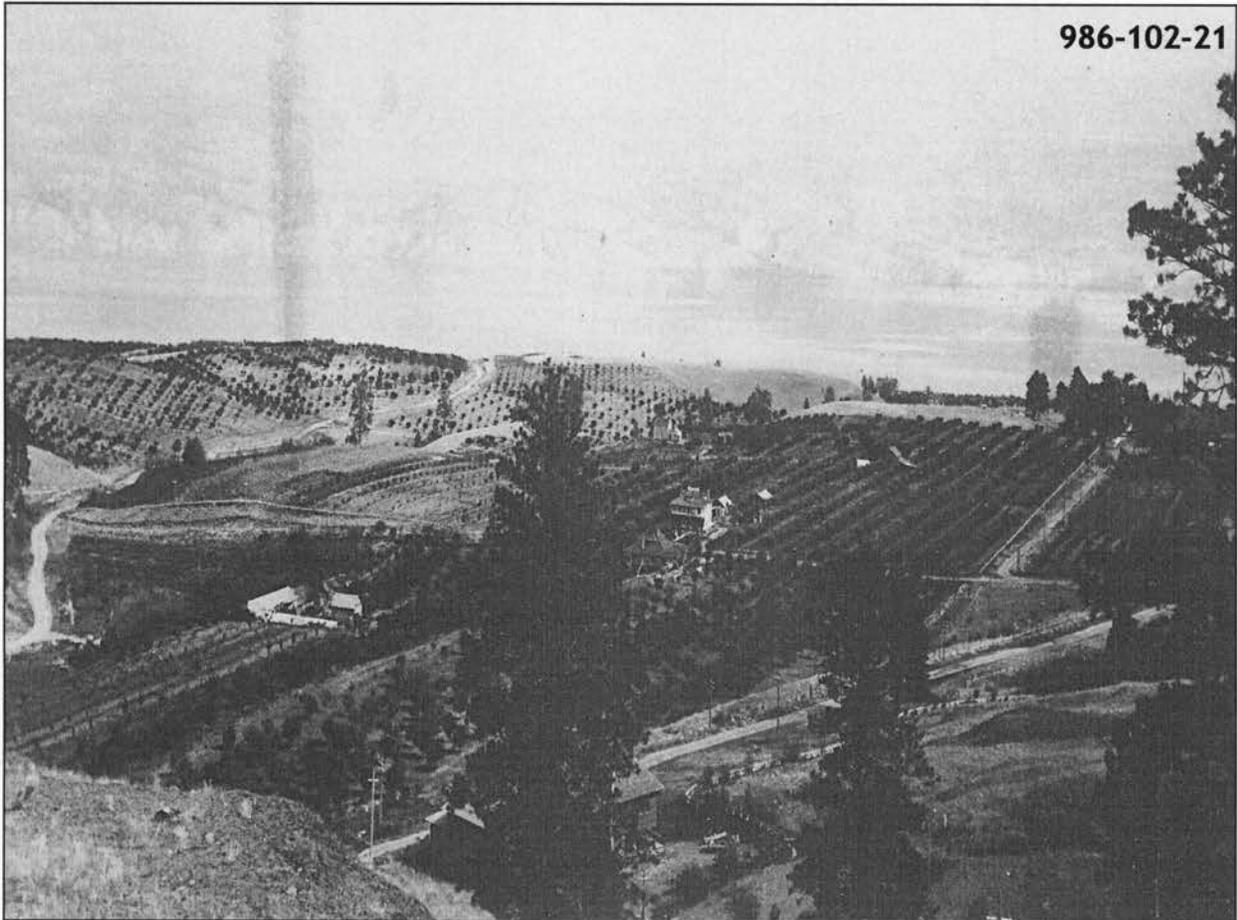


THE BENCHES, SUMMERLAND, B.C.

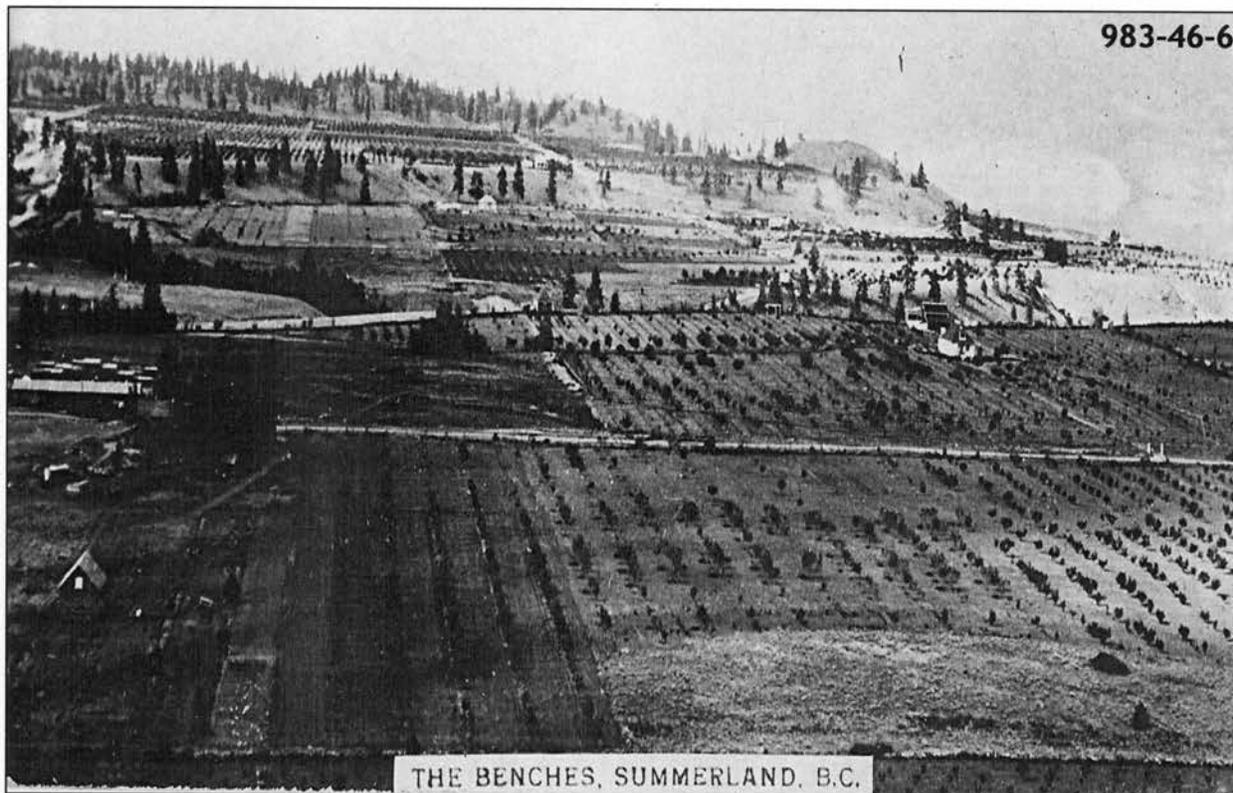
Above: Looking north from Giant's Head Mountain, 1907.

Below: looking east to Naramata, 1913. Prairie Valley and Solly Road wend their way east (far left).

986-102-21



983-46-6

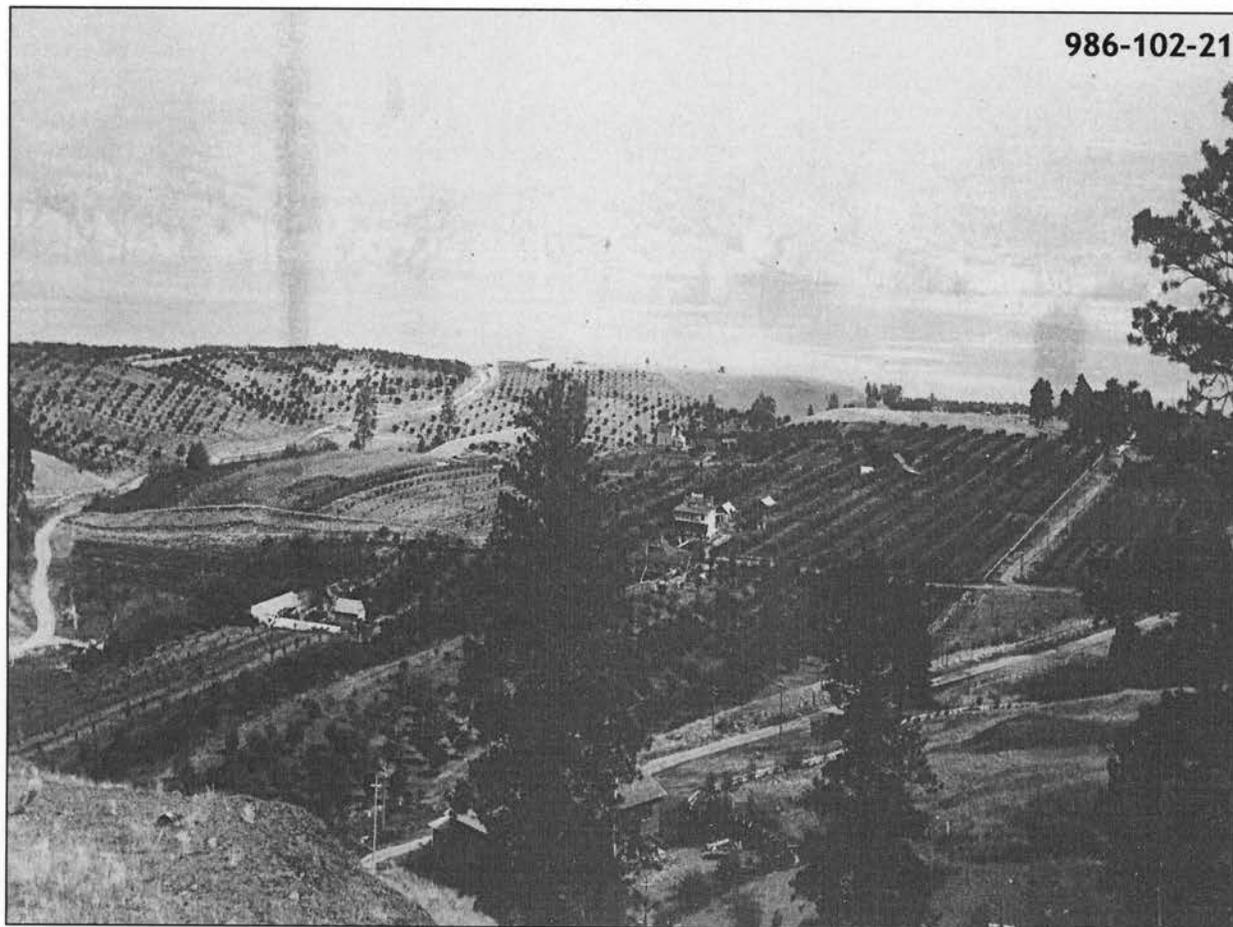


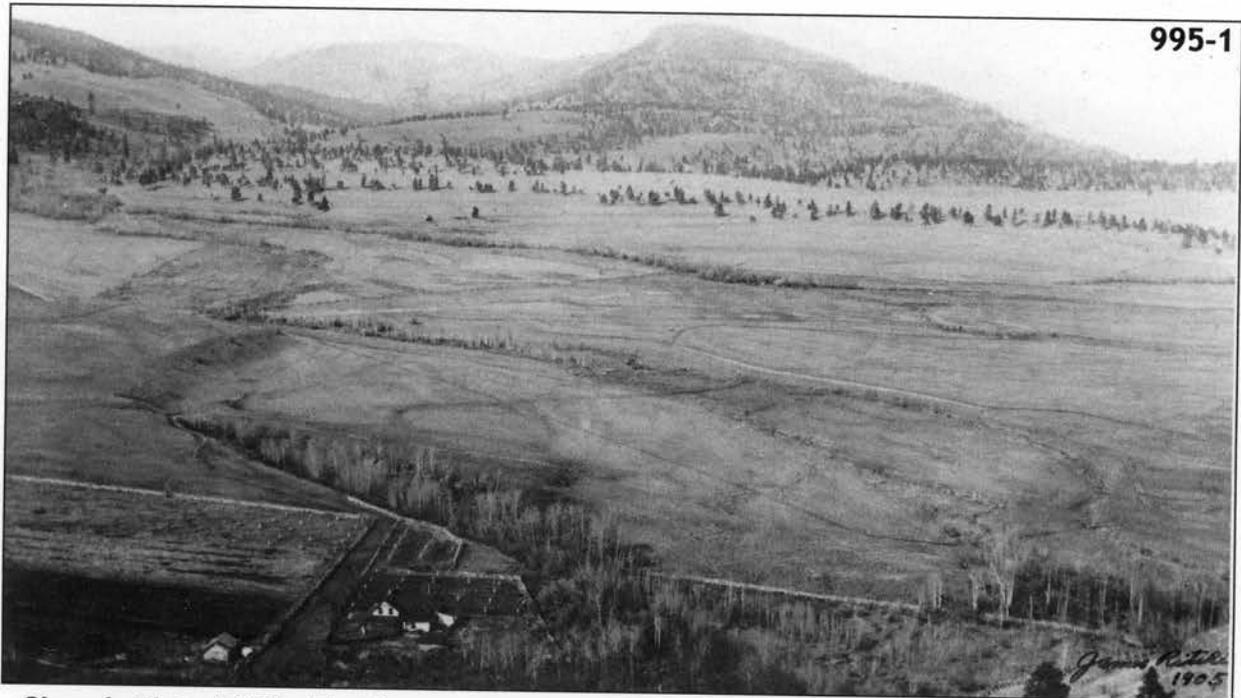
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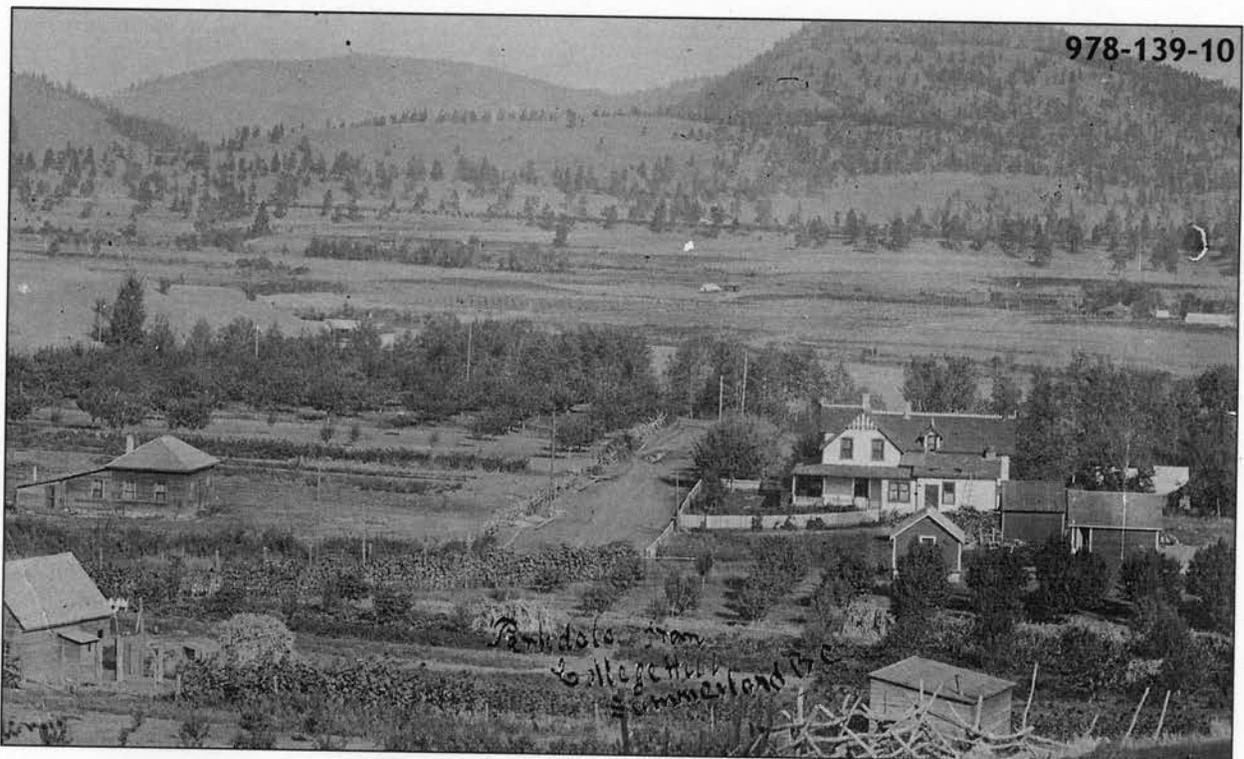
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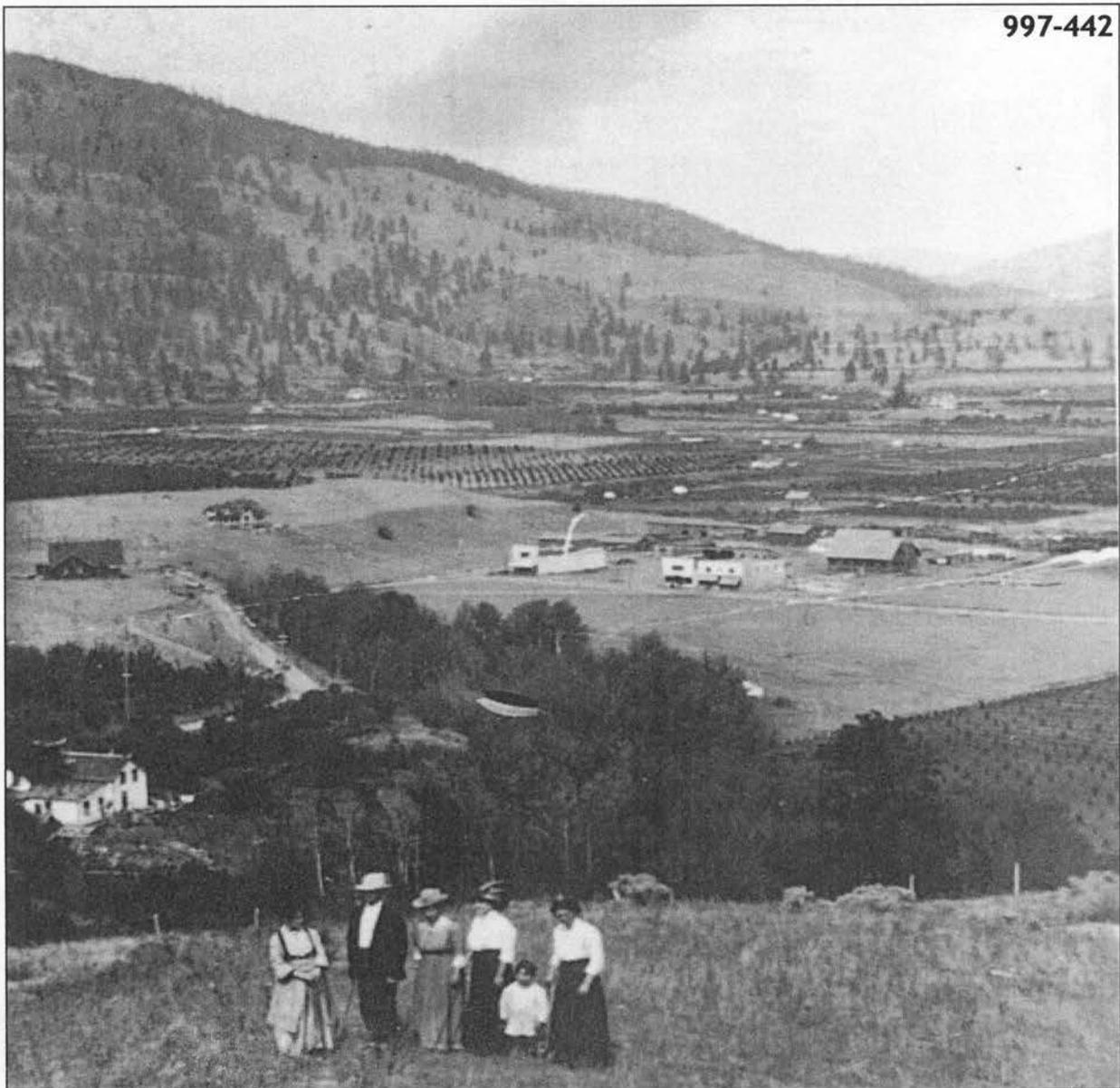
Siwash Flat, 1905. The former Barclay Ranch House purchased by J.C. Ritchie is at bottom left.

In 1903, Ontario born James Campbell Ritchie and wife Margaret arrived from Manitoba and set up house at the foot of Giant's Head Mountain, which she named *Parkdale*. Ritchie pre-empted acreage around that holding, which took in part of the mountain and he purchased property in Garnett Valley. He first established the Garnett Valley Lumber Company and each day as he walked from his lumber company in Garnett Valley to his home, he had to cross the Siwash Flat, also known as Indian Reserve Number Three. It sat right in the centre of the district on the benchlands and was inhabited and farmed by the Pierre family. Johnny and Antoine, the men of this family, raised horses and cattle and were employed by the Barclay Ranch.



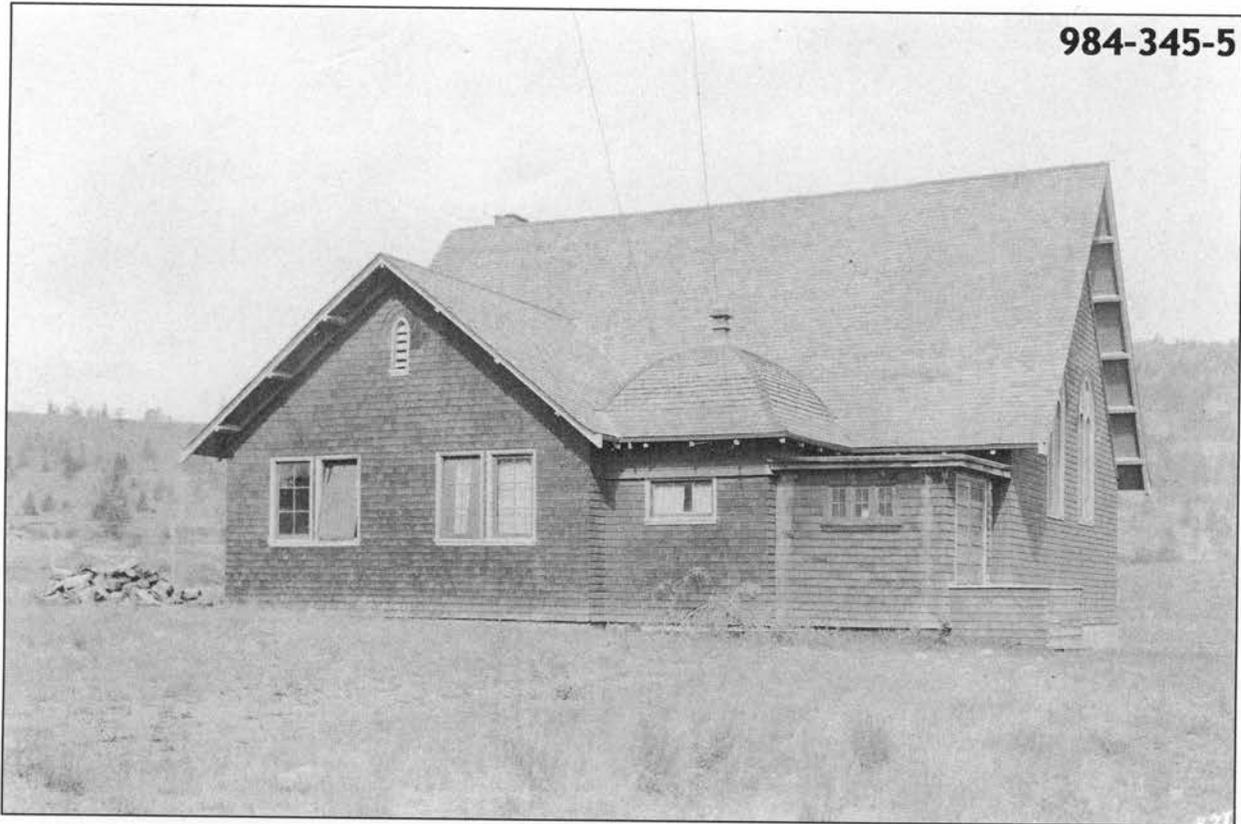
**"Parkdale" was purchased by the Ritchies.
Photo 1908**

James Ritchie had purchased land adjacent to Penticton Indian Reserve #1 and was able to convince the Penticton Indian Band to exchange this land for IR#3. An agreement was signed between James Ritchie and the Band on Oct 14, 1904 and the Federal government gave approval on Sept 28, 1905, almost a year later. The Pierre family continued with their cattle ranching and Ritchie developed West Summerland. If there were regrets about the land exchange it didn't surface with the Pierre and Ritchie families and their friendship continued over the years. As a tradition Johnny Pierre visited the Ritchies on Sunday afternoons at their home on South Victoria Road. Both Johnny and Antoine Pierre helped James and William Ritchie with their orchards. Two years later, Ritchie and his Garnett Valley Land Company subdivided the land, and a new town centre developed on this flat known as "West Summerland."



View northwest from College Hill overlooking West Summerland, 1911

984-345-5

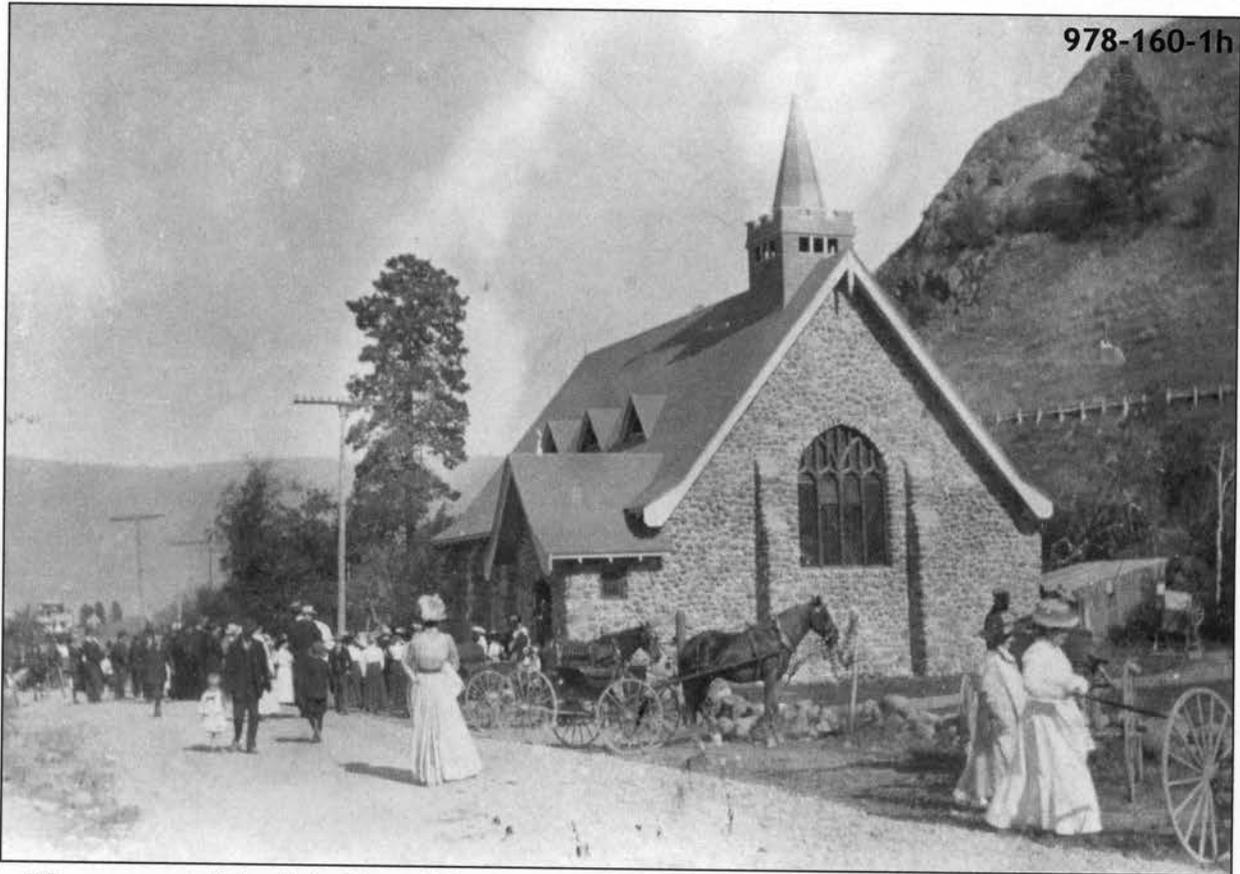


First Baptist Church built 1908

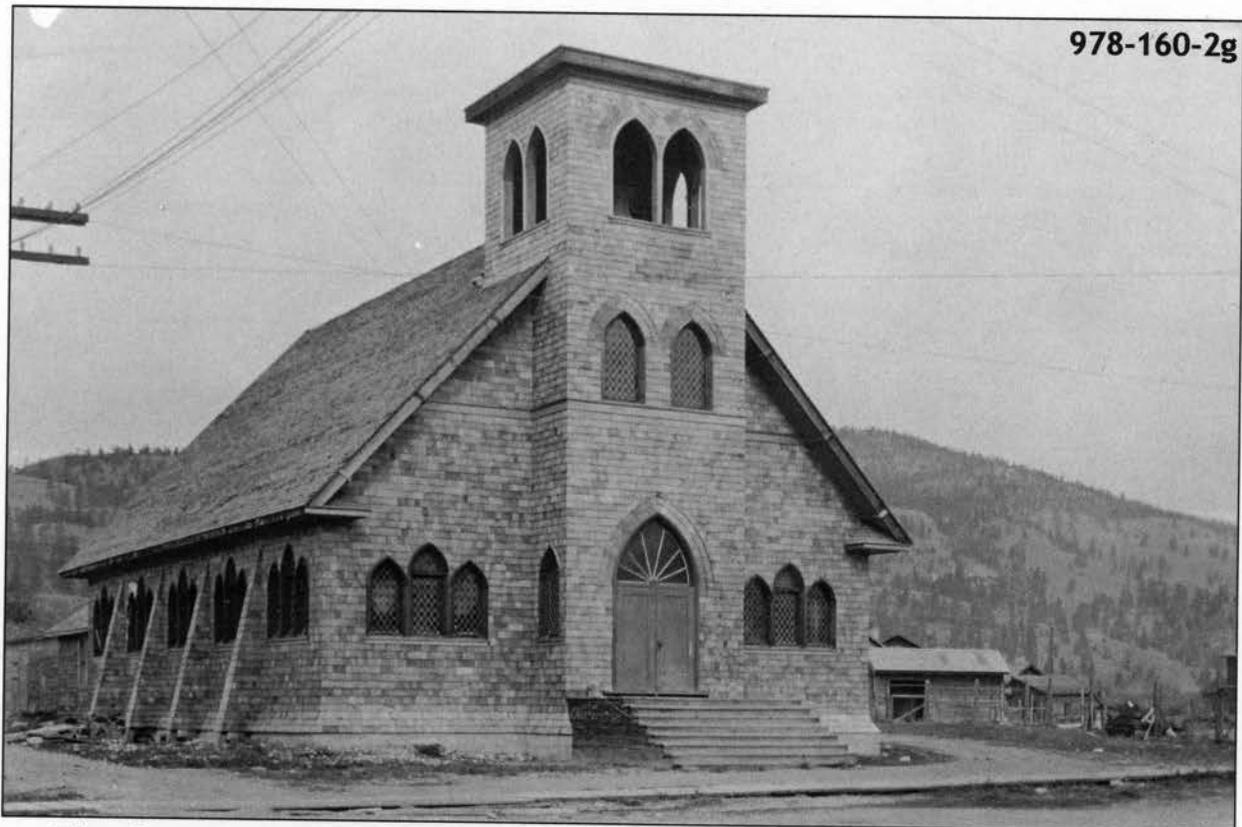
First Municipal Hall, built 1910 at the southwest corner of Jubilee and Pender (Henry)



979-015-1



The second "English Church", St. Stephen's Anglican was built in 1909 and was dedicated at the Easter service, 1910



The first Presbyterian Church on Pender Street built 1911. (As of 2006, the street is called Henry Avenue and a new United Church is on this spot.)

984-345-5



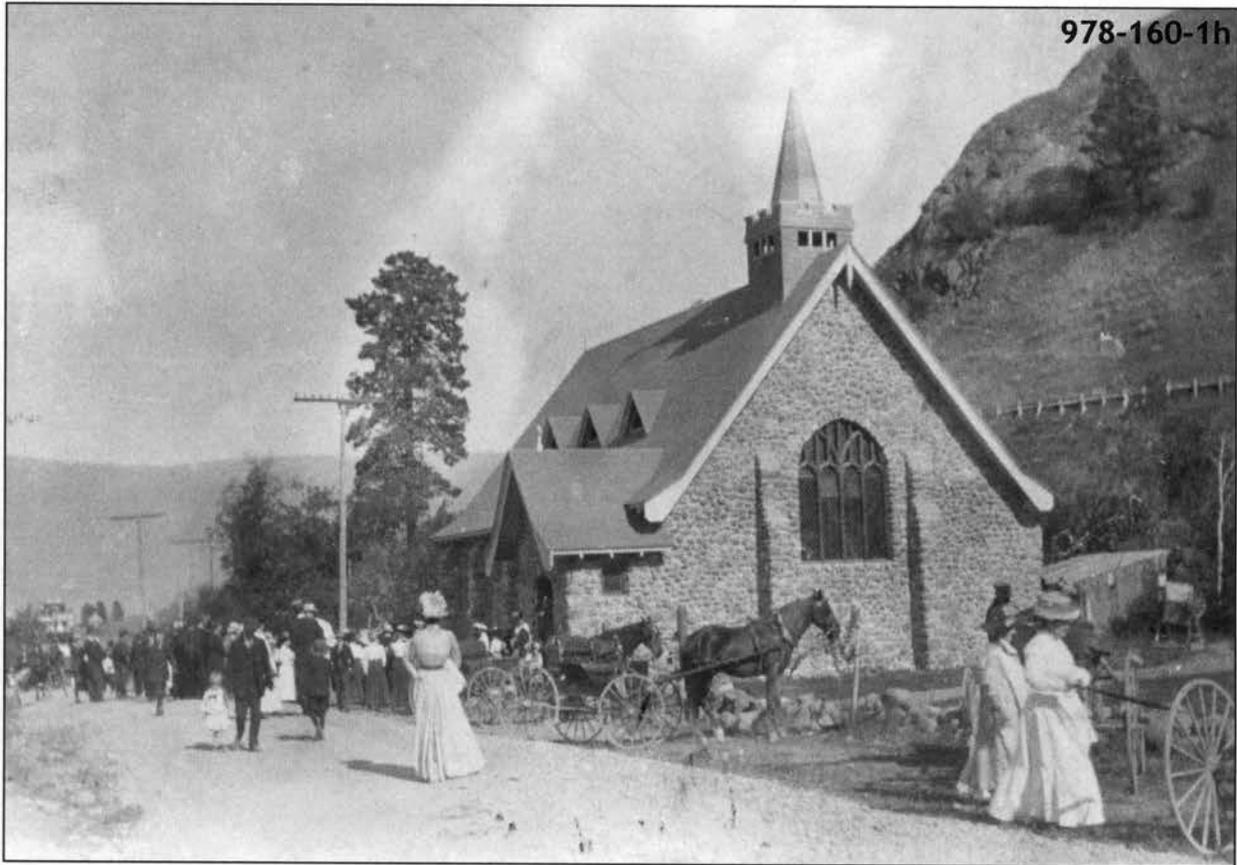
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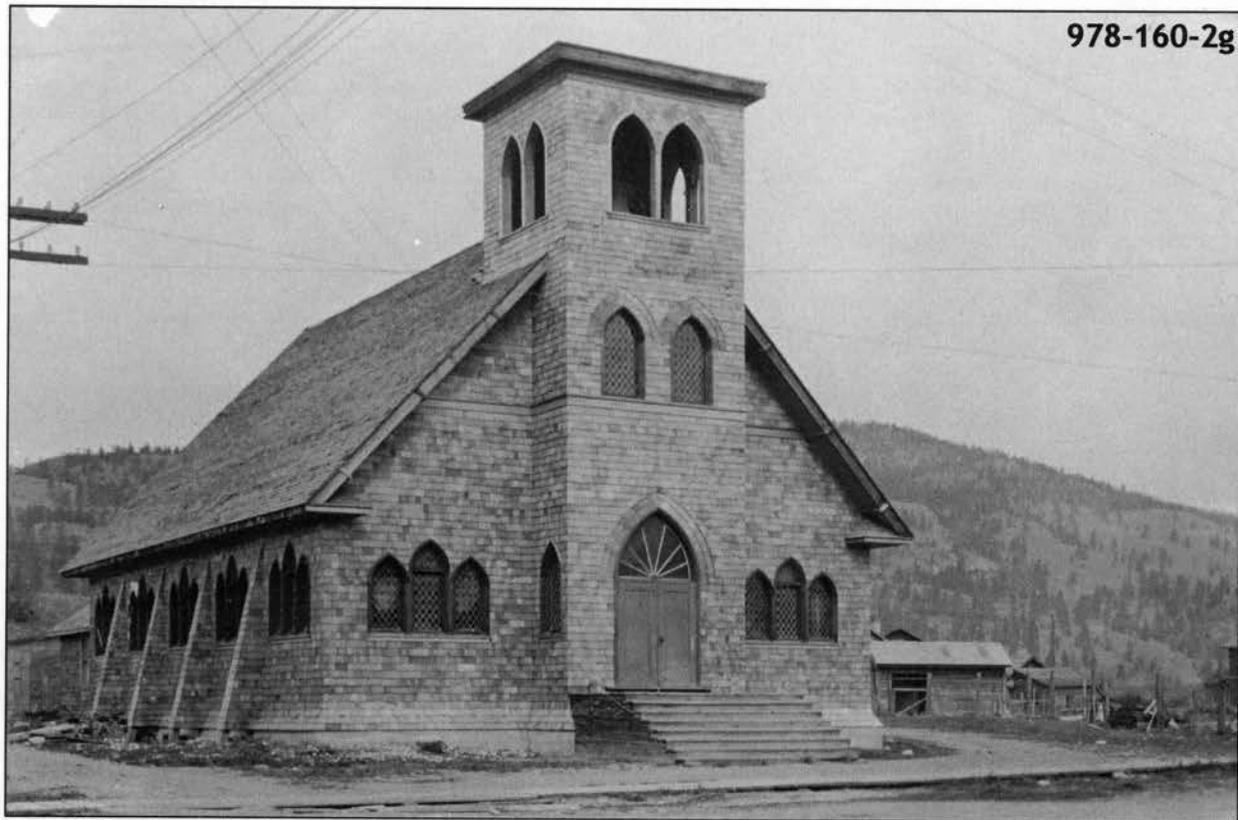


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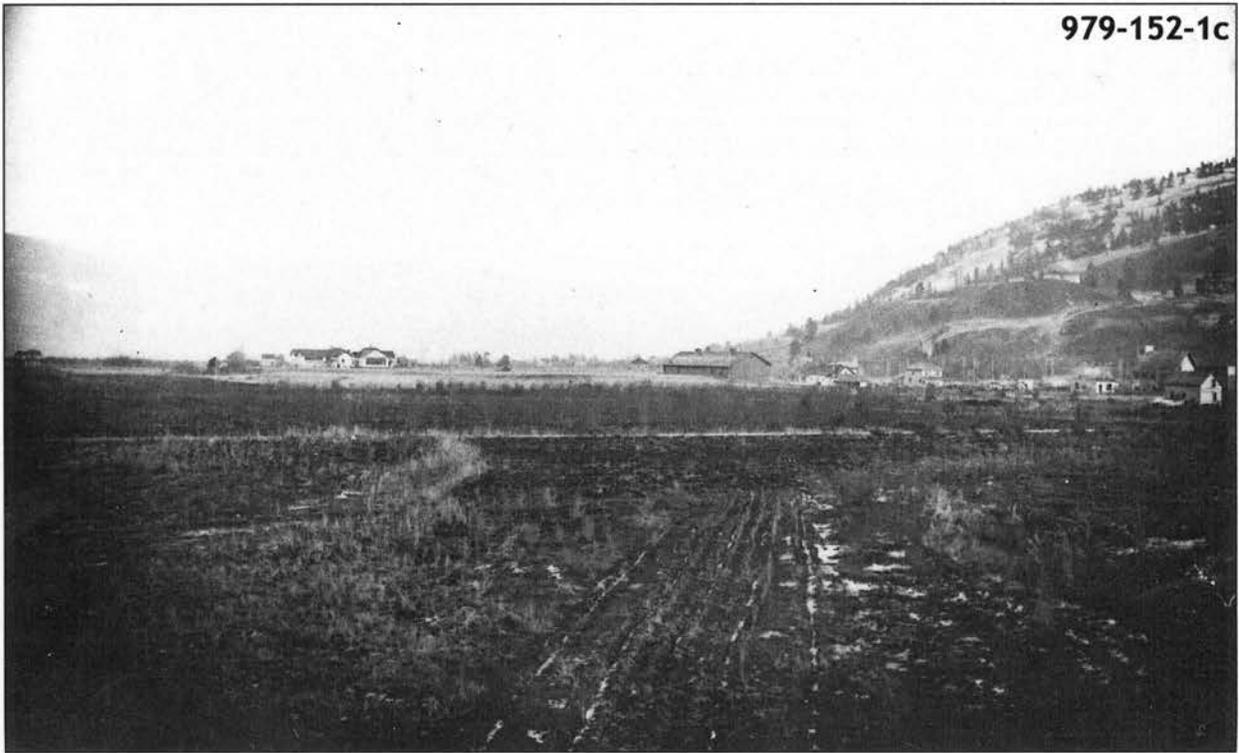
The second "English Church", St. Stephen's Anglican was built in 1909 and was dedicated at the Easter service, 1910

978-160-2g



The first Presbyterian Church on Pender Street built 1911. (As of 2006, the street is called Henry Avenue and a new United Church is on this spot.)

979-152-1c



Looking southeast in 1912, the "Red Building" in the middle of the photo, was built in the early 1900s as the depot for the Kettle Valley Railway which never did come through town. To the right is Municipal Hall and right of that the Arkell house, home to the town's first bakery. The school buildings are left of the Red Building.

Below is St. Stephen's church; in the centre is the Kelley residence and two school buildings to the left. Far left is two-room (built 1909) and also the four-room which became the high school when MacDonald School was constructed in the early 1920s.

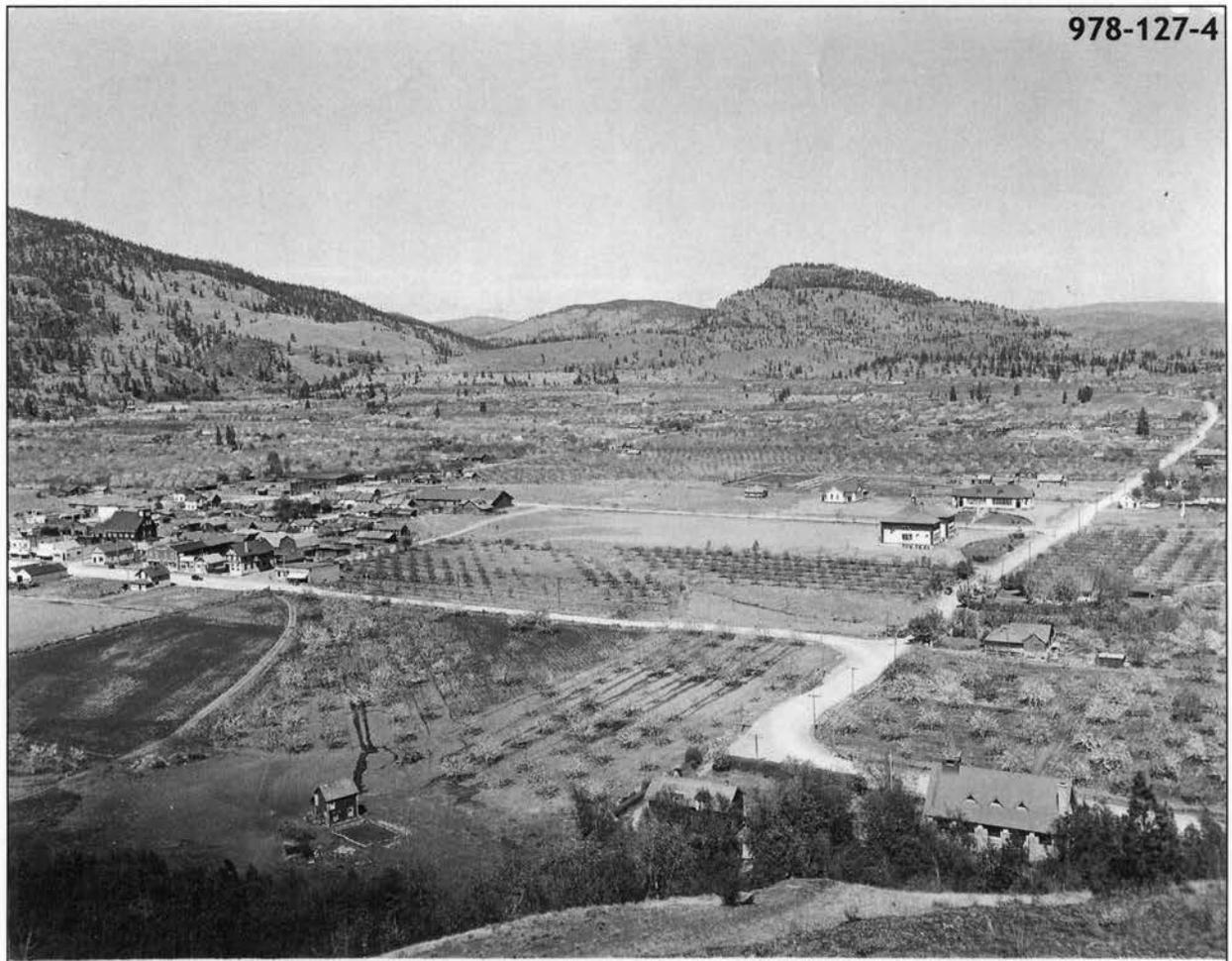
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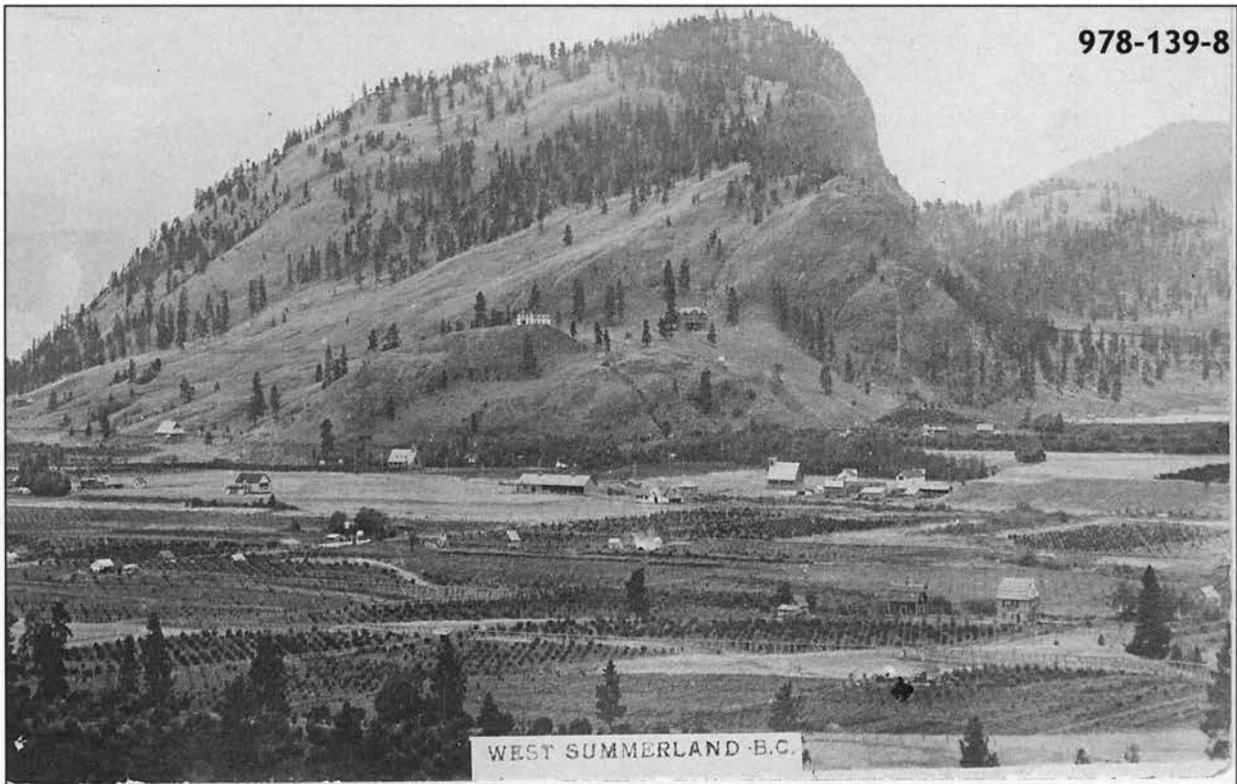


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Above: 1918
Below, 1934

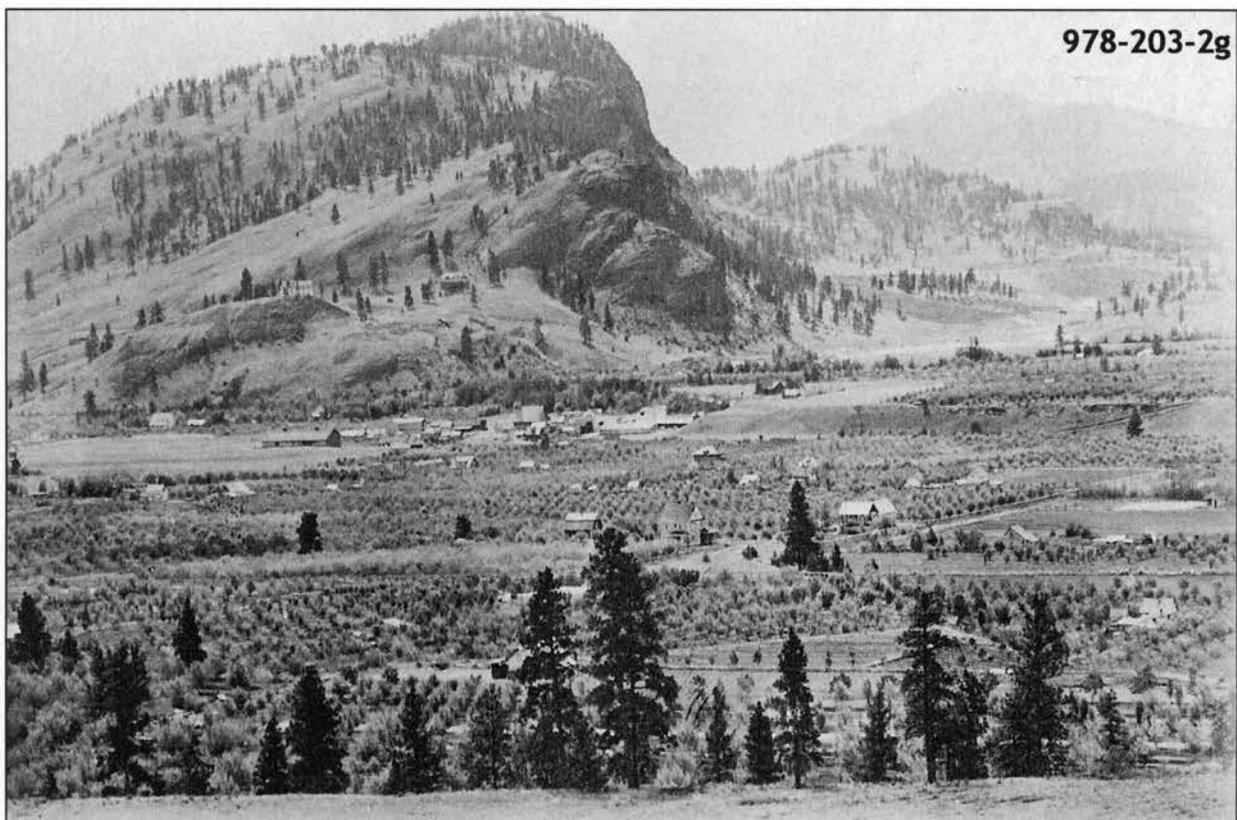


978-127-4



978-139-8

The north face of Giant's Head was called College Hill as the two buildings of the Okanagan Baptist College were built here; the men's residence, Ritchie Hall (1907) on the left and the women's residence, Morton Hall (1910) on the right. The college gymnasium (1910) is located at the left middle of the photo.
Late 1910



978-203-2g

The view of West Summerland, circa 1918, from Cartwright Mountain; looking southeast over the town.

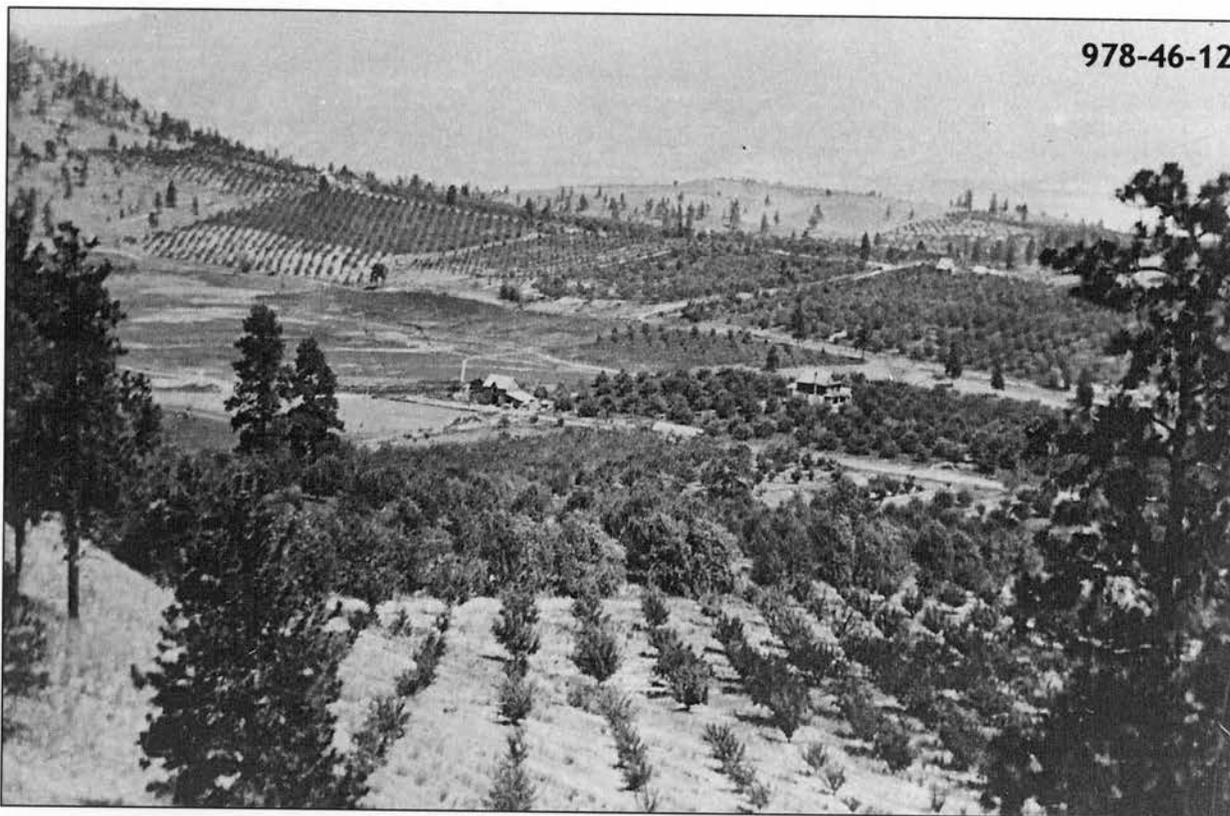


978-163-2d

Hospital Hill is located on the bench overlooking Lower Town. It was here that the first schoolhouse was built (left in photo) and was the site of two of Summerland's hospitals; one built in 1914 which burned in 1919 and the second constructed in 1921 and used as a hospital until 1967 when a new building was erected across the highway on Atkinson Road. The old hospital became a nursing home, Century House and in the late 1970s was sought after to be an Arts Centre and Theatre but was demolished by the Municipality.

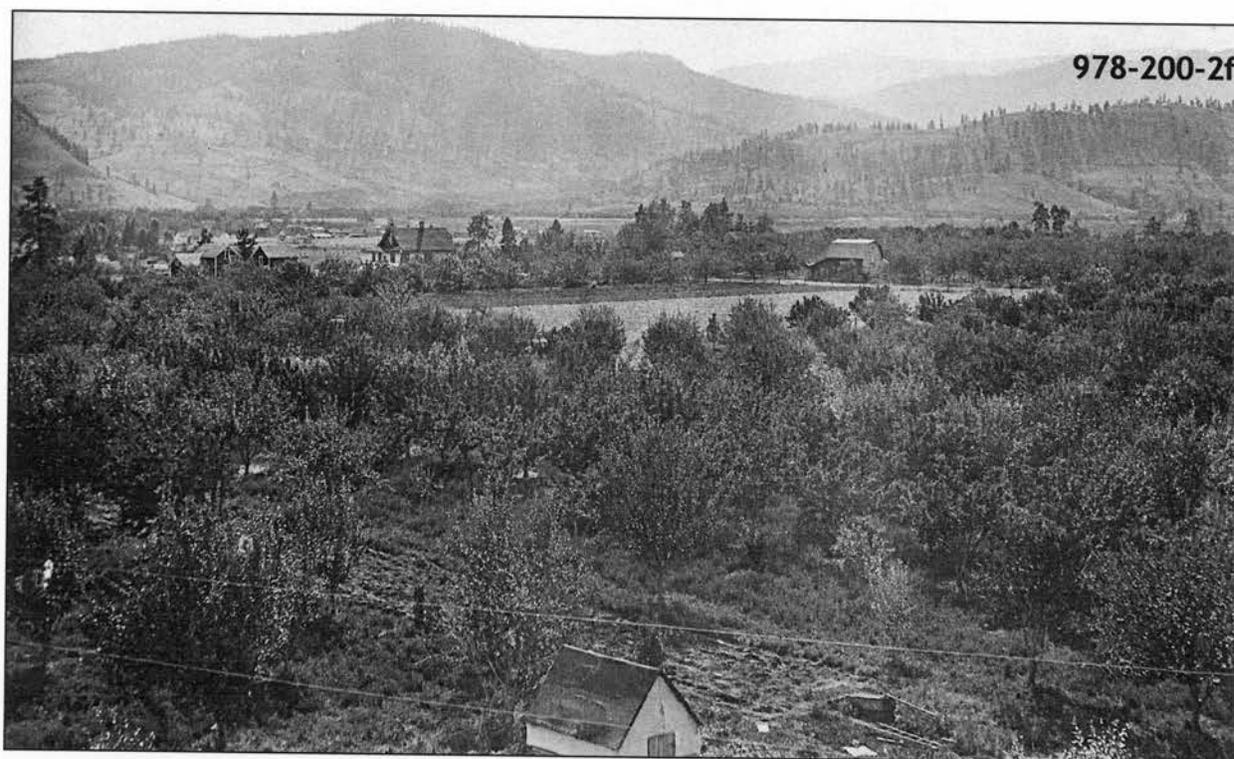


997-740



978-46-12

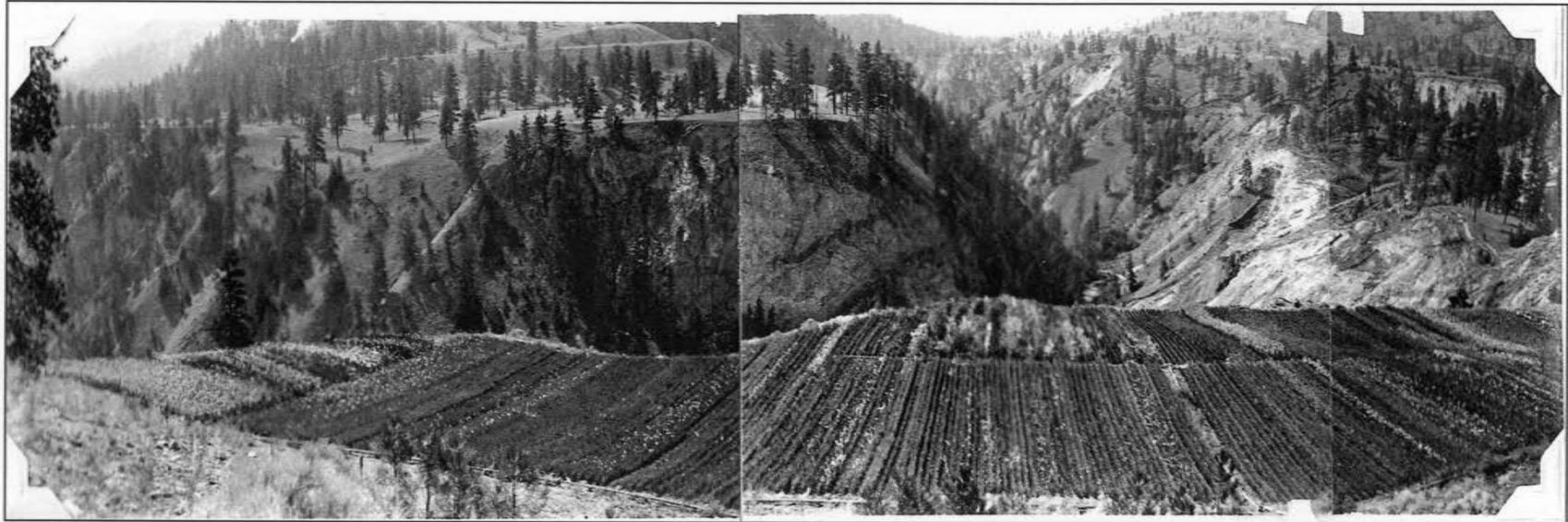
To the south of Giant's Head and the West Summerland townsite is Peach Valley. This view is looking east. The benches were planted to orchard but the valley bottom was swamp land. The Kettle Valley Railway went through Peach Valley.



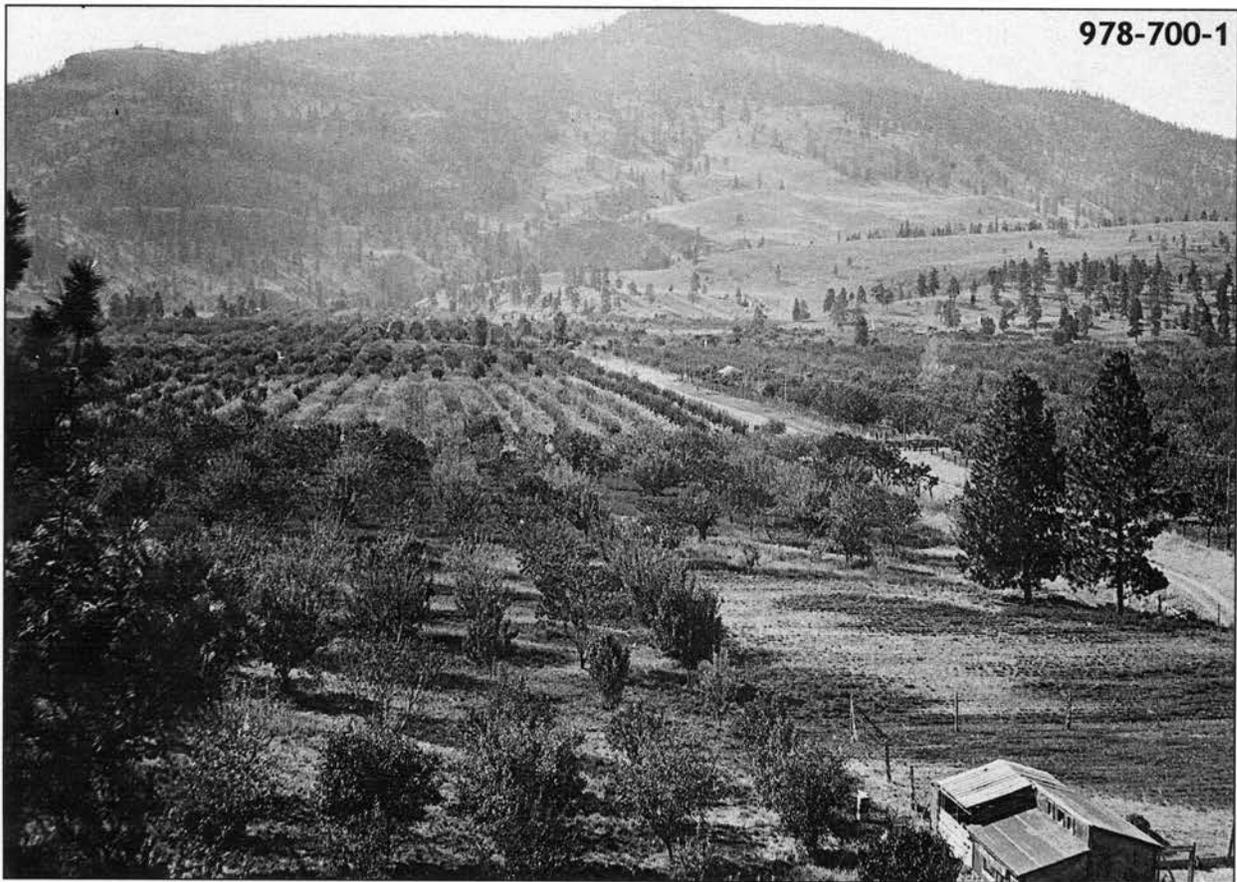
978-200-2f

The area to the north of the West Summerland townsite is Jones Flat (after the Lloyd-Jones family who pre-empted land here). The photo is looking southwest from Jones Flat in 1909.

978-201-1f



This area of West Summerland is called Paradise Flat, home to Bennett's Gladiola Farm in the late 1920s. The Flat overlooked Trout Creek Canyon (to the south).



Jones Flat, 1910. Looking north towards Garnett Valley.

Peach Orchard Road, formerly called Barclay's Ravine, followed Aeneas Creek down to Lake Okanagan. The area was so named as George Barclay unsuccessfully tried to grow peaches here.





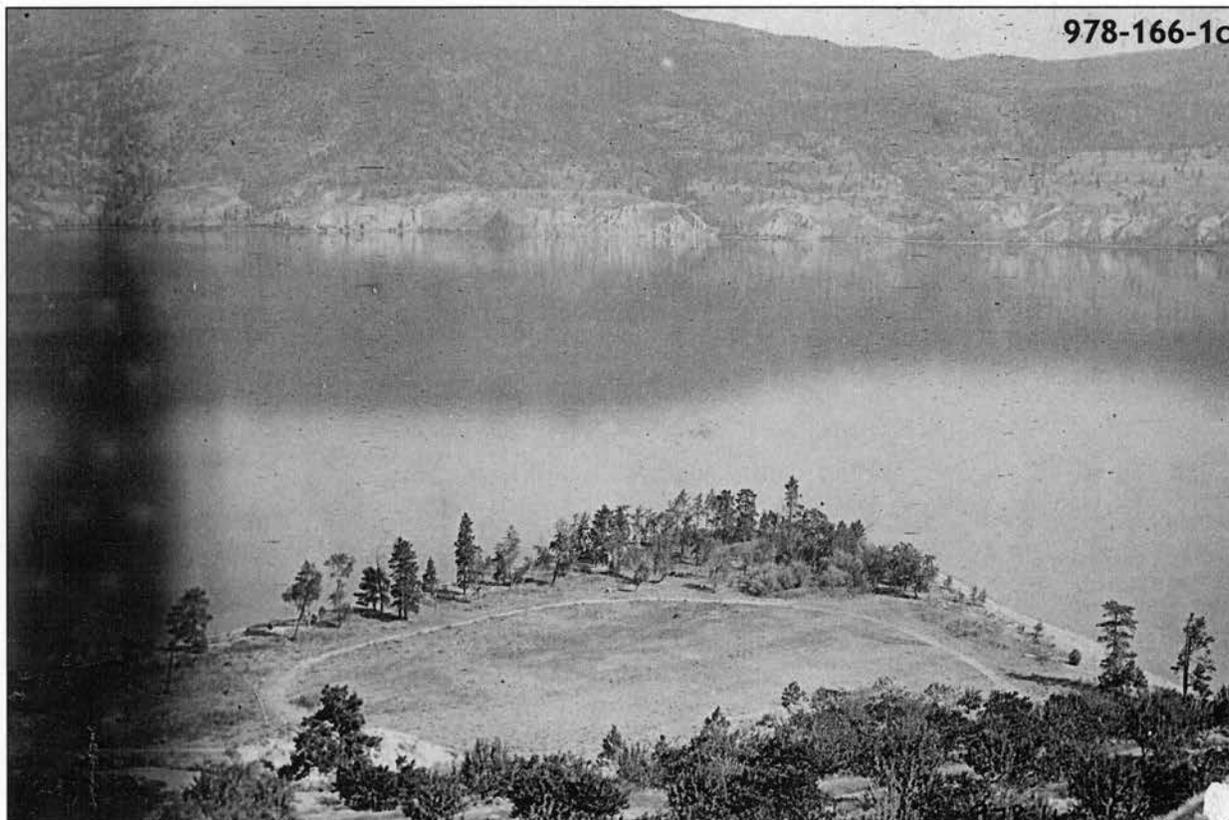
976-46-9

Peach Orchard, 1909



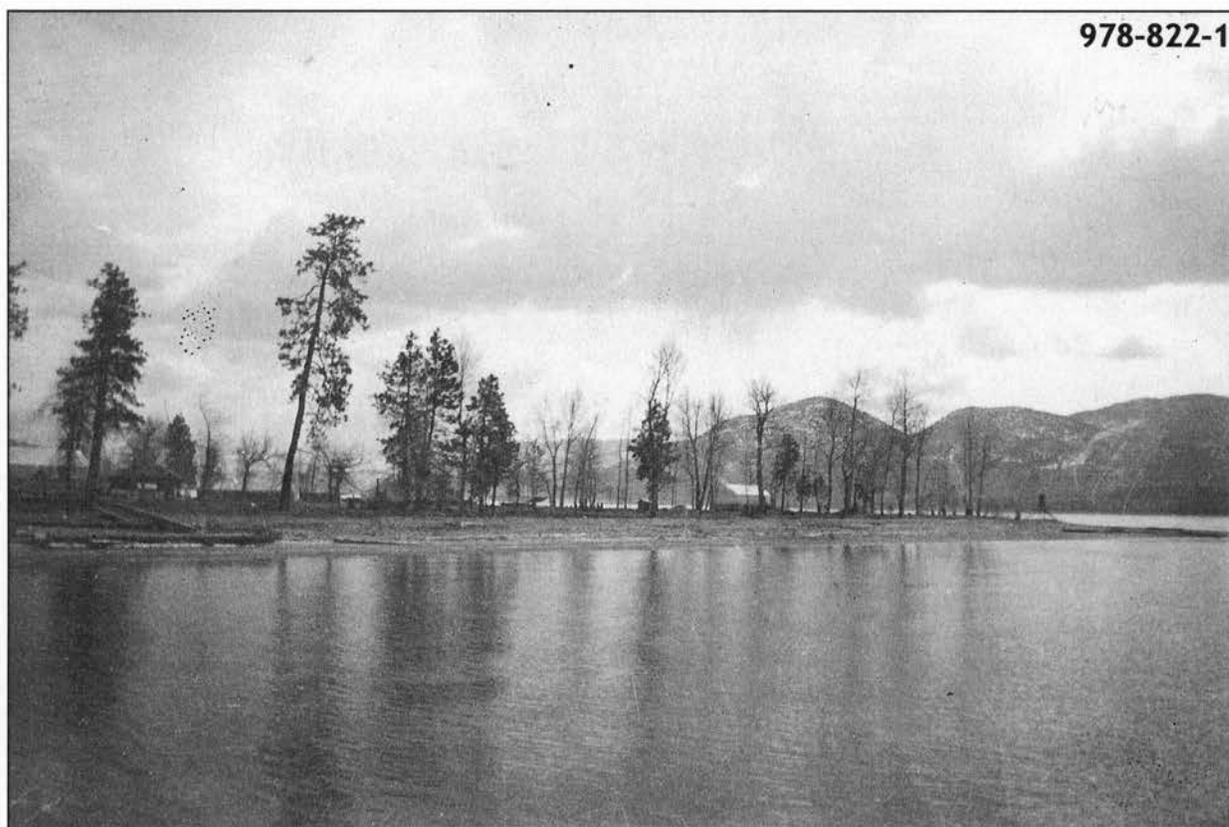
978-645-1

Looking down on lakeshore area which became a municipal park, Peach Orchard Beach.



978-166-1c

This area north of the Lower Town site is called Crescent Beach and in 1905 was being subdivided into building lots at \$100 a piece! It was used for sports days for many years and features a racetrack and grandstand. Below a tent house has been erected.



978-822-1

978-190-1



South of Lower Town, on the delta that was formed by Trout Creek is the area of Summerland known as Trout Creek. This view looking south east from Giant's Head Mountain shows the area is clad in orchards

978-646-1

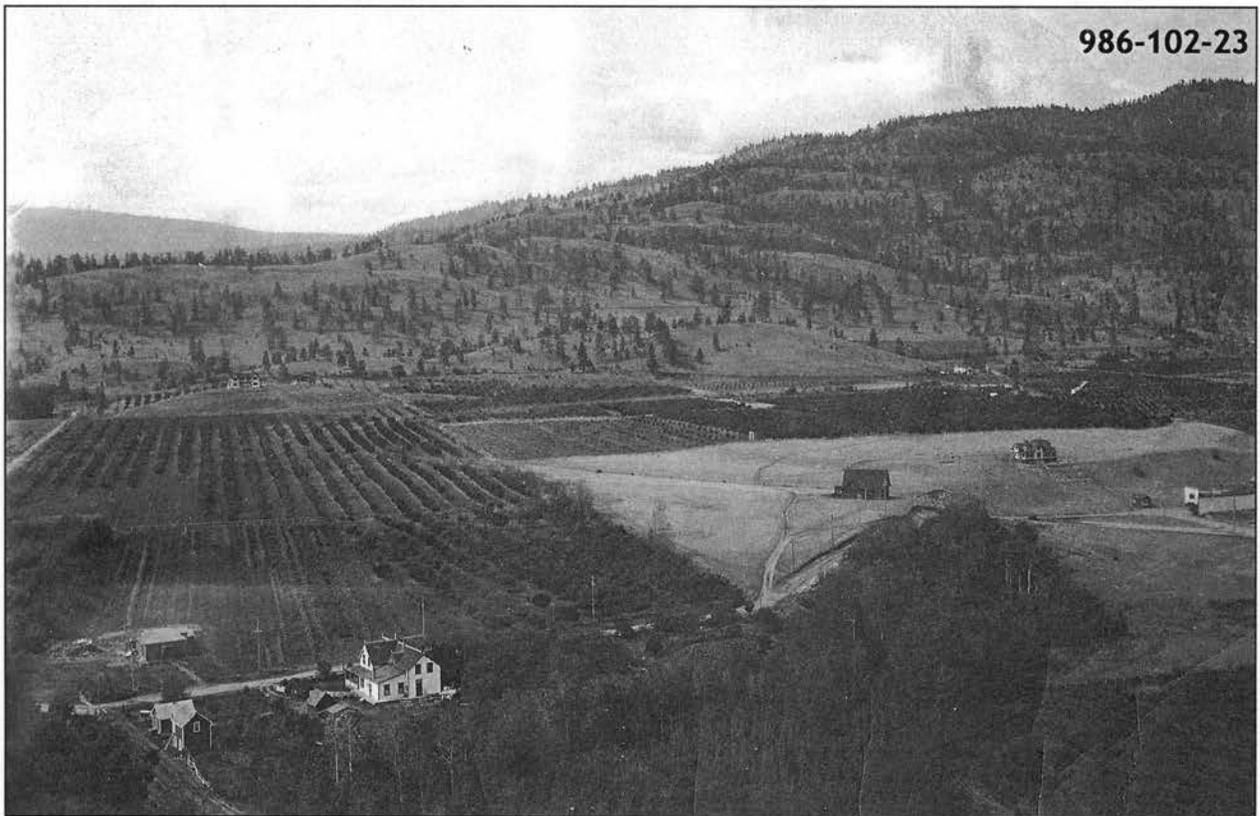


Trout Creek showing Landry's point on the north shore. Circa 1912

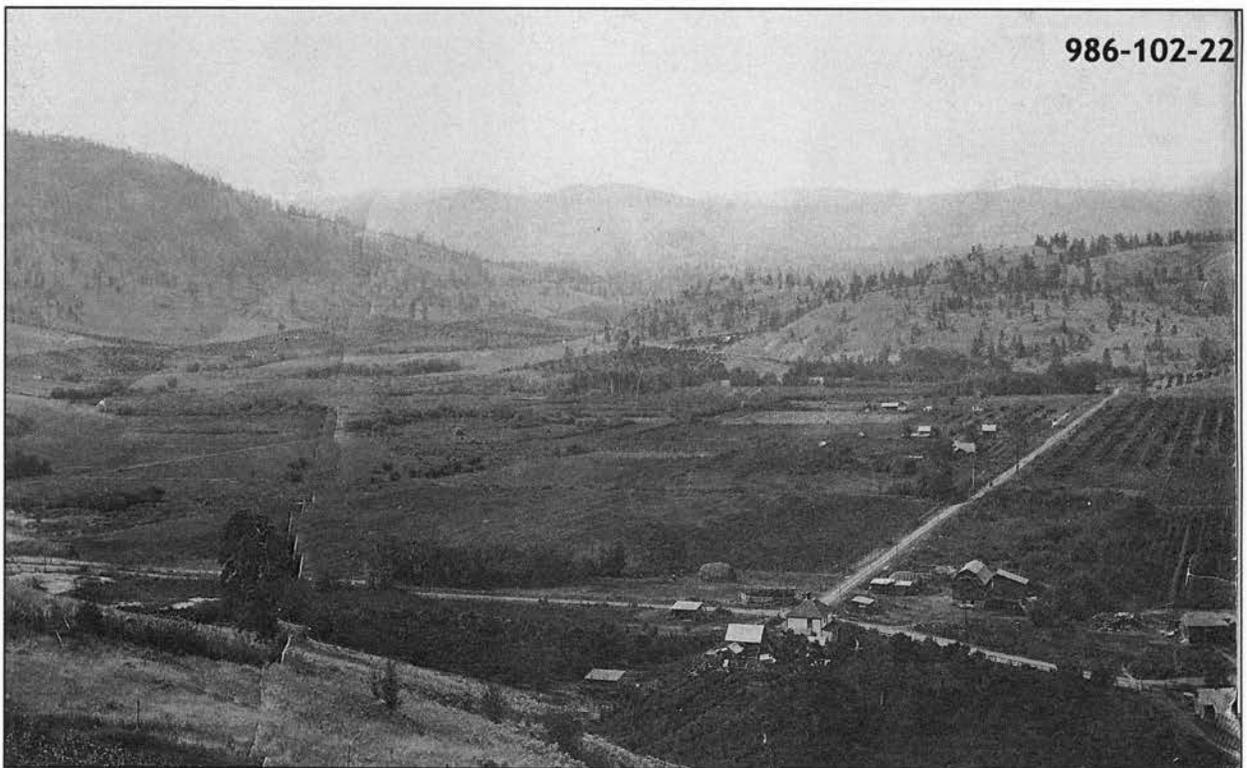
978-826-1



Above Trout Creek on the bench is the Pacific Agri-Food Research Centre, originally called the Dominion Experimental Farm and established here in 1914. This photo looking south shows the orchards of the "Farm" and the Trout Creek Bridge (right).



Above: (left to right) Ritchie Home, Baptist Church, Steven Home, Summerland Supply Company on Granville Road, 1910
Below: Looking west towards Prairie Valley and Cartwright Mountain; Darke Home centre, bottom, 11910





983-46-5

Looking northwest over townsite, circa 1911



983-109-1

The north side of the main street in West Summerland, Granville Road, circa 1912. The building at the far left was Ritchie's Garnett Valley Real Estate office; to the right of that is the Summerland Supply Company (general store).