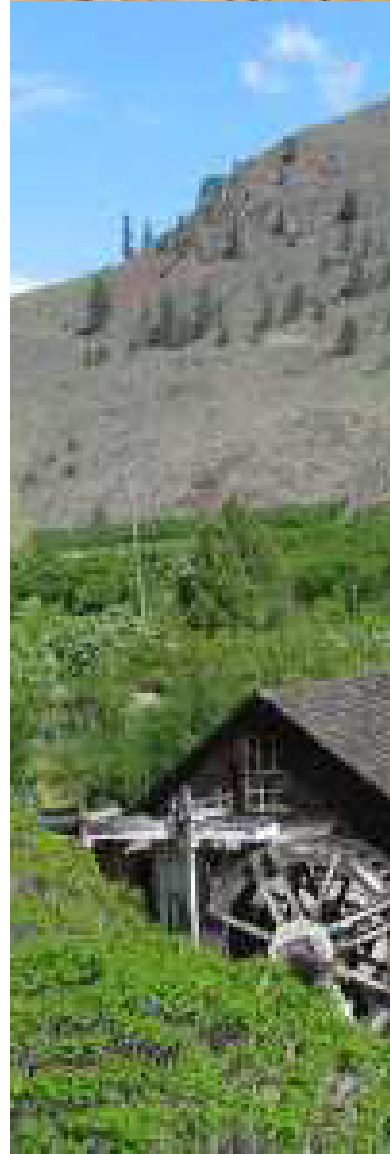


BC Heritage Branch

Conservation Management Plan for the Grist Mill at Keremeos **A guide to future management, land-use planning and operations**

February 2013



Conservation Management Plan for the Grist Mill at Keremeos

Team:

Denise Cook, Denise Cook Design
James Burton, Birmingham & Wood Architects and Planners
Toby Mallinder, BTY Consulting

Contact:

Denise Cook, CAHP
Principal, Denise Cook Design
764 Donegal Place
North Vancouver, BC V7N 2X7
Telephone: 604-626-2710
Email: dlcook@shaw.ca



TABLE OF CONTENTS

| | |
|--|----|
| Introduction to the Conservation Plan | 1 |
| 1.0 Understanding the Historic Place | |
| 1.1 Description of the Grist Mill at Keremeos Site. | 2 |
| 1.2 Planning Context of the Grist Mill at Keremeos | 5 |
| 1.3 Historical Chronology | 7 |
| 2.0 Statement of Significance | 10 |
| 3.0 Community Vision | 11 |
| 4.0 Potential Future Uses | 12 |
| 5.0 Assessment of Impacts and Issues | 14 |
| 6.0 Heritage Conservation Policies | 16 |
| 7.0 Development and Future Use Models | 17 |
| Appendix A - Bibliography | 23 |

INTRODUCTION TO THE CONSERVATION PLAN

Responding to a strategic goal to achieve sustainability for the Provincial Heritage Properties (PHPs), in 2012 the Province of British Columbia allocated resources to address deferred maintenance and operational issues, which includes planning for the future use and development of the PHPs. This Conservation Management Plan (CMP) is intended to be a guide for the Province, as the owners of the site, and the site managers working under a Historic Site Management Agreement, to ensure that the highest level of public value is achieved through the efficient and effective operation and management of these significant historic places. The development of the CMP was driven by an in-depth understanding of the site's heritage significance, and its value to its local communities and other stakeholders. The CMP is also in many ways a strategic planning document that looks at the intangible and physical aspects of a place as a platform from which to create a vision for the site that strengthens its role in the community.

This Conservation Management Plan provides clear policies to guide future management, site/land-use planning decision making, and operations at the Keremeos Grist Mill. It provides guidance on mitigating the impact of change on character-defining elements and heritage values as it occurs. The approach of this plan is intended to foster a spirit of cooperation, trust and openness between the provincial stewards of the land and the communities in which they exist.



Regional context of the Grist Mill at Keremeos
(Richard Linzey)

1.0 UNDERSTANDING THE HISTORIC PLACE

This section has been developed with the understanding that context is the best means to effectively assess the value of heritage resources found in the cultural landscape associated with the Grist Mill at Keremeos. An understanding of the physical components of this agricultural site in BC's Similkameen Valley is summarized in its cultural landscape features. The planning and operational context and the site's chronological evolution over time are important to being able to make values-based decisions for its conservation. This understanding is also essential background material in the preparation of a statement of significance for the Grist Mill, as a first step in the effective management of the cultural resource.

1.1 Description of the Grist Mill at Keremeos

Legal description

Legal address: 2691 Upper Bench Rd SS 4 Keremeos, BC V0X 1N4

Legal description: Plan 30102, Lot 21, District Lot 109 S.D.Y.D., Plan 301

Site area: Total site area: 4.95 hectares (12.253 acres), of which 0.56 hectares (1.38 acres) is provincially designated

Site boundaries

The site is bounded by Upper Bench Road to the north, and agricultural fields (Lots 20, 22 and 25) on the remaining three sides.

Site description

The Grist Mill is located on Upper Bench Road in the Village of Keremeos in the Similkameen River Valley of British Columbia and consists of flat plateau lands surrounded by the hills of the Okanagan Range of the Cascade Mountains. Located in the Ponderosa Pine biogeoclimatic zone, a zone located at low elevations along the very dry Similkameen Valley, the natural vegetation consists of a mosaic of forests on the upper slopes, and grasslands punctuated by agricultural cultivation.

Keremeos Creek runs northwest-southeast through the site. It is licensed for domestic and irrigation water supply and provides fish rearing habitat and resident populations of trout and a variety of other fish species. Two pedestrian bridges and two wooden vehicle bridges cross the creek, which has revetments installed at the location of the grist mill.

The site consists of two main parts. A shallow ravine associated with Keremeos Creek running alongside Upper Bench Road contains the majority of the cultural resources, including the grist mill building with its historic milling machinery, the general store/residence, and an apple house/root cellar, and the flat, agricultural benchlands that rise at a higher elevation beyond the ravine. The benchlands to the south of the site are comprised of small agricultural holdings. The benchland acreage belonging to the Grist Mill is cultivated agricultural land containing the remains of wheat fields. A Russell fence provides a boundary for this field.

The site is divided into several discrete areas connected by gravel pathways: two relatively expansive, flat lawn areas and one more subordinate area of lawn. A rock-lined gravel

path leads from the parking lot through lawn to the visitor centre housing the gift shop and tearoom which is the site's entry. Behind the visitor centre is the main lawn area, with deciduous trees, an circular ornamental display garden, and the apple house / root cellar, a gable-roofed wood and dry-stone building set into the grade. Further along a west-leading path, the white house, originally a general store and later residence, is situated among deciduous trees. The white house is a single storey, three part gable structure with a shed-roofed porch. Adjacent to the white house is the open, gable-roofed summer kitchen.

The mill itself is typical of many small mills built throughout British Columbia in the late 1800s. It is a two-storey, gable-roofed wooden structure with associated water wheel and flume, both constructed of wood. A wooden bridge crossing Keremeos Creek provides access to the second floor.

A basic campsite is located along Keremeos Creek at the eastern end of the site. Farm equipment and abandoned farm machinery are located throughout the site.

Summary of cultural landscape features

The Grist Mill site is a layered cultural landscape comprised of natural, agricultural, ornamental and built features.

Natural systems and features

- Location within the dry Ponderosa Pine biogeoclimatic zone
- Benchland landforms created by the erosion of Keremeos Creek
- Riverine pro-glacial soils worked over by Keremeos Creek so that cobble and gravel soils with low water carrying capacity predominate
- Riparian ecosystem of Keremeos Creek and its connection to the Similkameen River

Spatial organization

- Relationship of the Grist Mill to Keremeos Creek
- Relationship between the Mill and the White House (general store)
- Relationship between the buildings, the creek and Upper Bench Road
- Connected areas of open green space bisected by the creek

Land use

- Location within the Agricultural Land Reserve
- Past land uses as a wheat farm and grain milling site, and as a ranch
- Current use as a provincially-owned heritage attraction, cultural amenity, recreational grounds and campsite

Cultural traditions

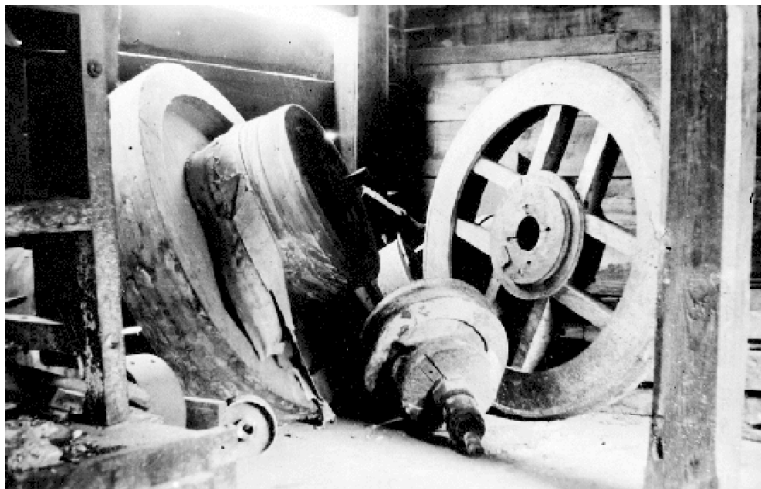
- Location of the site in the territory of the Upper Similkameen Indian Band
- Use of the site as a heritage destination
- Traditional events and celebrations that take place on the site

Circulation

- Situation of the site on Upper Bench Road
- Double entry parking lot with turnarounds
- Two vehicular and two pedestrian provide site access across Keremeos Creek at the east and west ends of the site



General store c.1920 BCAR b-00633



Interior of grist mill c.1920 BCAR b-00636

- Gravel pathways connected the various areas of the site

Topography

- A three-tiered topography: Flat ravine land associated with Keremeos Creek, flat benchlands rising on either side to form the valley associated with the creek, and the low mountains surrounding the valley

Vegetation

- Riparian vegetation associated with Keremeos Creek, consisting of cottonwoods, native understory plants
- Native grassland vegetation
- Ornamental deciduous trees surrounding the White House
- Ornamental garden beds
- Open lawn areas
- Heritage apple orchard in upper field (1995)
- Heritage apple orchard around the apple house (2010)

Buildings and structures

- The 1877 grist mill building with original milling machinery and flume
- The 1878 general store and residence (white house)
- The 1906 apple house/root cellar
- The 1990s-era visitor's centre with tea room and gift shop
- Office and maintenance shed
- Summer kitchen

Views and vistas

- Internal views leading from one area of the site to another
- Views of the grist mill as it is approached
- Grand vistas of the surrounding mountains and valley from the upper field

Water features

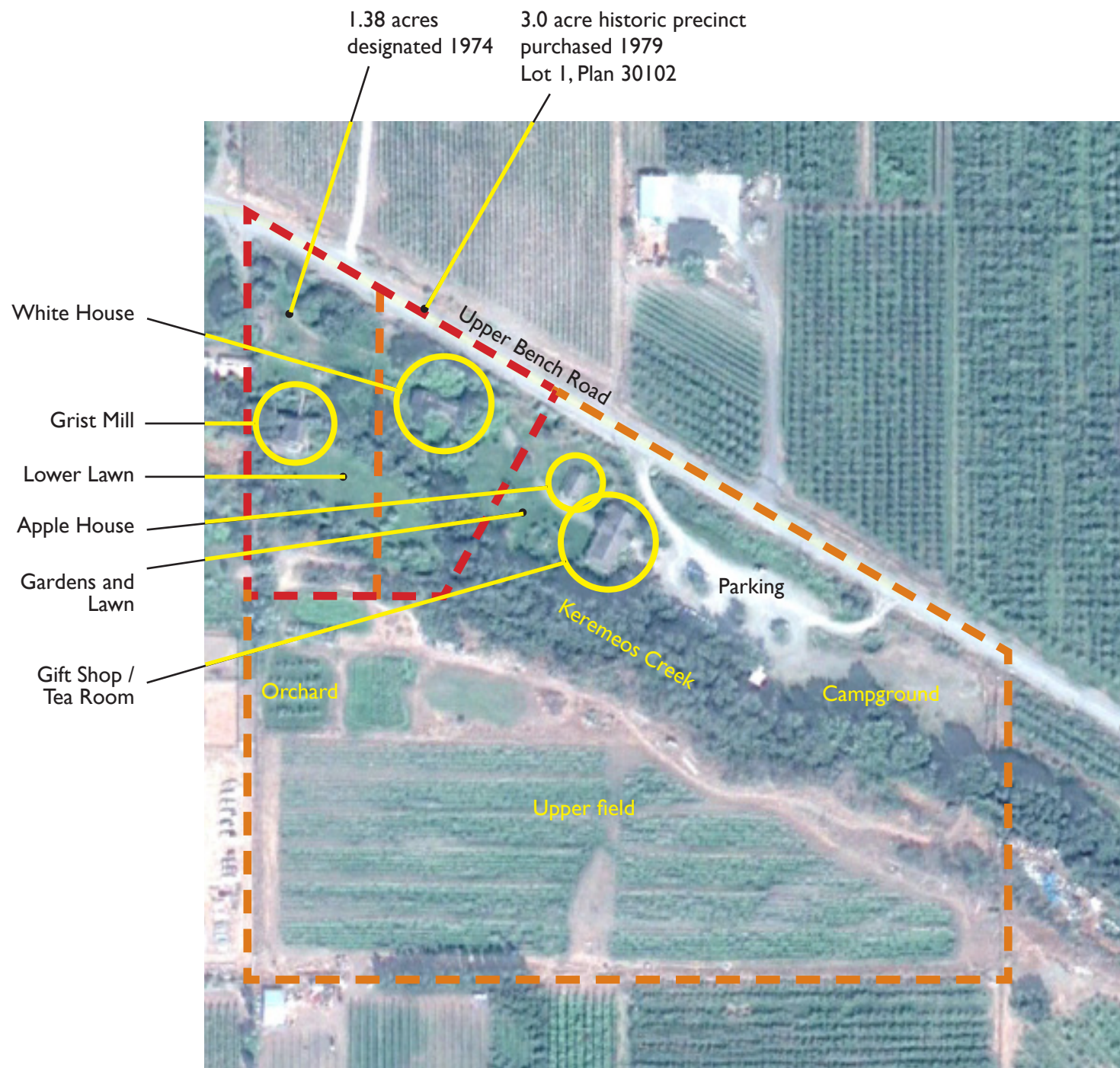
- Keremeos Creek
- Raised flume extending west away from the Mill into an easement on Lot 20

Landscape and small-scale elements

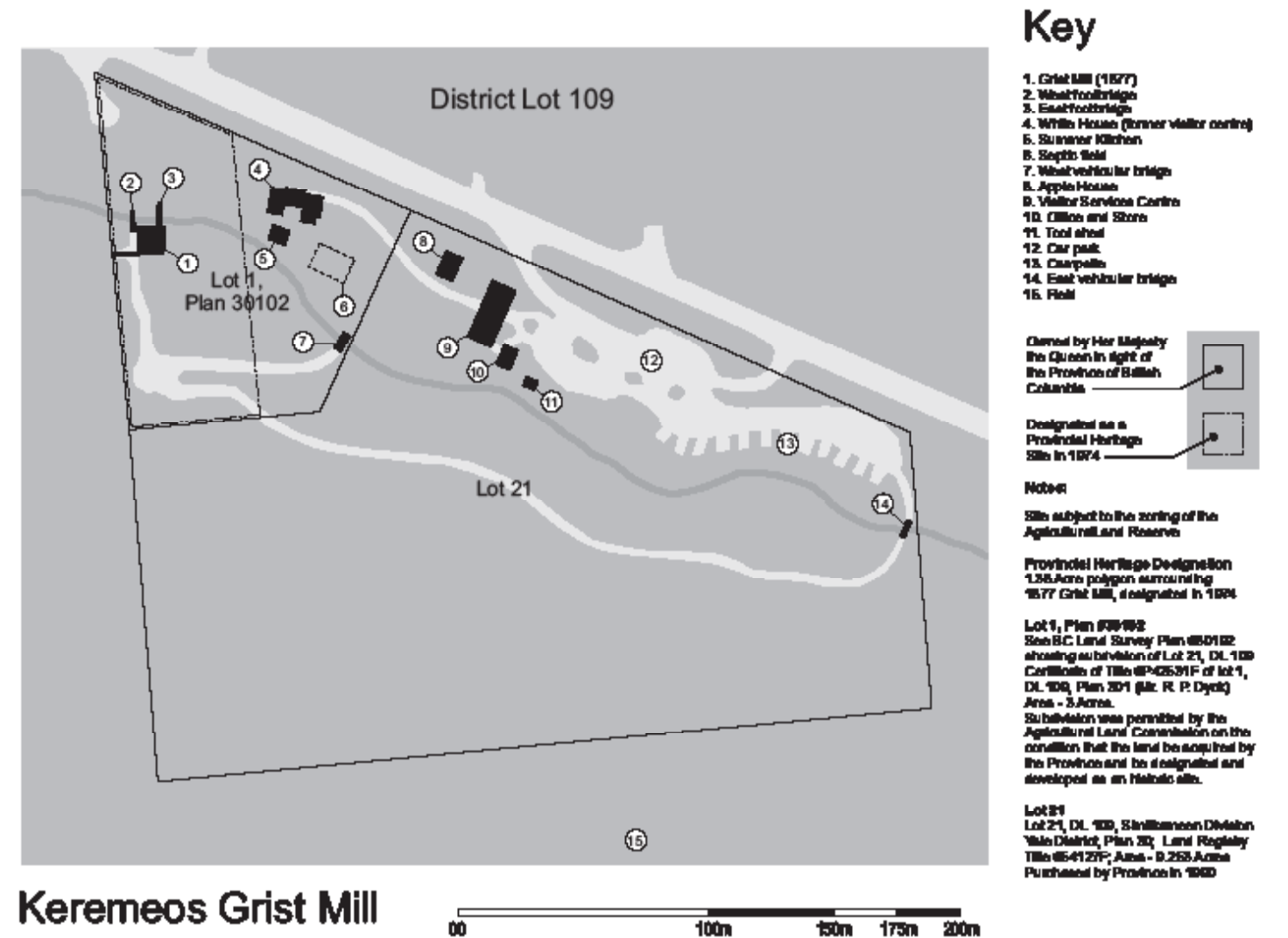
- Fencing, including post and wire and Russell pole fencing
- Barrels, cart wheels, grist mill wheel replica
- Historic site sign outside the grist mill
- Abandoned farm machinery scattered throughout the site
- Campsite fire pits

Artifacts

- Milling equipment collection
- Farm equipment collection
- Small-scale equipment and tools
- Museum collections
- Museum displays



Current aerial photograph of the Grist Mill site.



Keremeos Grist Mill

Site components of the Grist Mill (Richard Linzey)

Key

1. Grist Mill (1877)
2. West footbridge
3. East footbridge
4. White House (former visitor centre)
5. Sunner kitchen
6. South field
7. West vehicular bridge
8. Apple House
9. Visitor Service Centre
10. Office and Store
11. Tool shed
12. Car park
13. Chappelle
14. East vehicular bridge
15. Field

Owned by Her Majesty the Queen in right of the Province of British Columbia

Designated as a Provincial Heritage Site in 1974

Notes
 Site subject to the zoning of the Agricultural Land Reserve

Provincial Heritage Designation
 1.38-acre polygon surrounding 1877 Grist Mill, designated in 1974

Lot 1, Plan 30102
 See BC Land Survey Plan 480182 showing subdivision of Lot 21, DL 109 Certificate of Title #P42591F of Lot 1, DL 109, Plan 301 (Mr. R. P. Dyck) Area - 3 Acres.
 Subdivision was permitted by the Agricultural Land Commission on the condition that the land be acquired by the Province and be designated and developed as an historic site.

Lot 21
 Lot 21, DL 109, Strathcona Division 7th District, Plan 30; Land Registry Title #S-4127F; Area - 0.258 Acres Purchased by Province in 1960

1.2 Planning Context

An understanding of the overall planning context of the Grist Mill is necessary for the development of effective conservation policy. As such it is a key part of the understanding of the historic place.

Cultural context

The Grist Mill site is very important to the local community for its heritage values. There is, however, a marked divergence of opinion as to how best to conserve and present the site's heritage significance. One involves the continuation of a heritage attraction; the other to having the site fully integrated into the community, with a range of new uses.

In almost every scenario, however, the idea of a rehabilitated, authentic operational grist mill is a key component.

Within this context, it is important to understand the future of tourism in the area, and how the Grist Mill will fit within it. The economic and management models for the site may also need to be configured to supply the necessary financial resources to achieve an agreed upon vision.

The future dynamic economic sectors of the Similkameen Valley (such as wine making) need to be identified as opportunities for a potential tie in for the Grist Mill.

Formal recognition status

The entire 12.253 acre site is owned by the Province of British Columbia, managed by the BC Heritage Branch, and is currently on the national register of historic places.

Legal protection status

A 1.38 acre area surrounding the Grist Mill and including part of Keremeos Creek was formally designated by the Province as a provincial heritage property in 1974. This area, along with a contiguous 1.62 acre parcel that is not designated, make up a subdivided 3.0 acre historic precinct, purchased by the Province in 1979.

Zoning status and regulations

The Grist Mill site is under the jurisdiction of the Regional District of Okanagan Similkameen. There is currently no OCP Bylaw for Area G Keremeos Rural / Hedley. There is no zoning or building inspection within Electoral Area G where the Grist Mill is located.

Involvement of the Regional District of Okanagan Similkameen

No official position with regards to the Grist Mill site has been taken by the Regional District, although an expression of interest in its future was mentioned by Regional District Board member at the 2012 visioning workshop.

Ministerial Involvement

Several ministries have resources and expertise that are available to assist in the management of the Grist Mill site.

1. Ministry of Environment

Ecosystems Branch

- Keremeos Creek falls under the Riparian Areas Regulation of the MOE
- Assess habitat and the potential impacts to habitat of any proposed site development

- Develop mitigation measures
- Avoid impacts from development to fish and fish riparian habitat

Water Branch

- Address pressures on Keremeos Creek and its tributaries due to any site development or changes in climate, population, and water use
- Application and regulation for use of stream water

2. Ministry of Transportation and Infrastructure

- Work to expand and integrate various modes of transportation in consultation with local and regional authorities

3. Ministry of Forests, Lands and Natural Resource Operations

Recreation Sites and Trails Branch,

- Establish regulations concerning the use of the Grist Mill as a recreation site and the existing and/or expanded campsite
- Establish regulations or authorization for potential future trail connections between the site and the region
- Address conflicting recreational uses

4. Ministry of Jobs, Tourism and Skills Training

- Provide any innovative small businesses with support through enhanced venture capital tax credits
- Provide advice and support for any new business venture that may be established at the Grist Mill

Tourism BC

- Support and promote the business of tourism at the Grist Mill and the Similkameen Valley

5. Ministry of Community, Sport and Cultural Development

- Provides funding, advice and other supports to foster effective local government services, infrastructure and governance structures, and to facilitate community economic growth
- Supports artists and cultural organizations
- Supports growth in the creative industries, including film, television and interactive media.

Agricultural Land Reserve

The Grist Mill site lies within the Agricultural Land Reserve but is not classified as a farm. In the Agricultural Land Commission Application #V-79-08023 and Resolution #10557/79, the three-acre parcel was permitted to be designated as a Heritage Site and acquired by the Parks Branch. BC Assessment classifies its use as "600 – Recreational & Cultural Buildings."

No application to the ALC has been found to date relating to the purchase of the remaining portion of DL 109 in 1990, and there has been no approval given for its use for heritage purposes. This portion of the site does not carry the Recreational & Cultural Buildings classification. It remains classified as agricultural land and is subject to the regulations under the Act.¹ Many site character-defining elements and some heritage structures are located on the larger remaining portion of DL 109.

The Agricultural Land Commission Act and the Agricultural Land Reserve Use, Subdivision and

¹ Personal communication with Ron Wallace, Land Use Planner, Provincial Agricultural Land Commission.

Procedure Regulation (2004) outlines the land uses that are permitted in an agricultural land reserve unless otherwise prohibited by a local government bylaw or for lands located in an agricultural land reserve that are treaty settlement lands, by a law of the applicable first nation government.

There are a number of permitted uses that have relevance to the proposed models for the Grist Mill which are summarized below. Limitations and conditions on these uses can be found in the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*.

- Farm retail sales
- British Columbia licensed winery or cidery
- Storage, packing, product preparation or processing of farm products
- Bed and breakfast use of not more than 4 bedrooms for short term tourist accommodation
- Biodiversity conservation, passive recreation, heritage, wildlife and scenery viewing purposes
- Education and research except schools under the *School Act*
- Ecological reserve, park, protected area, wildlife management area, recreation reserve
- Agri-tourism, except accommodation
- Road construction or upgrading within a dedicated right-of-way

The three-acre parcel is subject to the Regulations except for what has been approved as a Recreation and Cultural Buildings classification.

Other uses on either parcel would require consideration by the Agricultural Land Commission. For the purposes of the three models under consideration, these would include:

- Licensed restaurant
- Community centre
- Teaching or research facility (such as bringing in a community college)
- Large new footprint associated with parking or campground

A bed and breakfast or overnight accommodation, a retail facility for site goods or outside goods, and a modest upgrade of the campsite would not require an application.

The ALC recommends that the preferred model be packaged into one overall master plan that would then be submitted for approval. Since the site is legally two parcels, one application for each parcel may be necessary.

Commentary on ALR designation impacts on the future uses of the Grist Mill is included in Section 7.0, Development and Future Use Models.

Destination Marketing Organizations

The following regional destination marketing and management organizations have been identified as having potential involvement in realizing the various models that have been outlined for the Grist Mill.

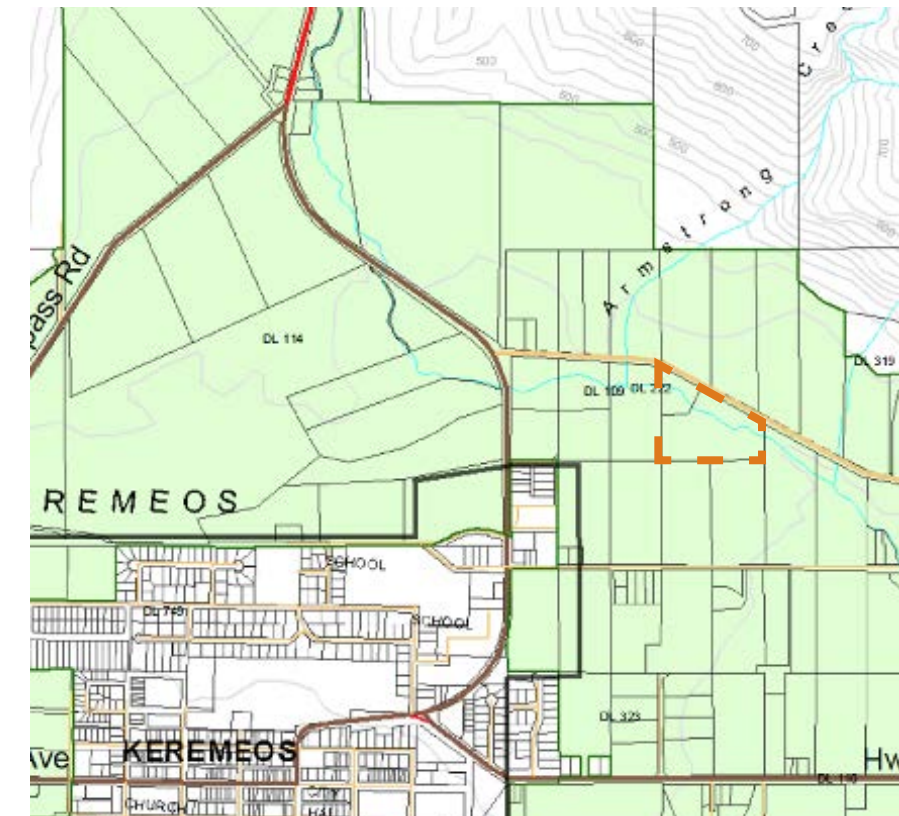
1. Heritage Tourism Alliance
Continue to assist in the promotion of the Grist Mill as part of the tourism in BC via their website TimeTravelBC.com, and advise on making the Grist Mill a complete, participatory authentic, experience
2. BC Museums Association

Provide assistance for delivery of some of the programs at the Grist Mill, such as delivers granting programs, youth work assistance, and technology support, as well as providing support as the cultural information hub for British Columbia

3. Tourism BC
Support and promote the business of tourism at the Grist Mill and the Similkameen Valley
4. Thompson Okanagan Tourism Association
Provide the advantage of services including mobile visitor guide, festival and event funding, tourism partner programming and others
5. Local and regional Visitor Information Centres, including Hope, Keremeos and Penticton
Provide tourist information, assistance and advice
6. Similkameen Country
Assist in the promotion of business, community, and tourism for the Grist Mill as part of the South Similkameen region

Other

The upper acreage of the site is currently leased for farming purposes. The terms and duration of this lease will need to be understood as the community envisions this land potentially being part of the future development of the site.



ALR map showing the location of the Grist Mill.

I.3 Historical Chronology

| YEAR | CONCURRENT EVENTS | ASSOCIATED IMPACTS AND CHANGES |
|-------------------------------------|--|--|
| 30,000 years BP | Final glacial advance occurs in the Okanagan and Similkameen valleys in the late Pleistocene era. | An 1800 metre thick ice flow from Coast Mountains/Vancouver Island Ranges covered the Fraser Lowlands to the Pacific Ocean. |
| Post-glaciation hydrology and soils | The Similkameen River and Keremeos Creek flow through and around the area of the Grist Mill. The Mill is located within the Similkameen River watershed and is drained into its floodplain by Keremeos Creek. | Silty, sandy, gravelly and stony soils are deposited throughout the area. The presence of ice lobes that filled the valley bottoms allowed the formation of alluvial fans that sit above the current valley floor. |
| Post-glaciation vegetation | Regional climate and geography produce a dry ecosystem in the Ponderosa Pine Biogeoclimatic Zone dominated by Ponderosa Pine, bunch wheatgrass, Saskatoon pasture sage, lemonweed, and yarrow. | The natural landscape surrounding the location of the Grist Mill is formed. This will have an impact on the location of the mill and the ability to provide wheat for milling. |
| 5,000-10,000 years BP | First Nations re-inhabit the lands as glacial ice melts. The formerly nomadic Similkameen tribes build a native encampment in the Keremeos area at the site of Bear's Fruit Stand. | Prior to contact with non-natives, the Similkameen people gather seasonally to trade goods with neighbouring tribes. |
| 1860 | Discovery of gold on the upper Similkameen River. The Dewdney Trail is commissioned by Governor James Douglas in response to the discovery of gold in the Okanagan-Boundary region. | The gold rush attracts non-native pioneers and prospectors to the Similkameen Valley, influencing the exploration and settlement of the area. The Trail follows Whipsaw Creek into the Similkameen Valley. |
| 1860s-1880s | Gold prospectors arriving the Similkameen Valley recognized the agricultural potential of the land. | In the settlement period following the Fraser River Gold Rush, numerous small grist mills were constructed around the province. The Grist Mill at Keremeos was one of these mills. |
| 1862 | Land is surveyed for the first Hudson's Bay Company trading post in the Similkameen Valley. The Hudson's Bay Company lands are located to the east of the present Grist Mill site. | The original HBC post is located close to the Similkameen River, near today's Cawston, and later moved to the east of the present day Grist Mill. The post is shut down in 1871. |
| 1871 | The Grist Mill property, including the dwelling now known as the White House, is leased by Barrington Price from the Hudson's Bay Company. | The structure is thought to be one of the original Hudson's Bay fort settlement buildings. Barrington Price's own ranch, the Willows, is located a mile to the east. |



Grist mill c.1920 BCAR b-00634

| YEAR | CONCURRENT EVENTS | ASSOCIATED IMPACTS AND CHANGES |
|--------|--|---|
| 1877 | Price constructs a water powered flour mill on Keremeos Creek. He builds a log structure and operates it as a store. The mill produces a coarse flour from the steel grinder made by the Barford & Perkins Company of Peterborough, England. | Water from the creek is diverted to power the mill. Operation of the flour mill creates the beginning of commercial agriculture in the area through wheat production. Keremeos residents no longer have to rely on shipments of flour from Hope and Yale, the main distributions centres for southern BC. |
| 1881 | White flour is produced through the addition of James Jones' unique stone roller mill from Louisville, Kentucky, and a stone grinder by the Waterous Company of Brantford, Ontario. | The mill is renovated to accommodate the new machinery. The mill continues to use state of the art machinery in its flour production. |
| 1885 | The mill and store are operated by J. Coulthard. | |
| c.1899 | The mill is abandoned due to financial difficulties and lack of water rights to Keremeos Creek. Improved transportation routes and the availability of better quality flour from other mills are also factors. | The deterioration of the Mill begins. The site becomes a large working fruit ranch. The present White House is originally a combination store/home, divided down the middle into two rooms. East and west wings are added over time to accommodate a family home for Coulthards and later the Armstrong Ranch manager's family. It then includes a bunkhouse room for four ranch hands. |
| 1906 | The Great Northern Railway is constructed through the Similkameen Valley. Commercial fruit production begins in the Similkameen Valley. The Keremeos Land Company, run by John J. Armstrong and Morrison begins buying land for fruit growing. | The valley is opened up for agricultural and other development. The Armstrong/Morrison Ranch which includes the current Grist Mill property is developed as a fruit ranch. |
| 1908 | The company is responsible for irrigation brought by pipes and ditches from the Ashnola River. | Armstrong's company has a significant impact on the development of land for fruit growing. |
| 1909 | George Kirby purchases land along the Similkameen River in anticipation of the V.V. & E. Railway passing through the area. | His holdings will become the Village of Keremeos. |
| 1934 | Small fires occur in the Keremeos Creek watershed in the 1920s and a major fire occurs in 1934. | Vegetation is impacted and returns to an earlier successional stage. |

| YEAR | CONCURRENT EVENTS | ASSOCIATED IMPACTS AND CHANGES |
|--------|---|--|
| c.1945 | Lot 21 is designated under the Veterans Land Act. | The land is owned by the Veterans Land Administration for the benefit of returning soldiers who are encouraged to re-settle in rural or semi-rural areas. |
| 1956 | The Village of Keremeos is incorporated. | |
| 1966 | The Province, under the sponsorship of the Okanagan Historical Society, places a Local Marker at the site of the Grist Mill. | Although the property is privately owned, the heritage significance is recognized by the Province and local community. |
| 1973 | Lot 21 is acquired by Harry Williams-Freeman as a small farm holding under the VLA. The property is also included in the Agricultural Land Reserve. | Under the ALR regulations the property cannot be subdivided or a new residence constructed without application to the BC Land Commission. |
| 1974 | The Grist Mill and a 1.38 parcel of land surrounding it is designated a Provincial heritage site. | The importance of the Mill is recognized by the Provincial Historical Sites Advisory Board. This provides official recognition and a degree of protection for the property as well as putting restrictions on the owner's rights and use of this portion of the property, as well as relieving him of potential liability issues. |
| 1974 | The province enters negotiations with Williams-Freedman for the purchase or long-term lease of part of Lot 21, and considers both the 1.38 and 3 acre parcel scenarios. Another possibility considered was that the BC Land Commission purchase the entire 12 acres of Lot 21 and lease the historic structures for heritage purposes. | The Historic Sites Advisory Board decides that regardless of whether the property stayed in private hands or was acquired by the government, the Grist Mill is a significance provincial historic structure. Williams-Freeman is seen to be determined to retain ownership of the remainder of Lot 21. |
| 1978 | The South Similkameen Museum Society states its intention to move into the Williams-Freeman house (the White House). | |
| 1979 | The Ministry of Lands Parks and Housing, Heritage Branch, submits a letter of application to the BC Land Commission requesting subdivision of Lot 21 which is covered by the Agricultural Land Reserve designation. | The request is to enable the purchase of a three-acre parcel of land surrounding the Grist Mill based on the recommendation of the Provincial Historical Sites Advisory Board. The parcel includes the Williams-Freeman residence which is comprised of a series of additions to the original log structure. The irregular topography of the three acres is considered by the Branch to make the site unsuitable for agriculture. During the ongoing negotiations, the Mill continues to deteriorate. |

| YEAR | CONCURRENT EVENTS | ASSOCIATED IMPACTS AND CHANGES |
|------|--|--|
| | The three-acre parcel of the Grist Mill site that includes the Mill and the White House is designated a heritage site by the Agricultural Land Commission and purchased from Williams-Freeman by the Province of BC. The parcel is assessed as Recreation and Cultural Buildings. This is to enable a proper full development of the site and provide for future public access. It is hoped that local First Nations will participate in multi-cultural exhibits within the project. | The site is operated by the BC Heritage Trust. The policy goal for the Grist Mill states that the Mill and the related buildings and artifacts will be preserved, presented and managed for public benefit. A planning committee is set up that includes the Keremeos Village council, the South Similkameen Museum Society and the BC Heritage Branch. |
| | Administration of the site is to be mutually acceptable in terms of policy and guidelines to both the Society and the Branch. | The Society is to play an active role in the restoration of the site, adhering to the standards of the Branch. |
| | An exploratory archaeological dig by the BC archaeology division produces evidence of the Mill's water wheel function. It is based on a water diversion channel, seen on an early map, that had been constructed around the back (the water wheel side) of the Mill. | |
| 1980 | The decision is made to restore the mill to its arrangement after the 1881 renovation using the remaining machinery. Restoration commences in the spring of 1981. | The historic site presents a unique example of an early innovative "New Process" way of making flour. |
| 1981 | Arrangements are made by the Heritage Conservation Branch to rent the Williams-Freeman House (the White House) to the Silouanrath family for six months. | This rental may be for the purposes of a tenant caretaker function on the site. |
| 1987 | Site landscaping and maintenance reference the Picturesque Style of English landscape design. A heritage garden plan is prepared and implemented at the Grist Mill site. The gardens are designed to represent a Victorian circle garden planted as a living museum, with each bed showcasing plants representing an era in the history of agriculture in the Similkameen Valley. | The landscape development represents the evolution of the Grist Mill site into a successful heritage attraction. One of the beds is dedicated to flowers mentioned in Julia Bullock Webster's diary. The zucca melon attracts visitors from across the continent. |

| YEAR | CONCURRENT EVENTS | ASSOCIATED IMPACTS AND CHANGES |
|-------------|--|--|
| 1990s | Funded through the BC Heritage Trust, the Grist Mill is a feature of regional cultural life due to the special events programs created and offered by the site management. | The Grist Mill is an example of a successful heritage attraction of its time. |
| 1994 | The visitor's centre and tea room building is constructed. | The Grist Mill continues to expand visitor services. |
| 2003 | The provincial government devolves the operation and management of its heritage properties to private companies. | While the site is still owned by the province, two operators and a number of managers are contracted to operate the site over the next five years. The quality of the experience and the maintenance of the heritage resources allegedly diminishes. |
| 2004 | The campground is constructed. | Provision of accommodation on the site. |
| 2008 | The Grist Mill remains closed for the season. | |
| 2009 | The Grist Mill re-opens on weekends only. | |
| 2009-2012 | The Mill site is operated on a year-to-year management contract. | |

2.0 STATEMENT OF SIGNIFICANCE

Grist Mill at Keremeos
2691 Upper Bench Road
Keremeos, B.C.
1877

Heritage Value

The Grist Mill property is important for its natural, historical, cultural, scientific, aesthetic and social values. It has symbolic value as a community icon that in recent decades has served as home for community festivals, and has been a great source of pride for its national and international renown.

The Grist Mill site is important for being comprised of benchlands, ravine and creek ecologies. The site is intimately linked to the place Keremeos, which means “Creek that Cuts” in the language of the local First Nations.

The property is historically important for the siting of the original store, oriented towards the main transportation route through the region: the Dewdney Trail. The place is also important for having the only remaining example of 19th Century grist mills constructed in the province. In operation for only a couple of decades before being abandoned, the Mill is emblematic of the economic challenges faced by the small remote Similkameen Valley community.

Completed in 1877 by Barrington Price, an Englishman of wealth and important family connections, the Mill is an excellent example of pioneer entrepreneurial zeal in the province's early years. It is an excellent example of visionary agricultural projects undertaken in the BC Interior by Price and other early settlers such as Frank Richter and Manuel Barcelo, all of whom made a significant contribution to the agricultural development of the area.

The Grist Mill enterprise is of cultural value as a business serving local residents and gold seekers travelling the Dewdney Trail, reducing the need to transport flour from the coast. Following similar settlement activities across the province and elsewhere, the Mill represents the practicality and necessity of procuring food resources locally through the planting and harvest of wheat and other food crops, and the construction of the equipment and machinery required to process them.

The site is important as a culturally modified landscape as seen in the stone lined creek bed immediately around the mill that reveals the necessary proximity of mill to creek. The agricultural benchlands south of the ravine relate farmland to mill, while the campground and trails alongside the creek reveal the more recent tourist-oriented culture of the site. Other recent modifications include the Picturesque-inspired landscape developed as a setting for the heritage structures and the garden beds based on designs of Victorian-era circle gardens, created to showcase the history of Similkameen agriculture and the broad lawn at creek level. The site's planted borders follow the theories and style of the English gardener and garden writer Gertrude Jekyll. The site is also important as a remnant of a ranch compound of purpose-built structures, consisting of the existing historical structures plus other buildings now demolished.



The Grist Mill property is important for its reliance on its geography, combining in close proximity viable agricultural benchlands and ravine with the fast-flowing reliable Keremeos Creek. The geometry of flume intake, waterwheel, tailrace, and nearby north embankment for mill floor access are all important to the working viability of the Mill. The site is also important for seeing first-hand well preserved pioneer log construction techniques for the mill and store, the highly unusual mill machinery that has been functioning in the recent past, and the hydraulics harnessed in the layout of the flume, waterwheel, and tailrace. The materials and construction of the apple storage building are representative of the evolution of site use and innovation over time. The building represents the era of fruit ranching at the site in the early 1900s through its design to keep stored fruit cool, as well as the use of concrete as a building material by ranch owners Armstrong and Morrison.

The Grist Mill is valued for being a beautiful setting including garden and ravine views, and wide vistas from the benchland. Its value lies in having well-preserved handsome examples of utilitarian architecture, not least the mill with its wheel, beautiful and intricate working parts of the mill machinery, and many farm implements and artifacts of beauty found throughout the site.

The mill symbolizes the drive for self-sufficiency in the Similkameen Valley. Its 1990s rejuvenation as a working mill transformed it into a centre for local heritage-focused culture, and a place for annual festivities planned at the site using the historic mill and artifacts.

The Grist Mill is central to the community's identity. They feel it to be a safe haven, and rejuvenating refuge. The welfare of the grist mill and site function as a barometer of the community's social wellbeing.

Character-defining Elements

The character-defining elements of the Grist Mill site at Keremeos include:

- S1 The flat agricultural bench land at the upper field south of Keremeos Creek
- S2 Keremeos Creek, the natural landscape bordering it, and the stone work confining the Creek adjacent to the mill
- S3 The sloped and terraced cultivated garden providing a setting for the various buildings
- S4 The relationship of built structures with the geographical elements of the land, such as Keremeos Creek and its surrounding topography, the slope and volume of which provide the source of power for the mill, and which create the need for a connecting footbridge to allow access from the store to the mill
- S5 Dewdney Trail right-of-way near the south property line of the Grist Mill site
- S6 Miscellaneous pieces of historical farm equipment and machinery
- S7 Fencing, including wood and wire perimeter fencing and Russell pole fencing at site entrance and upper field
- S8 Ornamental display beds and ornamental deciduous tree planting in the main garden
- S9 Heritage orchards in the upper field and around the Apple House
- S10 Riparian vegetation associated with Keremeos Creek
- S11 Internal site views and vistas to adjacent hills

The character-defining elements of the buildings generally:

- B1 The manual construction of the mill, general store/residence, and root cellar, and the evidence of this in markings of the broad axe, adze, and pit saw on the wooden structural elements
- B2 Keremeos Creek crossings: two vehicular bridges, and two pedestrian bridges to the Mill

The character-defining elements of the Grist Mill include:

- M1 The siting beside Keremeos Creek, the north embankment, and elevation in relation to an upstream usable flume intake (now off-site)
- M2 On- and off-site remnants of the flume which historically fed the wheel with water from several hundreds yards upstream
- M3 The water wheel, and associated tailrace to Keremeos Creek
- M4 The interior and exterior of the mill, including unique construction features related to its use as a flour mill
- M5 The bridging element across Keremeos Creek one building storey above the creek
- M6 The historic mill machinery, such as the Barford & Perkins steel grinder, and the James Jones stone roller

The character-defining elements of the general store/residence include:

- R1 The relationship between the house/store and the road
- R2 Historic exterior form of the building, including its original log single-storey gable-roofed form, and the flanking single-storey frame additions
- R3 Historic exterior materials of the original store structure, and subsequent alterations and additions to in frame construction and painted siding
- R3 Conscious removal of a triangle of white-painted siding to reveal original log construction
- R4 Interior features of the general store/residence, including wallpaper, and evidence of construction and wear (as seen in traffic patterns on floorboards)

The character-defining elements of the Apple House include:

- C1 Siting lengthwise on fall line of sloped ground, with entrance at end with lowest ground level
- C2 Ground floor level near ground level at entry end
- C3 Timber structure
- C4 Wood cladding
- C5 Poured concrete walls faced with stone on three sides of building
- C6 Bermed soil on three sides of building
- C7 Timber construction gable roof, with two ventilation monitors
- C8 Entry vestibule with subordinate gable roof



3.0 COMMUNITY VISION FOR THE GRIST MILL SITE

Community values and the results of the workshop visioning exercise have been used to create a community vision for the site that potentially strengthens its role in the community. Many people related their ideas for the vision back to the 1990s when the Grist Mill was a highly functional and very popular gated attraction. Others saw a future for the Grist Mill through expanded and diversified uses of the site that would sustain the place into the future.

Community vision

Over the next few years, the Grist Mill will become a home base for area tourism, effectively connecting the past to the future, both for tourists and local residents. Through an approach that embraces a local, regional, national and international understanding of the Grist Mill site, this place will meet the expectations of visitors and users to the highest degree possible.

The Mill will meet the current standards and best practices in heritage conservation, interpretation, human resource management and professional tourism, becoming once again a destination for large numbers of people. It will be dynamic and evolving, incorporating new ideas, opportunities and events, while retaining all of the heritage layers of the place.

The Grist Mill will be a viable business, utilizing a diversity of programs and uses to ensure its longevity. Part of this initiative will involve the old mill as an off-grid working flour mill, which will support the notion of food security, sustainability and self-sufficiency. While respecting and demonstrating the methods of the past, the site will explain and reveal current, local agricultural reality and practice. Often working with local businesses and institutions, it will incorporate new uses that will fill niches and allow it to become a meaningful, active place, fully contributing to the community.

In keeping with its sustainable future, landscape design will incorporate more gardens and less lawn, with indigenous plant material and specimen trees representing the natural vegetation of the region. Heritage varieties of fruit and vegetables will be grown, with the site becoming an exemplar of organic gardening and food production. Working with corporate partners, the Mill will be fully integrated into local food culture. Keremeos Creek will be enhanced, with riparian edges strengthened to attract birds and bees, and retain and improve natural fish habitat.

As a centre for innovation, the Grist Mill will use its history of engineering and agriculture as a springboard for ongoing research projects. In partnership with technical educational institutions, students will have the means and opportunity to explore new ideas, taking advantage of the “science” of the place - water source, geothermal energy, astronomy, viticulture, agricultural and technological innovation ...

In a newly animated site, heritage programs will use evocative methods, appropriate technology and living history events to present and immerse the visitor in the experience of another era. Theatre and music will bring the place to life. Programming will explore regional connections, associating the place with surrounding communities and evoking the experience of travel. Artifacts will be fully utilized to ensure the longevity of both the physical item and its technological understanding.

The Grist Mill will be community-based, working in concert with the vital human resources in the community. It will provide meaningful programs and activities that will genuinely appeal to

the younger generation and find straightforward ways to get them involved.

Vision for site conservation and management

There are alternative visions for the effective future site management of the Grist Mill. The first focusses on partnerships, in which continued ownership by BC Heritage Branch will be enhanced by the involvement of the Regional District of Okanagan Similkameen, and potentially Heritage Canada. Support of the regional government is considered essential to the effective management and future of the Grist Mill.

Alternatively, the management of the Grist Mill will be taken over by a local, qualified organization to run as they please. Potential funding would come through the creation of a heritage trust fund and First Nations would be involved in any discussions regarding land use.

Whatever the management structure, the Grist Mill will have an effective marketing strategy to ensure its viability, including simple measures such a word of mouth through local businesses and organizations.



4.0 POTENTIAL FUTURE USES OF THE GRIST MILL SITE

Workshop attendees were asked to envision potential future uses for the Grist Mill that could assist in returning the site to its lively past and retain and expand its important role in the community.

| POTENTIAL USE | RELATIONSHIP TO VISION |
|--|--|
| Heritage site uses | |
| A well run, traditional historic site. | Supports conservation, tourism, interpretation etc. Relies on site's ongoing use as a heritage attraction. |
| Living museum and interpretation, including the Grist Mill restored to working order. | Supports conservation, tourism, interpretation etc. and vision of the place as it was in the 1980s. Technological innovation, agriculture, sustainability. |
| Move the South Similkameen Museum to the Grist Mill grounds. | Supports regional connectedness and working with community assets. |
| Institutional / technological uses | |
| An experimental and education centre for an organic farming institute of BC (area based and online). | Supports agricultural innovation and education. |
| Establishment of a Similkameen Wine Education and Interpretation Centre in association with the Similkameen Wineries Association. | Supports viable business, current agricultural practice, tourism and working with local business. |
| A central place for wine retailing, a good alternative to going to the wineries. | Supports viable business, tourism and working with local business. |
| Geothermal demonstration potential using the stream, passive heating/cooling design of the Apple House. | Supports engineering innovation and education. |
| Capitalize on the phenomenal views from up on the bench with an observatory that is a satellite location of the observatory at White Lake. Stargazing, celestial navigation. | Supports viewscapes as a value, takes advantage of the site's natural assets. Supports science education and innovation, community partnerships. |
| Power generation through Keremeos Creek. | Supports off the grid thinking, engineering innovation and education. |
| Organic capital of Canada through an organic institute and an experimental station. | Supports agricultural innovation and education, while learning from the past. |
| Use the Grist Mill grounds as a learning tool for students of farming and history through institutions like UBC, Kwantlen or Okanagan College. | Supports agricultural innovation and education, while learning from the past. Partnerships with institutions. |
| Create a school integrated with provincial school curriculum using the White House and surrounding acreage. | Supports on-site education and programs for youth. |
| In conjunction with technical colleges, create a research centre for engineering and agricultural students. Students would address on-site projects. | Supports agricultural and engineering innovation and education, while learning from the past. Partnerships with institutions. |

| POTENTIAL USE | RELATIONSHIP TO VISION |
|---|---|
| Research – sterile insect release project for codling moth. | Supports science innovation, local agriculture. |
| Put in a weir to make the mill wheel work. | Supports interpretation and agriculture based on history. |
| Power could be created from the running water, and the creek used for irrigation. | Supports off the grid thinking and local agriculture. |
| The shed is a pit house that could be used to create geothermal energy. | Supports technological innovation. |
| | |
| Commercial uses | |
| Establish a store in the White House. | Supports adaptive re-use of building, viable business, community connections, agriculture, organic farming etc. if local products used. |
| A brew pub using grains grown in the upper field and processed on site. | Supports viable business, local organic agriculture, food industry and technology. |
| Local product displays, eg. honey. | Supports viable business, agriculture, working with local community. |
| Bed and breakfast accommodations with small cabins with food services from the central kitchen. | Supports viable business and fills local accommodation gap. |
| Grist Mill Inn – boutique hotel stays and corporate retreats. | Supports viable business and fills local accommodation gap. |
| On-site bakery with amazing artisan breads made from flour milled on the site. | Supports heritage interpretation, viable business, local agriculture |
| Farmer’s markets. | Supports viable business, local agriculture. |
| Winery – the upper bench is perfect for vineyard or orchard, the Apple House perfect for cellar. | Supports adaptive re-use of building, viable business, local agriculture. |
| A high class restaurant with a liquor license would be an attraction; acquire license for current restaurant. | Supports viable business, integration into local food culture. |
| Produce and sell a wide variety of other grain products eg. cracked wheat. Use products to create employment. | Supports viable business, organic agriculture. |
| Programming uses | |
| A community kitchen with facilities adequate to conduct light industrial and educational functions that would produce food products specific to heritage traditions in “putting food by”. Baking workshops. | Supports heritage interpretation, living history, current agricultural practice, tourism and working with local business. |
| The existing small company of players performing vignettes on heritage themes expands into a semi-professional group to educate and entertain visitors. | Supports past and current theatre participants, increase in site animation and interpretation. |
| Events, theatre, music. | Supports community involvement, increase in site animation, draw for tourism, repeat visits by locals. |
| Hands-on interpretation with school groups. | Supports on-site education, interpretation and programs for youth. |



| POTENTIAL USE | RELATIONSHIP TO VISION |
|---|---|
| Grist Mill Gang – every weekend – theatre and storytelling from historical characters. Open in the evenings for dances, | Supports past and current theatre participants, increase in site animation and interpretation, repeat visits from local community (dances). |
| Continuation and enhancement of the heirloom apple festival featuring fruit from the site’s orchards. | Supports sustainability, agricultural innovation, site animation. |
| Agricultural uses | |
| Re-establishment / rehabilitation of the upper food gardens, fruit orchard and grain field. | Supports sustainability, current agricultural context, agricultural innovation. |
| Grow local organic wheat. | Supports sustainability, current agricultural context, agricultural innovation. |
| Heritage apples, tomatoes, etc. We need to keep growing them to show what we had. | Supports sustainability, current agricultural context, agricultural innovation. |
| Upper gardens – turn them into community gardens. Grow heritage wheat plots and save the wheat berries. | Supports sustainability, community involvement, repeat visits from local community, current agricultural context, agricultural innovation. |
| Cultural / community uses | |
| Facilities for cultural events, concerts, entertainments, conferences etc. | Supports viable business, interpretation, site animation. |
| An open air theatre situated in the esplanade lawns opposite the Mill by Keremeos Creek. | Supports viable business, interpretation, site animation. |
| Community centre. | Supports integration with community, repeat visits from local community, opportunity for many types of programs. |
| Culinary tourism using outdoor and indoor kitchens. | Supports ongoing use of existing facilities, tourism, immersion in local food culture. |
| Sunday English tea, authentic special events. | Supports viable business, interpretation. |
| Community oven. | Supports community development, re-animating the place. |
| Site improvements / infrastructure | |
| Much improved campground with washroom, shower and laundry facilities. | Supports viable business and fills local accommodation gap. |
| A Victorian style (St. Andrews model, xeriscaped) pitch and putt course in the upper and back three quarters of the site. | Contributes to diversified activity on the site. |
| A miniature railway fashioned after the Victoria, Vancouver and Eastern rail system that traversed the Similkameen 100 years ago. | Contributes to diversified activity on the site. |

5.0 IMPACTS AND ISSUES ARISING FROM VALUES AND USES

The following table of impacts and issues to be resolved has been developed from research, available site documents such as the monitoring reports and building condition survey and from information received at workshops and through public submissions.

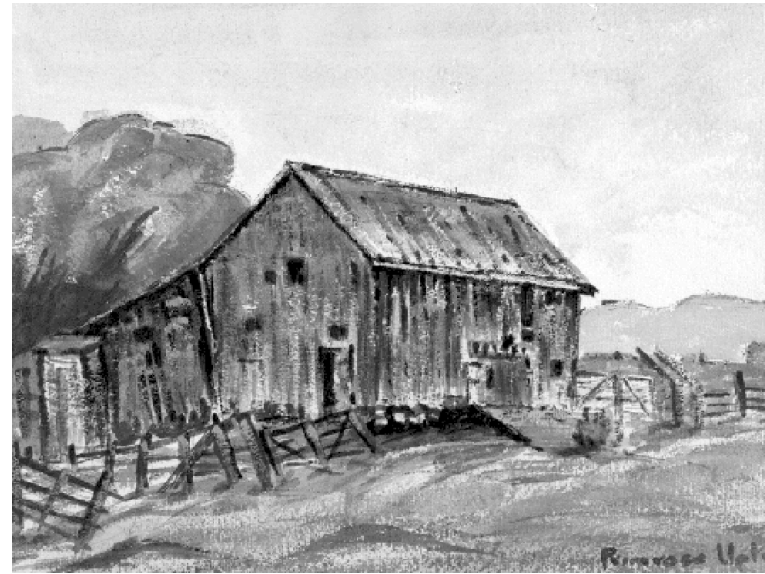
Each impact or issue has an identified relationship to the site through its heritage value, character defining elements or site programming.



| IMPACTS AND ISSUES | COMMENTARY |
|---|--|
| Environmental factors | |
| Care of the natural riparian and benchlands environments | Understanding of natural ecosystems |
| Use of water from Keremeos Creek to power the Grist Mill - water rights issue | Water permit requirements; impact on water or riparian area quality |
| Required setback from Keremeos Creek | Streamside protection area 30 metre setback from stream edge for fish-bearing streams |
| Climate change | Implications for water flow and agricultural viability |
| Jurisdictional factors | |
| Increased involvement of the RDOS | Taxation and management implications; human resources needs |
| Increased involvement by Village of Keremeos | Potential support for and involvement in proposed site programming |
| Requirements for retaining significance | |
| Professionally restore the grist mill to working order | Conservation expertise may not reside in the local area |
| The maintenance of the mill requires both historical understanding and professional maintenance practices | Conservation expertise may not reside in the local area |
| Repair and maintenance of site artifacts | Local enthusiasm may not necessarily provide the proper conservation expertise |
| Professionally preserving the industrial architecture of the mill and apple house | Local enthusiasm may not necessarily provide the proper conservation expertise |
| Recognizing that the existing buildings are best understood as part of a compound of purpose-built structures | Implications for future site planning / development |
| Site improvements / infrastructure | |
| Expanded and improved campground with washroom, shower and laundry facilities | Possible impact on aesthetic or historical site values; potential damage to Keremeos Creek and riparian vegetation |
| External factors | |
| Allocation of operating and maintenance budgets | Limited capital and physical resources with which to execute new programs and initiatives |

| IMPACTS AND ISSUES | COMMENTARY |
|--|--|
| Increased site signage | Highway and internal wayfinding signage needs improvement; capital is required Level of signage could vary depending upon future reliance of tourism |
| Impacts related to future site uses | |
| Differing visions of the site that range from heritage attraction to integrated community resource | The site is large enough to potentially accommodate different uses without compromising significance |
| Heritage uses | |
| Move the South Similkameen Museum to the Grist Mill grounds | Site planning for museum structure and integration of the museum's mandate into future programming Would need to construct a new building; moving current building to site is not good conservation |
| Institutional uses | |
| | Requires an institution that considers the site to be an important satellite facility; needs to fill need of institution's program Identification of potential institutions to approach Increased parking requirements |
| Commercial uses | |
| General commercial uses | Commercial uses need to be subordinate to heritage values How can desired advertising be compatible with conservation of character |
| Turn the White House into a store | Understand what retailing operations can be accommodated in the White House; future retail enhances original use as a store |
| High-end restaurant, brew pub | Liquor license approval; ensure pub licensing allows children Potential conflict with more sober use of the site Infrastructure and increased parking requirements |
| Programming uses | |
| Community centre, facilities for cultural events, concerts, entertainments, conferences etc. | Cannot currently be accommodated on-site; would require additional building(s) |
| Culinary tourism using outdoor and indoor kitchens | Current facilities not sophisticated enough for target market |
| Open air theatre in lawn near Keremeos Creek | Increased parking may be an issue if event sizes increase from the present experience |
| Agricultural uses | |
| General agricultural uses | Availability of water supply for irrigation Impact on financing of not leasing the upper field |
| Co-existence of competing uses | |
| | Review overlap of spatial requirements Scheduling required for differing uses |

| IMPACTS AND ISSUES | COMMENTARY |
|---|---|
| Campsite and clay oven seen by some as inappropriate with no value; by others as useful components of the site. | Avoid ad hoc decision making that could affect the aesthetic significance and authenticity of the site |
| Site management factors | |
| Differing public opinion about the quality of current site operations and management | Review current management mandate |
| Local visitors seen to be reluctant to pay an admission for repeat visits to “their” Grist Mill; local residents see the site as functioning as a public park | Impacts site use, its role in the community and repeat local visitation Look into yearly pass or membership mechanisms |
| No dogs policy | Community is not happy with this policy, many people like to walk their dogs to / through the Grist Mill site Review potential strategies for ameliorating the situation in selected model |
| No garbage pickup | Presents problems for programming Potential role for RDOS |



BCAR pdp-07853

6.0 HERITAGE CONSERVATION POLICIES

These policies are intended to direct the course of action leading to a workable, sustainable management plan for the Grist Mill site. They help guide the Province in writing a Request for Proposals, and include direction on the goals for the Historic Site Management Agreement for management of the site. The policies aim to secure from the site the highest level of public value using the Province's triple bottom line formula of economic, social and environmental sustainability.

6.1 Policies for sustaining social values

Grist Mill programming

- Include as much of the community's vision and programming ideas as possible in an integral whole
 - RFP to refer to the Community Vision, and Future Uses sections of this document
 - Proposals from prospective operators to highlight response to Community Vision
- Have as a high priority community access to the site
 - RFP to specifically refer to goal of increasing community involvement with the Grist Mill site
 - RFP to recommend increased availability of the site for community use year-round
 - Proposals from prospective operators to highlight avenues for community involvement
 - Proposal to reconsider ways of allowing access of dog-owners on the site
 - Proposals to highlight ways of increasing year-round use of the site
- Identify the site's users
 - RFP to refer to Community Vision and Future Uses for identified desired users
 - Proposals from prospective operators to highlight targeted user groups

Grist Mill interpretation

- RFP to include provision for participating in a regional interpretive strategy over the medium term
 - Province to facilitate the development of a regional interpretive strategy
 - Province to generate list of potential partners in the regional interpretive strategy
- Prospective operator to propose site interpretation with an eye also to a future integrated regional interpretive plan
- RFP to make clear that the goal is to put in place high quality interpretive material and exhibits that will sustain interest in the site
- Develop an interpretation plan that is suited to the identified target user
 - RFP to identify current trends and options for heritage interpretation
 - Proposals to identify users and means of interpretation

6.2 Policies for sustaining environmental values (following the Standards and Guidelines for Historic Places in Canada)

- Plan uses of the site with a view to the conservation of the site's heritage value
- Plan any alterations to buildings in a manner that conserves their heritage value
- Collections management program to continue

- Province to provide guidelines for collections management
- Operator to continue existing program of collections management and documentation
- Plan any alterations to the landscape in a manner that conserves its heritage value
 - Parking requirements for programming to be factored into site planning
 - RFP to identify regulatory constraints on the site use and development (e.g. set-backs from Keremeos Creek)
 - Keremeos Creek would be enhanced, with riparian edges strengthened to attract birds and bees, and retain and improve natural fish habitat.

6.3 Policies for sustaining economic value

Business plan

- Identify the revenue per program user groups based on the community's Vision Statement and Future Uses
 - Operator to develop a marketing plan
 - Operator to develop an updated and redesigned web site
 - Province to facilitate a standard web design for heritage properties for Operator to refer to
- Province to identify potential funding sources
- Province and prospective operator to agree on a business plan for the Grist Mill site
- Classify uses of each of the two parcels comprising the current Grist Mill property as either outright or conditional with respect to the regulations of the Agricultural Land Reserve; conditional uses would require the consideration of the Agricultural Land Commission
- Identify compatibilities of with heritage conservation on both parcels

Site management plan

- Business Plan to include management plan for the parts of the site that are not key to the Grist Mill programming
- Business Plan to include plan for waste management
 - Province to discuss with local government method for integrating waste management into business plan
- Business Plan to include management of the landscape key to the Grist Mill programming and heritage values
- Include a Maintenance Plan for the character-defining elements - short-term and ongoing maintenance regime based on the Condition Survey of the site's character-defining elements
 - Province to provide Condition Survey

Capital expenditure

- Identify capital expenditure requirements to launch and sustain the business plan
- Province to facilitate access to capital funding
- Operator to secure capital funding

Maintenance

- Identify maintenance fund to launch and sustain the ongoing maintenance of the site, both the heritage resources and other infrastructure for the running of the business

7.0 DEVELOPMENT AND FUTURE USE MODELS

A successful development and future use of the site requires that the Province receive a winning proposed plan from a prospective operator. The Province can assist in securing a winning proposal by setting out critical performance goals, and creating a contract model to assist prospective operators in realizing those goals.

This report outlines three operating models that respond to the community's vision for the Grist Mill site. These models are considered in the Recommendation section, which can form a guide to goals for the development and future use of the site in the Request for Proposals for a property management contract.

The following criteria have been used to develop the models:

- Appropriateness to the Grist Mill site
- Consideration of community vision and input on uses
- Ability to attract an operator / manager
- Stewardship of the site's heritage values

A successful model requires uses that will receive approval by the various Provincial departments in the five Ministries noted in Section 1.2 Planning Context, as well as approval of the Agricultural Land Commission.

The challenge for any scenario is that the Grist Mill is based in a small community. Reliance on the local community for revenue is limited. As such the business case will need to factor in revenue acquired from the travelling public. Economic viability will depend on a combination of local support bolstered by the touring public.

7.1 Model I - Renewed Heritage Site

This model explores the site as a home base for area tourism that connects the past to the future, for both tourists and local residents. It embraces regional, national and international understanding of the Grist Mill site. The site would exhibit best practices in heritage conservation and interpretation, human resource management and professional tourism, all to promote the site becoming a destination for a large number of people.

Programming would use evocative methods, appropriate technology and living history events to present and immerse the visitor in the experience of another era. Artifacts would be fully utilized to ensure the longevity of both the physical item and its technological understanding.

The existing Tea Room and kitchen function would with relatively little physical change become more commercially vibrant, boosting patronage with a liquor licence

| Use or activity | Implications and challenges | Actions required by: | | | |
|-------------------------------|--|---|--|---|--|
| | | Community | Operator | Local Government | Province |
| IA Home base for area tourism | <p>Location of the site is off the beaten track.</p> <p>How to attract the local community to a place that is out of town</p> <p>How to attract visiting tourists off the main highway route</p> <p>Develop a strategy to integrate the Similkameen Museum into the Grist Mill site. Moving the current building there would not be good heritage conservation. A new building would have to be constructed.</p> | <ul style="list-style-type: none"> • Assist in identifying year-round uses for the site | <ul style="list-style-type: none"> • Effective signage to steer travellers to the site • Create a local marketing plan • Enter into discussions about the possibility of integrating the Similkameen museum into the site | <ul style="list-style-type: none"> • Assist in promoting visitation to the site | <ul style="list-style-type: none"> • Coordination of promotional material for all heritage properties |
| IB Update interpretation | <p>Need upgraded and updated interpretive and exhibit program.</p> <p>Consider special interest temporary exhibits coordinated with other area museums</p> <p>Consider technological advances in interpretation - smart phone technology, etc.</p> <p>Update website and keep it relevant and current.</p> | <ul style="list-style-type: none"> • Assist in identifying heritage themes and local resources | <ul style="list-style-type: none"> • Complete a comprehensive interpretive / exhibit plan • Connect with other institutions to organize visiting exhibits • Contract with web designer for ongoing website update | <ul style="list-style-type: none"> • Participate in regional interpretation plan | <ul style="list-style-type: none"> • Spearhead a regional, coordinated interpretive plan |

| Use or activity | Implications and challenges | Actions required by: | | | |
|---|--|---|---|--|---|
| | | Community | Operator | Local Government | Province |
| IC Working Grist Mill | <p>Only if using re-circulated water. Environmental and water rights implications involved in removing water from Keremeos Creek.</p> <p>Mill machinery needs to be repaired to working order. Integrate and interpret current technology.</p> <p>Supply of grain required for mill demonstrations.</p> | <ul style="list-style-type: none"> Assist in identifying local expertise with regard to the mill workings | <ul style="list-style-type: none"> Investigate technology for working mill that does not require water from Keremeos Creek Investigate consistent grain supplier; eg. from Armstrong BC | <ul style="list-style-type: none"> Support ongoing efforts to reinstate the working mill | <ul style="list-style-type: none"> Support ongoing efforts to reinstate the working mill |
| ID Retain and manage the newly planted orchard and prepare a new plan for the gardens | <p>Seen as a good part of site programming; offers agricultural history. Focus on the orchard and the gardens for the agricultural history.</p> <p>Continue to lease out the upper field. Make this lease a revenue-generating enterprise. Tie the upper field use into interpretation.</p> | <ul style="list-style-type: none"> Assist in identifying local expertise with regard to the gardens | <ul style="list-style-type: none"> Assist in identifying local expertise with regard to the mill workings Develop maintenance and propagation plan for orchard Investigate revenue-generating opportunities to make lease of upper a revenue-generating enterprise | <ul style="list-style-type: none"> Assist with finding tenant for upper field | <ul style="list-style-type: none"> Assist with finding tenant for upper field |
| IE Gift Shop | <p>Higher end merchandise in the gift shop.</p> <p>Tap into local products such as Similkameen Valley wines, honey, etc.</p> <p>Tie merchandise into interpretation and exhibits.</p> | <ul style="list-style-type: none"> Identify local and regional artisans, craftspeople, agriculturalists etc. for gift shop merchandise | <ul style="list-style-type: none"> Review interpretive/exhibit plan for gift shop potential Develop business plan for gift shop | <ul style="list-style-type: none"> Support efforts to upgrade the gift shop | <ul style="list-style-type: none"> Support efforts to upgrade the gift shop and assist with leveraging capital funding |
| IF Consider a no-user-fee policy | <p>Locals and visitors are able to access a portion of the grounds for dog-walking, picnics, etc. but they would have to pay for admission into any of the exhibits, purchase a self-guided tour brochure or audio guide, etc. Implementation will depend on how much revenue is generated by admission fees (unknown at this time).</p> | <ul style="list-style-type: none"> Provide input into a no-user-fee system for parts of the site | <ul style="list-style-type: none"> Consider the logistics for allowing a no-user-fee system for parts of the site | <ul style="list-style-type: none"> Assist operator in developing and implementing a system for no-user-fee | <ul style="list-style-type: none"> Assist operator in developing and implementing a system for no-user-fee |
| IG Construct a commercial kitchen in the visitor centre | <p>Use for an upgraded cafe / bistro.</p> <p>Use for culinary programming.</p> <p>Possible regulatory hurdles, particularly the commercial use in the Agricultural Land Reserve</p> | <ul style="list-style-type: none"> Assist with identification of local / regional food / wine producers | <ul style="list-style-type: none"> Develop plan for cafe /bistro, contracting with a local chef/ restaurateur as necessary Use local sources as possible Develop food/wine programs, catering etc. to provide increased revenue from restaurant space | <ul style="list-style-type: none"> Advise on any local government legislation or policy with regard to construction of restaurant | <ul style="list-style-type: none"> Assist with leveraging capital funding for rehabilitation Assist in negotiating approval of Provincial ministries and the Agricultural Land Commission |
| IH Ongoing maintenance program for buildings, site and artifacts | <p>Enhance Keremeos Creek by strengthening riparian edges to attract birds and bees, and retain and improve natural fish habitat.</p> | <ul style="list-style-type: none"> Assist with advice, expertise and volunteer labour for ongoing maintenance | <ul style="list-style-type: none"> Develop ongoing maintenance plan for buildings and site | <ul style="list-style-type: none"> Support ongoing maintenance efforts | <ul style="list-style-type: none"> Assist with ongoing funding for maintenance |
| II New construction or rehabilitation of existing structures to accommodate new programming | <p>Careful site planning and building design required for any new construction</p> | <ul style="list-style-type: none"> Provide input into any new site development | <ul style="list-style-type: none"> Develop plan for required upgrades to buildings to accommodate new programming and interpretation | <ul style="list-style-type: none"> Support rehabilitation and site development efforts | <ul style="list-style-type: none"> Assist with leveraging capital funding for rehabilitation and site development |

| Use or activity | Implications and challenges | Actions required by: | | | |
|---|---|---|--|--|---|
| | | Community | Operator | Local Government | Province |
| IJ Rehabilitate the White House as high-end exhibit space or site manager's residence | If no-admission policy is adopted, the White House would be one of the buildings where a fee would be required. Loss of building for museum / exhibit functions. | <ul style="list-style-type: none"> Provide input into exhibit plan for White House | <ul style="list-style-type: none"> Prepare rehabilitation and exhibit plan for White House | <ul style="list-style-type: none"> Advise on any local government legislation or policy with regard to rehabilitation | <ul style="list-style-type: none"> Assist with leveraging capital funding for rehabilitation Provide heritage expertise |
| IK Upgrade campsite and consider developing an RV site. | Need to consider site planning, appropriate design, scale, required amenities, creek setbacks, etc. Waste management needs to be addressed. | <ul style="list-style-type: none"> Provide input into campground expansion and potential RV site | <ul style="list-style-type: none"> Develop feasibility study for expansion of campground and potential RV site Seek public input on site development | <ul style="list-style-type: none"> Advise on any local government legislation or policy with regard to campground expansion, RV site and assist with waste management | <ul style="list-style-type: none"> Assist with leveraging capital funding for campground expansion Advise on provincial standards for campgrounds |
| IL Ensure retention of natural heritage of Keremeos Creek | Enhance Keremeos Creek by strengthening riparian edges to attract birds and bees, and retain and improve natural fish habitat. | <ul style="list-style-type: none"> Provide local expertise on habitat and wildlife | <ul style="list-style-type: none"> Make the enhancement of the natural ecosystems of Keremeos Creek part of any ongoing maintenance plan | <ul style="list-style-type: none"> Assist with expertise on habitat and wildlife Advise on local government legislation regarding creeks and streams | <ul style="list-style-type: none"> Support efforts to rehabilitate Keremeos Creek Advise on climate change issues |
| IM Expand Tea Room functionality by obtaining a liquor licence | Approvals for liquor licence | | <ul style="list-style-type: none"> Expertise with liquor management | | <ul style="list-style-type: none"> Assist in application for liquor licence |

7.2 Model 2 - Local Community Institution

This model addresses the opportunity to evolve a community-based institution that could provide meaningful programs and activities to the local community. It could partner with technical educational institutions to become a place for the exploration of technological innovation. Theatre and music programming would bring the place to life. Programming would explore regional connections, associating the place with surrounding communities. It would appeal to the younger generation by finding straight-forward ways to get them involved.

This community institution would be a dynamic and evolving institution incorporating new ideas, opportunities and events. Working with community or corporate partners, the Grist Mill institution would be fully integrated into local food culture.

This model would likely involve some physical development of the site to accommodate the additional uses, and would mean a generally more intense use of the site than seen currently. Depending on the uses, there may need to be a negotiation with the Agricultural Land Commission for approvals.

| Use or activity | Implications and challenges | Actions required by: | | | |
|--|---|---|--|--|--|
| | | Community | Operator | Local Government | Province |
| 2A Comprehensive community centre | Location of the site may be challenging and require additional promotion and signage. Use the site for a variety of community activities, functions and courses which would have a fee associated with them. Current lack of purpose-built meeting rooms or program space. | <ul style="list-style-type: none"> Assist in identifying community needs for recreation, programs, meeting space, etc. | <ul style="list-style-type: none"> Contract for a feasibility study to develop program and plans for community facility | <ul style="list-style-type: none"> Provide input into current community needs Provide planning expertise | <ul style="list-style-type: none"> Assist with leveraging capital funding for planning and development of community / regional resource Assist in negotiating approval of Provincial ministries and the Agricultural Land Commission |
| 2B Community programming | Integration with current Similkameen Recreation Centre programming. Opportunities for new types of recreation not currently available, such as arts or agriculture based learning or recreational programs. Retain a programmer to develop / find attractive new courses and programs related to the site and its environs. | | | <ul style="list-style-type: none"> Provide input into current community needs Provide planning expertise | <ul style="list-style-type: none"> Support efforts to accommodated community needs |
| 2C Rehabilitate the White House as community programming space | Loss of building for museum / exhibit functions. | <ul style="list-style-type: none"> Assist in identifying community needs for recreation, programs, meeting space, etc. | <ul style="list-style-type: none"> Develop plans for White House as community space Reconfigure current / future exhibits based on comprehensive interpretive plan | <ul style="list-style-type: none"> Provide input into current community needs Provide planning expertise | <ul style="list-style-type: none"> Support efforts to accommodated community needs Provide heritage conservation expertise |
| 2D Special event programming | Focus on both community and region-wide activities. Coordinate with Thompson Okanagan Tourism Association. Maintain and further develop special events eg. slow food agricultural cycle tour, seasonal events that occur throughout the year. | <ul style="list-style-type: none"> Provide ideas for special events programming | <ul style="list-style-type: none"> Develop expanded plan for region-wide special events programming Tap into local expertise and marketing through Thompson Okanagan Tourism Association | <ul style="list-style-type: none"> Provide support such as advertising for special events programming | <ul style="list-style-type: none"> Provide support such as advertising for special events programming |
| 2E Expand Tea Room functionality by obtaining a liquor licence | Approvals for liquor licence | | <ul style="list-style-type: none"> Expertise with liquor management | | <ul style="list-style-type: none"> Assist in application for liquor licence |
| 2E Construct a commercial kitchen in the visitor centre | Use for an upgraded cafe / bistro and use for culinary programming and special events. Use for commercial events such as weddings. Use as source of rental revenue. | <ul style="list-style-type: none"> Assist with identification of local / regional food / wine producers | <ul style="list-style-type: none"> Develop plan for cafe /bistro, contracting with a local chef/ restaurateur as necessary Use local sources as possible Develop food/wine programs, catering etc. to provide increased revenue from restaurant space | <ul style="list-style-type: none"> Advise on any local government legislation or policy with regard to construction of restaurant | <ul style="list-style-type: none"> Assist with leveraging capital funding for rehabilitation |

7.3 Model 3 - Commercial Enterprise

This model addresses the possibility of a new commercial enterprise developed on the site, one that provides a good fit between its commercial aspects and site's heritage values. In this model the Grist Mill property would be of value for exposing more people to the site's heritage value, and enriching the ways in which that heritage value is accessed.

This model would like involve some physical development of the site to accommodate the additional uses, and would mean a generally more intense use of the site than seen currently. Depending on the uses, there may need to be a negotiation with the Agricultural Land Commission for approvals.

| Use or activity | Implications and challenges | Actions required by: | | | |
|---|--|---|---|---|--|
| | | Community | Operator | Local Government | Province |
| 3A Home base for area tourism, including accommodation, information and tours | <p>Integrate on-site accommodation with local heritage and recreation-based tourism activities.</p> <p>Expand the campsite and construct amenities.</p> <p>Add RV accommodation.</p> <p>Develop a bed and breakfast operation, either in the White House or upstairs in the visitor's centre.</p> | <ul style="list-style-type: none"> Assist in identifying feasible accommodation uses and needs | <ul style="list-style-type: none"> Develop comprehensive plan for a variety of on-site accommodation Ensure any accommodation respects the site's heritage values | <ul style="list-style-type: none"> Assist in promoting visitation to the site | <ul style="list-style-type: none"> Assist with leveraging capital funding for rehabilitation |
| <p>3B A destination establishment. Identify operators willing to develop appropriate commercial enterprise as a key attraction at the site, such as:</p> <ul style="list-style-type: none"> High-end, licensed destination restaurant or bistro located in the visitor's centre Hard cider-making operation Agricultural cultivation / retail enterprise using the upper field and existing structures for retail Other | <p>Construct a commercial kitchen for use by the restaurant. Investigate catering opportunities.</p> <p>Accommodate rental functions such as weddings.</p> <p>Coordinate with local wineries.</p> <p>Need to cultivate apple varieties specific to cider-making.</p> <p>Possible apprenticeship program.</p> <p>Develop understanding of equipment infrastructure.</p> <p>Integrate interpretation and exhibits with cider-making operation.</p> <p>Phase in over several years.</p> <p>Scale of agricultural operation required for economic feasibility</p> <p>Incorporation valley-wide agricultural products</p> | <ul style="list-style-type: none"> Provide comment on proposed destination establishment | <ul style="list-style-type: none"> Develop plan for the destination establishment based on successful response to the RFP | <ul style="list-style-type: none"> Support development of destination establishment | <ul style="list-style-type: none"> Assist with leveraging capital funding for development |
| 3C Gift Shop / restaurant | <p>Higher end merchandise in the gift shop. Tap into local products such as Similkameen Valley wines, honey, etc. Tie merchandise into interpretation and exhibits.</p> <p>Use for an upgraded cafe / bistro and use for culinary programming and special events.</p> <p>Use for commercial events such as weddings. Use as source of rental revenue.</p> | <ul style="list-style-type: none"> Identify local and regional artisans, craftspeople, agriculturalists etc. for gift shop merchandise | <ul style="list-style-type: none"> Review interpretive/exhibit plan for gift shop potential Develop business plan for gift shop | <ul style="list-style-type: none"> Support efforts to upgrade the gift shop | <ul style="list-style-type: none"> Support efforts to upgrade the gift shop and assist with leveraging capital funding |
| 3D Rehabilitate the White House as a retail enterprise. | <p>Loss of building for museum / exhibit functions.</p> <p>What merchandise would the shop carry that isn't currently accommodated by the visitor centre?</p> <p>Integrate with a bed and breakfast operation.</p> | <ul style="list-style-type: none"> Provide comment on rehabilitation of White House | <ul style="list-style-type: none"> Develop rehabilitation plan for White House Reconfigure current / future exhibits based on comprehensive interpretive plan | <ul style="list-style-type: none"> Advise on any local government legislation or policy regarding rehabilitation | <ul style="list-style-type: none"> Assist with leveraging capital funding for rehabilitation Provide heritage conservation expertise |
| 3E Expand Tea Room functionality by obtaining a liquor licence | Approvals for liquor licence | | <ul style="list-style-type: none"> Expertise with liquor management | | <ul style="list-style-type: none"> Assist in application for liquor licence |

7.4 Recommendations

Each of the three preceding models have their advantages:

Model 1 - Renewed Heritage Site

Model 1 involves the least change and capital outlay, but has the least potential for revenue generation and therefore economic sustainability. This option does not reach the levels of public value for the site as the other two models. Whole areas of the site are under-utilized, and the heritage resources themselves sustain the visitor only for a short while. The public value would need to rely on high quality interpretation and material conservation.

Since Model 1 involves the least change, it has the virtue of requiring the least amount of shepherding through the approvals process with Provincial ministries and the Agricultural Land Commission, although the status of the current uses may need to be formally approved by the Commission. A licenced restaurant within the Gift Shop/Tea Room building would likely need Commission approval.

A proposal from a prospective operator that followed this model would likely require more ongoing operating budget assistance, unless the high quality of the experience significantly increased attendance by the paying public.

Model 2 - Local Community Institution

Model 2 pre-supposes regional government involvement, either the Village of Keremeos and/or the RDOS, in community programming. The challenge of this model is that it requires coordination with local governments, whose budgets for community programming may be insufficient. This model would make sense if local government has identified a need - and is setting aside money to fund - the construction and operation of community facilities in the Keremeos community. The Operator would become a supplier of space and services for the Village or the RDOS.

The successful running of model 2 is dependent upon the Village of Keremeos and/or the RDOS agreeing to enter into contracts with a Grist Mill operator for the supply of services to the community. Community centre use of the site is not one of the approved uses within the Agricultural Land Reserve; accordingly an application for approval of the site as a community centre would likely be required. If the Tea Room and kitchen function were to become more robust, and serve liquor, this too would likely require Agricultural Land Commission approval.

Model 3 - Commercial Enterprise

Model 3 involves possibly the highest outlay of capital and is dependent upon an entrepreneurial operator developing a business plan that shows both a sustainable revenue stream that is sympathetic with the heritage values of the site, and supportive of its interpretation. A commercial enterprise model could easily incorporate many of the attributes of Models 1 and 2. As for Model 1, the management contractual matters for Model 3 involve simply the Operator and the Province, yet does not preclude community programming featured in Model 2 being accommodated on the site.

It is likely that a more commercially intensive use of the site will require approvals from various Provincial ministries (see Section 1.2) and the Agricultural Land Commission. It should be noted that a winery or cidery is permissible in ALR lands.

Recommendation

An operating model is recommended that is based on Model 3, but which can accommodate the important aspects of 1 and 2. While three examples of a potential destination establishment have been given which satisfy the criteria for selection, other appropriate commercial enterprises may come to light as the Province invites proposals from prospective operators. The Province's Request for Proposals for a Historic Site Management Agreement should include the following:

- Invitation to propose commercial use(s) of the site to add positively to current value as a place of historical importance
- Commitment of community access to the site; program commitments
- Commitment and outline for renewed Interpretation Plan for the site's heritage resources
- Commitment to Maintenance Plan for the site's buildings, heritage resources and landscape
- That the proposed use of the site be contingent upon approvals by the Provincial ministries having an interest in the management of the site, and the Agricultural Land Commission
- Commitment on the part of the Province to help facilitate approvals for the use of the site for a commercial enterprise featuring exemplary heritage conservation

7.5 Action Plan

The following outlines a plan of action for the Province. It presupposes either that the current operator or a future operator needs to propose robust changes in the operations to support a viable sustaining management of the site that includes first-rate stewardship of the heritage values of the site and its buildings.

In order to develop a future financially robust operation of the Grist Mill, the Province should undertake the following tasks:

1. Inform the Community

The Province should report back to the community findings arising from the community consultations, and to outline the more financially robust way forward for the management of the Grist Mill site.

2. Prepare for a new proposal

Prepare for the issuance of a Proposal Call seeking an entrepreneurial injection of investment in the Grist Mill site by:

- Outlining mortgage accessibility for capital improvements;
- Detailing the Province's commitments towards maintenance of the heritage structures and landscape on the site;

- Condition Survey of the historic structures;
- Summarizing the approvals process for alterations to the property, should changes to the site be indicated by increased commercial use, including consideration by the Agricultural Land Commission.
- Investigate possible other Provincial programs that might offer funding assistance for operations (e.g. First Nations Interpretation)

3. Issue a Request for Proposal

This could be a contract renewal from the present Operator, or an open proposal call. The RFP should make clear the willingness on the part of the Province to entertain commercial use of the Grist Mill site in a way that supports the site's heritage values. The RFP should specifically include:

- Outline for mortgage accessibility for capital improvements;
- Provincial commitments towards maintenance of the heritage structures and landscape on the site, including submission of future Condition Survey
- Approvals process for alterations to the property, should changes to the site be indicated by increased commercial use;
- Other Provincial programs that might offer funding assistance for operations
- References to the recent community consultations, and Community Vision statement.

4. Evaluate Proposal(s) and Negotiate a new Historic Site Management Agreement

APPENDIX A - BIBLIOGRAPHY

- BC Archives. GR-1548. Heritage Conservation Branch. Box 14, File 5 & 6, Keremeos Grist Mill 22-VI-01. Project files compiled by the Branch's Restoration Services Division including research reports, feasibility studies, correspondence, photographs, maps, and drawings.
- British Columbia. *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*. 2004.
- Eric Pattison Architects. *Keremeos Grist Mill Condition Survey*. Victoria: BC Heritage Branch / University of Victoria, 2010.
- Fauvel, Owen. "Keremeos Grist Mill." Video recording, no date.
- "Geology and Wine: Use of Geographic Information System Technology to Assess Viticulture Performance in the Okanagan and Similkameen Valleys, British Columbia". Geoscience Canada, <http://journals.hil.unb.ca/index.php/gc/article/view/2718/3167>
- Glorioso, Moss & Associates. *Strategy for a Sustainable Similkameen Valley*. Similkameen Valley Planning Society, 2012.
- Goodfellow, John. *The Story of Similkameen, Volume 1*. Princeton: Princeton Centennial Committee, 1958.
- "The Grist Mill and Gardens at Keremeos, BC". <http://bcheritage.ca/drawings/sites/site12/site12.html>
- Harris, Donna Ann. *New Solutions for House Museums : Ensuring the Long-Term Preservation of America's Historic Houses*. Toronto: Altamira Press, 2007.
- ILE Consulting Services. *Interpretive Plan for the Grist Mill at Keremeos*. Victoria: British Columbia Heritage Trust, 1985.
- Jensen, Ernest V. and Brian Dean. *Water Quality Assessment and Objectives for Keremeos Creek Watershed, Okanagan Area: An Overview*. Victoria: Ministry of Environment, Lands & Parks, 2000.
- Liddicoat, Wallace L. *Waterwheels in the Service of British Columbia's Pioneers*. Keremeos, BC: W. L. Liddicoat, 1996.
- Lower Similkameen Indian Band. <http://www.lsib.net/about-us/history/>
- Millar, Brenda. *Grist Mill and Gardens Marketing Plan* 2012.
- Old Grist Mill and Gardens at Keremeos. <http://oldmillgardens.ca/index.html>
- Page, Cuyler. "Recent Research and Restoration at the Grist Mill in Keremeos." *Okanagan Historical Society Annual Report* 55:7-17.
- Rempel, Sharon. "Keremeos Grist Mill Gardens." *Okanagan Historical Society Annual Report* 55:24-29.
- Similkameen Valley Planning Society. *Keremeos Grist Mill Business Case Analysis*. Regional District of Okanagan Similkameen, 2006.
- Smyly, Carolyn. "Keremeos Grist Mill." *Okanagan Historical Society Annual Report* 41:23-28. <http://journals.hil.unb.ca/index.php/gc/article/view/2718/3167>