

Heritage Advisory Committee

AGENDA



Thursday, November 21, 2019

12:00 pm

Layer Cake Mountain

1435 Water Street

Pages

1. Call to Order

THE CHAIR WILL CALL THE MEETING TO ORDER:

(a) The purpose of this Meeting is to consider certain Development Applications as noted on this meeting Agenda.

(b) The Reports to Committee concerning the subject development applications are available on the City's website at www.kelowna.ca.

(c) All representations to the Heritage Advisory Committee form part of the public record.

(d) As an Advisory Committee of Council, the Heritage Advisory Committee will make a recommendation of support or non-support for each application as part of the public process. City Council will consider the application at a future date and, depending on the nature of the file, will make a decision.

2. Minutes

2 - 3

Approve Minutes of the Meeting of September 19, 2019.

3. Applications for Consideration

3.1 Pandosy St, 2169, Heritage Register Request - Removal - Garry Tomporowski, GTA Architecture Ltd.

4 - 51

To consider the removal of 2169 Pandosy Street from the Kelowna Heritage Register.

4. Update - Council Decisions

5. Next Meeting

December 19, 2019

6. Termination of Meeting

Heritage Advisory Committee

Minutes

Date: Thursday, September 19, 2019
Time: 12:00 pm
Location: Layer Cake Mountain
1435 Water Street

Committee Members Present: Lorri Dauncey, Clea Haugo (Alternate), Doug Jooristy, Amanda Snyder, Stoke Tonne and Rob Wilkinson

Committee Members Absent: Gord Lovegrove (Alternate)

Staff Present: Planner, Lydia Korolchuk; Planner, Arlene Janousek; Legislative Coordinator (Confidential), Clint McKenzie

1. Nomination of Chair and Vice-Chair

Moved By Stoke Tonne/Seconded By Amanda Snyder

THAT Lorri Dauncey be nominated as Chair of the Heritage Advisory Committee for the remainder of the 2018 to 2022 term.

Carried

Moved By Amanda Snyder/Seconded By Lorri Dauncey

THAT Stoke Tonne be nominated as Vice Chair of the Heritage Advisory Committee for the remainder of the 2018 to 2022 term.

Carried

2. Call to Order

The Chair called the meeting to order at 12:04 p.m.

Opening remarks by the Chair regarding conduct of the meeting were read.

3. Minutes

Moved By Amanda Snyder/Seconded By Stoke Tonne

THAT the minutes of the August 8, 2019 Heritage Advisory Committee meeting be adopted.

Carried

4. Applications for Consideration

4.1 Cadder Avenue 440, (HAP19-0011) Heritage Alteration Permit - Anita Catherine Fee & Leanne Marie Hopegood

Staff:

- Displayed a PowerPoint presentation summarizing the application and responded to questions from the Committee.

- Applicant wishes to add 16.35 square metres to the existing secondary suite at the rear of the dwelling. This will allow for an expansion to the existing kitchen and bedroom.

Change the roofline to an open gable roof, the bay windows will be retained and re-used in the addition.

Confirmed that there was a comparable variance to the adjacent property at 450 Cadder Street.

Jerry Fee, 440 Cadder Avenue, Applicant:

- Family has owned the property since 2014

- House had a small suite at time of purchase and they added a small addition on the east side.

- House is too small for their needs is the reason why they are applying for an addition.

- Proposal will bring the house in line with the garage of the house next door.

- Proposing hardi-board siding versus the original cedar siding as locating 1X 10 cedar siding is difficult and expensive at four times the cost of hardi-board.

- Responded to questions from the committee.

- Confirmed that the intent is to reuse the existing windows.

Moved By Amanda Snyder/Seconded By Stoke Tonne

THAT the heritage alteration permit HAP19-0011 be recommended to Council for approval.

Carried

Anecdotal Comments:

The Heritage Advisory Committee provided the following comments with respect to this application:

- The Committee recommends reusing as much of the cedar siding as possible and encourages the milling of new cedar to match the existing cedar versus using hardi-board siding.

Request from the Committee to have planners show adjacent parcels on applications for better context with more street photos.

5. Update - Council Decisions

There were no updates

6. Next Meeting

The next Committee meeting has been scheduled for October 17, 2019.

7. Termination of Meeting

The Chair declared the meeting terminated at 12:29 p.m.

Lorri Dauncey, Chair

REPORT TO COMMITTEE



Date: November 21, 2019

RIM No. 1240-20

To: Heritage Advisory Committee

From: Policy & Planning Department (LS)

Address: 2169 Pandosy Street

Applicant: Garry Tomporowski, GTA
Architecture Ltd.

Subject: Heritage Register Request - Removal

Existing OCP Designation: HLTH – Health District

Existing Zone: HD2 -Hospital and Health Support Services

Heritage Conservation Area: None

Heritage Register: Included

1.0 Purpose

To consider the removal of 2169 Pandosy Street from the Kelowna Heritage Register

2.0 Proposal

2.1 Background

The Kelowna Heritage Register is an official listing of properties within the community that are identified as having heritage value. Over 200 buildings are currently listed on the Heritage Register and each listing includes a Statement of Significance describing the building's historical, architectural and contextual characteristics.

Properties listed on the Heritage Register may be eligible for the following incentives:

- A Heritage Revitalization Agreement to vary provisions of the City's Zoning and Subdivision, Development and Servicing Bylaws.
- Special treatment under the BC Building Code, which permits equivalencies to current Building Code provisions. Equivalencies allow property owners to upgrade older buildings without requiring strict code compliance, while not compromising strict safety standards.
- Grants for exterior restoration and conservation work under Kelowna's Heritage Grants Program. Grants may cover up to 50% of the cost of the work, to a maximum of \$7,500 every three years.

Inclusion of a property on the Heritage Register does not constitute Heritage Designation or any other form of long-term heritage protection. The existing development potential of a property is not restricted and the owner is entitled to develop the property in accordance with the permitted uses, density and other regulations of the property's existing zoning. Buildings can be altered and may even be demolished, though there are withholding provisions that enable Council and staff to explore other development options with the property owner.

Requests from property owners to add buildings to or remove them from the Heritage Register are reviewed by City staff and forwarded to the Heritage Advisory Committee (HAC) for consideration. The HAC reviews the request and evaluates the building's architectural, cultural and contextual qualities to determine a recommendation. Following the HAC's evaluation, the Policy & Planning Department forwards a recommendation to Council for a final decision.

2.2 Subject Property

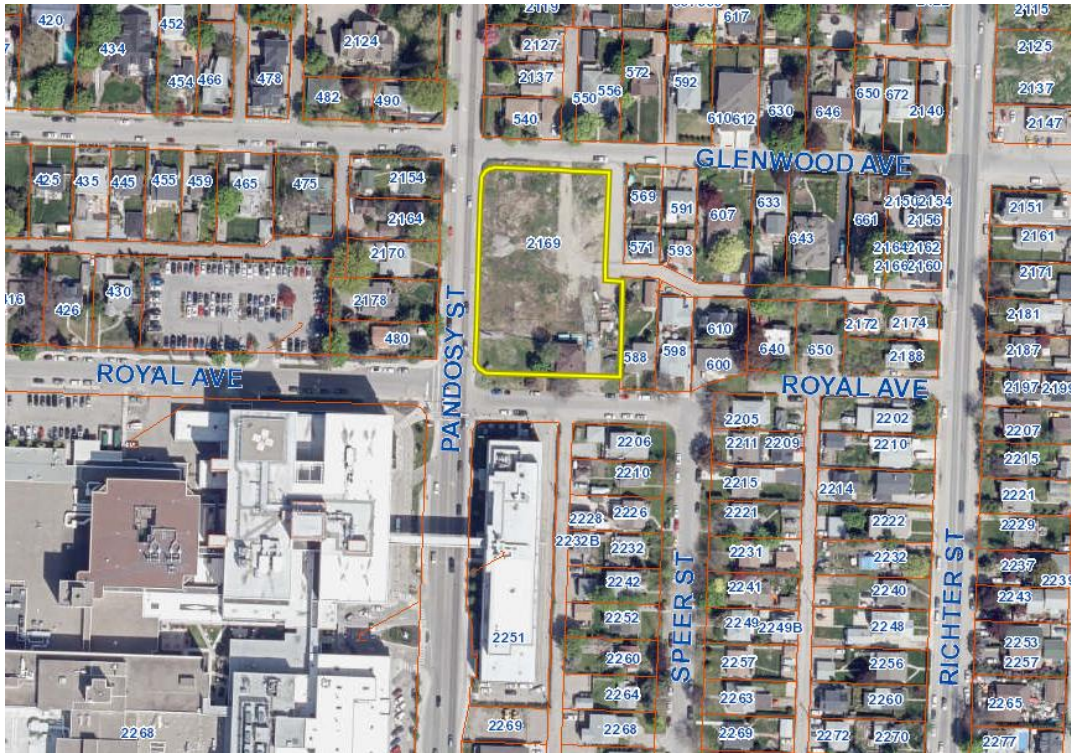
The Collett House is of heritage significance for its association with Horace Carlisle S. Collett (1881-1975), a businessman who was active in the community and also played an important role in conserving Kelowna's history. Collett, in partnership with his brother, founded Collett Bros. Livery Stable. Later, he was the manager of the Belgo Land Co., and of Kelowna Land and Orchard. He then moved to Okanagan Mission where he was the real estate manager for Okanagan Loan and Investment Trust. He was keenly involved in the Okanagan Historical Society and an enthusiastic promoter of the restoration of the Father Pandosy Mission.

Built in 1913, the Collett House is additionally of heritage value as a fine and notably intact example of the Foursquare style, common during the Edwardian era as a rational expression of modern needs and conveniences. The exterior cladding reflects the pervasive influence of the Arts and Crafts movement that signalled loyalty to Britain and traditional values. Set on a large property, the grand scale and generous proportions of this house reflect the prosperity of the pre-First World War era.

The Collett House, which is located just outside the Abbott Street Heritage Conservation Area, was first added to the Kelowna Heritage Resource Inventory¹ in 1983 and was classified as Class B (over 50 points), and then to the Heritage Register in 1997. The Heritage Register includes many buildings along Pandosy street.

¹ The Heritage Register replaces the 1983 Kelowna Heritage Resources Inventory.

The subject property and surrounding neighbourhood are shown below.



(The Collett House - circa 1997)

2.3 Current Applications

The property is currently zoned HD2 – Hospital and Health Support Services, which supports a range of institutional, medical-related commercial and complimentary residential uses. The property owner has submitted development applications for a Development Permit for the form and character of a mixed-use building and associated parking structures and a Development Variance permit to vary the maximum allowed site coverage and reduce the minimum rear yard setback. These applications (DP19-0165 and DVP19-0166) are being reviewed by the City’s Development Planning Department.

The proposed site plan is shown below.



The applicant has explored several options, including incorporating the existing house into the new design, moving the house, or demolishing the house. The applicant has indicated that the comprehensive development of the site would not allow the home to be incorporated into the project. Further, it was determined through a comprehensive report from a Structural Engineer (see attachment *Structural Engineering Report*) that the Collett House could not be relocated due to the following reasons:

- The house is significantly out of level and plumb.
- There are three types of foundations systems which makes it extremely difficult to move.

With that said, the applicant is requesting that 2169 Pandosy Street be removed from the Heritage Register in order to demolish the Collett House and redevelop the site as a wellness centre, consisting of residential, commercial and parkade components. The applicant is further proposing to reuse/salvage any heritage materials from the existing home and incorporate into the proposed wellness centre (see attachments *Heritage Interpretation and Images of Repurposed Materials*).

Report prepared by:

Lauren Sanbrooks, Planner II

Approved for Inclusion:



J. Moore, Long Range Policy Planning Manager

Attachments:

- Letter of Rationale from Applicant
- Structural Engineering Report
- Heritage Interpretation / Statement of Significance
- Images of Repurposed Materials
- Collett History
- Recent Site Photos

Letter of Rationale for Heritage Removal Request

File: A18-50

Date: October 7th, 2019

To: City of Kelowna Heritage Committee **Tel:** 250.469.8419

Attn: Lauren Sanbrooks, City of Kelowna Planner **Email:** lsanbrooks@kelowna.ca

RE: 2169 Pandosy St. – Kelowna, BC

To the City of Kelowna Heritage Committee,

Please accept this letter of rationale and attachments in support of our request to remove the Heritage Title from Collett Manor (2169 Pandosy). We have observed every option possible with regards to incorporating the existing house into the new design, moving the house or demolishing the home.

We are proposing to remove the Heritage Title from said property so that after we salvage as much as possible from the existing home, we can demolish the house to make way for a much needed wellness centre consisting of residential, commercial and parkade components, the latter of which is in critical supply in the neighbourhood and for the use of KGH.

We have also received a comprehensive report from Mr. Greg Wylie, P.Eng, a Structural Engineer who has completed an extensive review of the existing house. A summary of his report immediately follows, and a full report is attached for reference.

Structural Integrity of the House / Feasibility of Moving

GTA contacted Greg Wylie, P.Eng., of R&A Engineering to conduct a Structural Engineering Report for Collett Manor (attached).

In conclusion of R&A's report, this house would **not** be able to be relocated due to the following reasons:

- The house is significantly out of level and plumb.
- There are three types of foundations systems which makes it extremely difficult to move. Houses over full basements are much easier to move than ones where floors are at grade, as is the case in part of this house.

It was also noted that the house could be moved in segments, but would ultimately defeat the purpose of moving it, and risk extensive damage, not to mention the risk to public safety.

Greg also noted in his report that the foundation system would need to be replaced regardless, for continued use and safety. However, the logistics and expense of replacing the foundation, while trying to save the house, would probably be overwhelming. Furthermore, there would likely need to be significant repair to the old house once supported on the new foundation system. Also, as previously aforementioned, potentially moving the house to a new location, due to the three different existing foundation types would be extremely challenging.

Please see the attached full report from R&A Engineering attached to this letter.

Heritage Interpretation Report

GTA contacted Heritage Consultant Wayne Wilson of Kelowna to conduct a Heritage Interpretation Report on Collett Manor (*attached*). His credentials have been previously forwarded to Jocelyn Black and have been vetted and approved to undertake this evaluation and report. Wayne questioned the possibility to physically move the house, and outlined various ways of which the materials in the existing building can be incorporated into the new 2169 Pandosy Wellness Facility. There are many components that can be up cycled into the new building that will preserve the integrity of Collett Manor.

The attached report outlines many ways, including photographs that we propose to reuse the heritage materials. These consist of, but are not limited to the following. We encourage you to read the complete report.

- Reusing the original fir flooring in the restaurant component of the new building.
- Incorporating the windows into parts of the building, using as part of an interpretive Collett Manor display, or alternatively; donating these to other heritage groups or to any individuals doing a heritage restoration.
- Reusing the lighting fixtures to add character throughout the new building, where appropriate.
- The structural foundation beams have a variety of ways in which they can be reused. Some possible options include incorporating these beams into the new build or repurposing these beams into tables, benches, shelves, etc. throughout the restaurant / art walk.
- The structural bricks also have a variety of ways which they can be incorporated into the new build. Some ways which these bricks can be reused include: in the restaurant as a feature wall; throughout the art walk path; for bench pedestals; rooftop garden; etc.
- While the doors may not meet current code for the public areas of the building, we will be able to reuse the doors for 'back of house' settings such as storage closets, staff lockers, redesigned into bookshelves; made into a chalkboard for the restaurant; etc.
- Where it is not viable to reuse some doors and windows, the hardware will be salvaged for part of a Collett Manor display in the new build, and anything leftover will be donated for use in other heritage restoration projects.
- There is also a variety of other materials that we will do our best to salvage. There are hot water registers that could be removed and could be incorporated as a part of desks or other furniture items.
- Reused shingles to clad hanging planters.
- Reclaimed radiators to be used as table legs.
- Reused wood trim picture frames.
- Second floor exterior wall used as a feature wall in restaurant.

Note: See attached GTA sketches depicting suggested uses of repurposed materials in support of the document provided by Wayne Wilson.

Summary

In conclusion, we feel that we have explored all options possible and we feel that the best way to preserve the heritage of Collett Manor will be to incorporate as many materials as possible into the new wellness facility. We feel that by reusing many of the materials of the Collett Manor home, we will be retelling the story of the history of this home better than we could if the building was kept intact. There is a great opportunity to include the heritage of this home throughout our new building, which we will enthusiastically pursue.

Best Regards,

Garry J. Tomporowski, **Architect AIBC, B.E.S, M.Arch**
 Architect / Principal

*Attachments: Appendix '1': Structural Engineering Report
 Appendix '2': Images of Repurposed Materials
 Appendix '3': Heritage Interpretation – Report from Wayne Wilson
 Appendix '4': Collett - History*

Appendix 1

Structural Engineering Report

A/S-SO.



R&A ENGINEERING (1997) LTD.
Structural Consultants

September 29, 2019

emailed

Project No. 119086

GTA Architects
Kelowna, BC

Attention: Mr. Garry Tomporowski

Dear Garry,

RE: Collett Manor House at 2169 Pandosy Street , Kelowna, BC

As requested, Greg Wylie, P.Eng., StructEng. of R&A Engineering(1997) Ltd, visited the site on Wednesday September 18, 2019, to view the state of the structure of this 1913 (+/-) old house.

We must disclose that R&A Engineering has also been retained to design a new large structure in place of this existing house. We have been asked to provide our opinion on the condition of the existing structure, and whether or not we think the house can realistically be moved.

We had a look around the exterior of the house, and in the basement and the crawlspace of the house, as well as the interior of each floor. We only looked at the structure, we did not look at any waterproofing details, or insulation etc. This report is based on our experience with structures. We did not perform any design calculations.

OBSERVATIONS AND COMMENTS

Exterior of House:

1. The covered porch at the back and the large veranda at the front of the house are showing signs of major sloping and settling.
2. The foundation system supporting the veranda looks to be in poor shape and has settled.
3. Some of the exterior walls of the house do not appear plumb, they "bulge" in areas.
4. Some of the window frames appear to be out of square and out of level.
5. The railing of the veranda also shows significant signs of sloping.
6. There are signs of rot on the exterior wood finishes.

Basement and crawlspace:

7. The foundation is made up of at least 3 different systems. The first, a full height basement, the second a crawlspace, and the third seemingly an at grade floor. Different areas of the basement have settled different amounts. We consider the settlement to be extreme, as it is in the magnitude of several inches. If this house were to be refurbished, then we would recommend re-

leveling the floors. Often in these old houses if the foundation system is fixed, the slopes in the floors are accepted as is, but in this case, in our opinion the slopes are extreme enough that they would have to be fixed if someone were wanting to live in the house.

8. Unfortunately, when a house is re-levelled to the extent that this house needs to be done, then structural, finishing, and functional ramifications become apparent throughout the house. For instance plaster would likely start cracking. Doors and windows may not open or close, glass may even break. Finishes around beams over windows and doorways may crack at their supports. Connections of the furnace and water tank may be affected. Wood and plaster cornices and finishes may separate. The extent and location of these issues would be difficult to assess prior to the leveling process. Generally speaking much of the finishes could be affected if the floors were to be re-levelled, and the walls were to be made plumb.
9. As there is no ceiling in the basement, the floor structure of the main floor was exposed from underneath for viewing. It consisted of wood joists supported on heavy timber beams supported on timber posts. We did not see any signs of obvious overstressing of the actual wood structure, however we did notice the post and beam line along the transition wall from full height basement to crawlspace was significantly out of plumb. This would be challenging to fix as the beam is no longer aligned (plumb) with its support.
10. A wood post had been directly placed into the concrete, which could have longevity issues, and rot would be likely. The post appears to have been added after the original structure was built.

Upper two stories of House

11. As mentioned the house is significantly out of level and out of plumb. We believe it has happened gradually over the years, as apart from sloping floors and out of plumb walls, the finishes do not appear to be reflecting these conditions. This makes remedial work even more difficult as once the house were to be re-levelled then movement would be telegraphed into the structure above and likely result in major cracking and shifting of finishes, as mentioned above.
12. There were signs of water leaking at the roof level.

Discussion of new foundation system

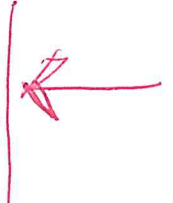
13. In order to do any upgrading and renovations to this house we strongly recommend that the poor foundation system be addressed. To build a proper foundation under this house would be, in our opinion, extremely difficult and expensive. But we do not recommend doing any major upgrades to this house without dealing with the foundations. We recommend that a Professional Geotechnical Engineer be retained to provide some solutions. We anticipate that the soils solution would involve excavating of existing soils and replacing with structural fill, or the addition of many helical piles. Either process would be considered extreme. The process to add new footings would likely include the following: excavation around the perimeter of the house, temporary insertion of several large steel beams below the house, and insertion of several large hydraulic jacks below the house, and the construction of temporary footings or cribbing all below the existing house. This could be an exhaustive exercise, as there are many loading points in the crawlspace that would all have to be supported. This is not a typical house that has perimeter footings and a couple of pads in the middle. In this house there are multiple bearing points, throughout the crawlspace, full height basement and grade level floor, all at different levels. The excavation of the crawlspace/basement would have to be done at the same time as the insertion of the temporary shoring – not an easy process. Once the cribbing/footings, jacks and steel beams are in place the house could then be jacked up to level it. In some houses we would recommend jacking the house and shifting it off its original footprint, to more easily work below the house. But in this case, we do not believe it would be prudent to shift the house, as the house does not appear to be well tied together to tolerate shifting horizontally. Once access is gained below the house, then a certain amount of soil would likely have to be excavated and replaced, under the direction of a geotechnical engineer. This step would likely be very difficult with the house remaining in place. Then the permanent formwork, rebar and concrete of the new

foundation system could be built. To get to this point of building new foundations would take considerable effort, talent and money.

14. Once the new foundation system is complete the house would then be lowered on to it. As previously mentioned, we anticipate that the jacking and moving of the house, and the re-levelling of the floors would result in cracking throughout the house, that would all need repair. Presumably the house has plaster and lath type of interior finish throughout. This would probably have to be partially stripped out to deal with the cracking and re-levelling. Once the plaster and lath is stripped, the structure would have to be reviewed for areas of dry-rot. Several of the window openings would probably have to be re-built which would also affect the existing exterior and interior finishes. The shifting and re-levelling of the house could also jeopardize the exterior envelope/water tightness of the exterior of the house as well as the roofing. This would all have to be reviewed by the various specialty consultants and repaired as required. Consequently adding a new foundation system, in an effort to save the house, would be in our opinion, extremely challenging and expensive.

Possibility of moving the house to a different site:

15. As noted above, we believe that moving the house would be extremely difficult due to the 3 types of foundations systems. Houses over full basements or even crawlspaces are much easier to move than ones where the floors are at grade, as is the case in part of this house. The house could probably be moved in segments, but in our opinion that would defeat the purpose of moving it. We recommend consulting with a Professional House Mover for more insight.

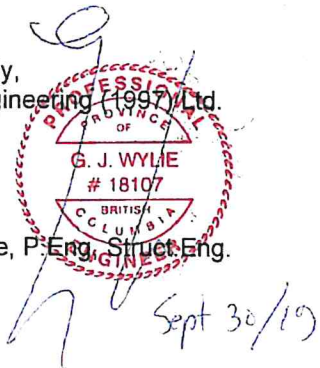


Summary:

16. In summary, we have noted that in our opinion the foundation system needs to be replaced. However, the logistics and expense of replacing the foundation system, while trying to save the house, would probably be overwhelming, and furthermore there would likely need to be significant repair to the old house once supported on the new foundation system. Also, as discussed, potentially moving the house to a new location, due to the three different types of foundation systems would also be extremely challenging.

Yours Truly,
R & A Engineering (1997) Ltd.

Greg Wylie, P.Eng. Struct. Eng.
Principal



Collett House
2169 Pandosy Street

Heritage Interpretation



Wayne Wilson, BA MA
October 1, 2019

Collett House

2169 Pandosy Street

Introduction

A useful context for the Collett House can be gained by reviewing the Statement of Significance as reflected in the City of Kelowna's Heritage Register, and that statement is attached here. The house itself is typical of larger residences set back on large lots in many western settlement communities at the turn of the last century. Over the years, infill and densification of the neighbourhood, for example through the construction of carriage houses, reflects Kelowna's response to both home ownership challenges and a need for a larger stock of housing in or near the downtown core.

While the preservation of heritage properties is generally a laudable goal, it is not always possible given any range of circumstances including hazardous materials, engineering barriers, cost considerations etc. If the decision moving forward is to remove the Collett House, this brief report is provided to inform a way forward in the interpretation of the house within the new facility proposed.

Objective

This report looks to fill two objectives:

1. **To provide** the developer and Architect with a range of options that can inform the salvage process in ways that can help maximize the use of salvage materials in order to best interpret the Collett House
2. **To provide** the developer and Architect with a range of suggestions in the interpretation of the Collett House through displays/exhibits

Building Materials and Interpretation

As it stands, the Collett House offers a number of opportunities for salvage of materials that can be used to help interpret the new facility for visitors and staff. As visitors and residents move through the new building, small 'exhibits', signage/labels can point out design features that reflect the history of the Collett House, its family, and its materials.

There are two opportunities presented here – though they can overlap at times. The first is a set of notes and illustrations that point to salvage materials that can inform the historical narrative of the original Collett House within the new structure. The second is an offering of exhibition/display themes that can feature the history of the family, the house, and its neighbourhood.

Salvage Opportunities – re-purpose

Flooring – the owner has already indicated that these will be salvaged for use in the new building – perhaps in the proposed restaurant at the least. This reuse of such materials is not unlike the salvage and reuse of the old floor joists in the Laurel Packinghouse which were re-sawn into engineered flooring.

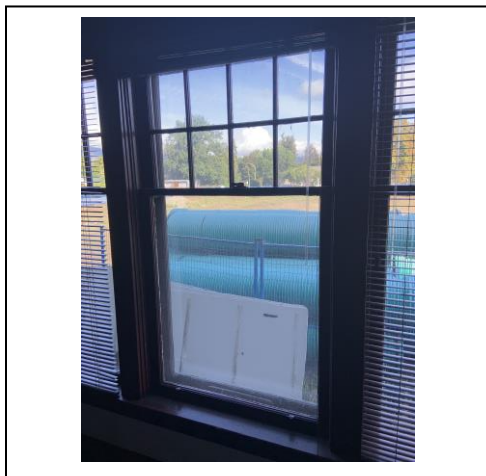


Collett House – fir flooring



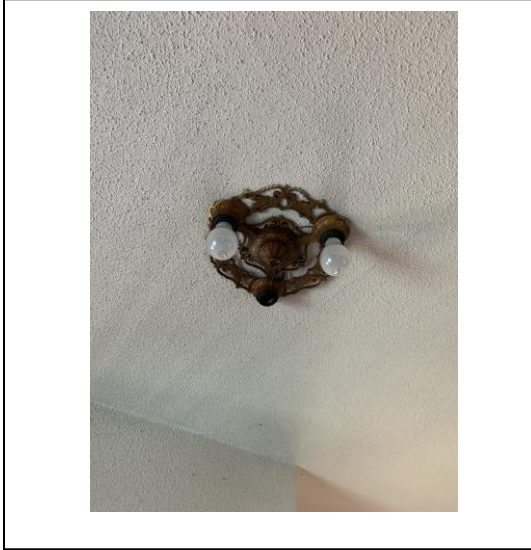
Laurel Packinghouse – fir flooring

Windows – There are a couple of options that may be considered for the windows. First, there may be an opportunity to design one or more of these into the new building itself. If this is not practical, then the windows could be used as a design element in an interpretive display on the history of the Collett House and/or the neighbourhood. Finally, if windows cannot be used in any manner then they should be offered to salvage for other heritage groups or to individuals doing a heritage restoration.



Collett House window

Lighting fixtures – Salvaged for re-wiring and re-use in the new facility, these fixtures can add a lot of atmosphere. This is a similar exercise used in the Laurel Packinghouse in its structural upgrade in 2010 when the old industrial ‘dog-dish’ lights were re-wired to CSA standards for less cost than buying new fixtures!



Collett House ceiling light fixture



Re-wired light fixture – Laurel Packinghouse

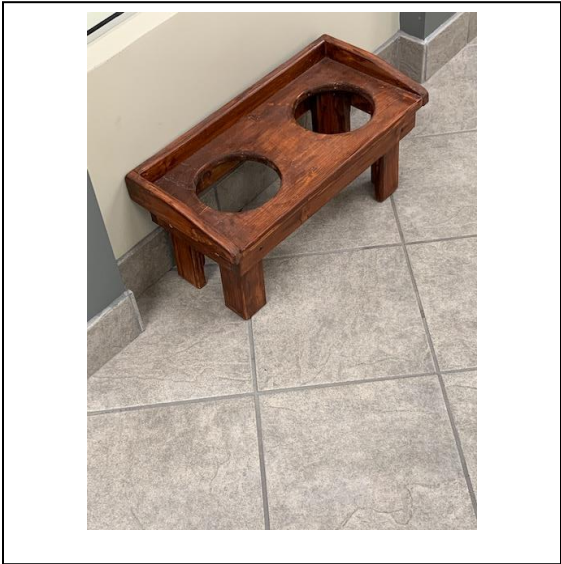
Structural Beams – There are a few structural beams in the lower reaches of the house and the developer indicates these will be salvaged for use in the building or as offer to other heritage site/projects. They may also be re-sawn for use in the new facility. In addition, furnishing features can be made using these structural beams – similar to the wine-tasting bar and lectern in the BC Wine Museum and Laurel Packinghouse. Other office furniture could be made as well.



Tasting bar – BC Wine Museum



Lectern – Laurel Packinghouse



Umbrella Stand

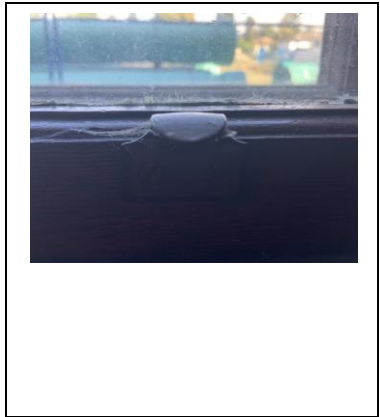
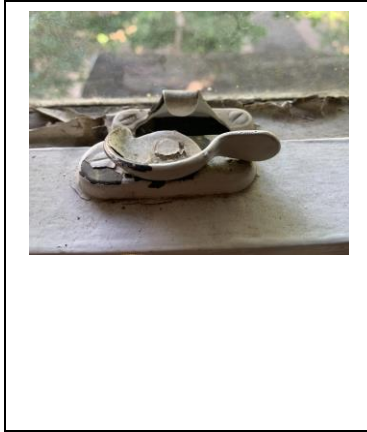
Bricks – These structural materials can be salvaged for use in some design features in the new building – bench pedestals, indoor planter features, etc. They can also be used in a special exhibition feature in the new facility or offered for salvage to other groups or individuals. Where possible, the heritage look and feel of the original structure should be maintained by not finishing the re-used bricks too completely.



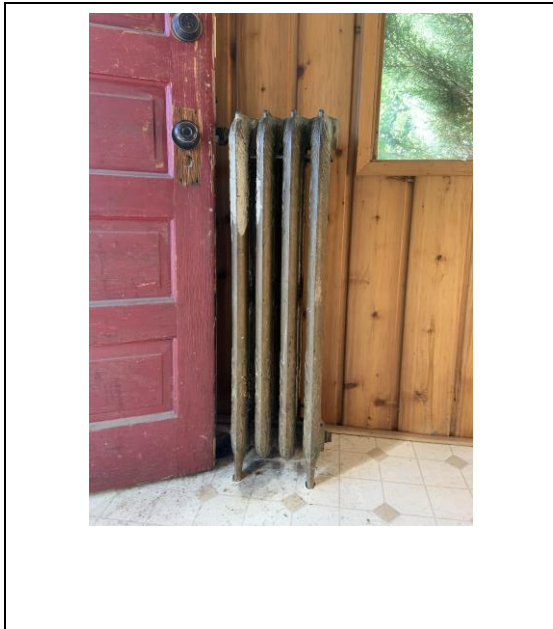
Doors – While the historic doors of Collett House may not meet current code for public areas of the new facility, there may be opportunities to design one or more of these original fir doors into 'back of house' settings o storage closets, staff lockers etc.



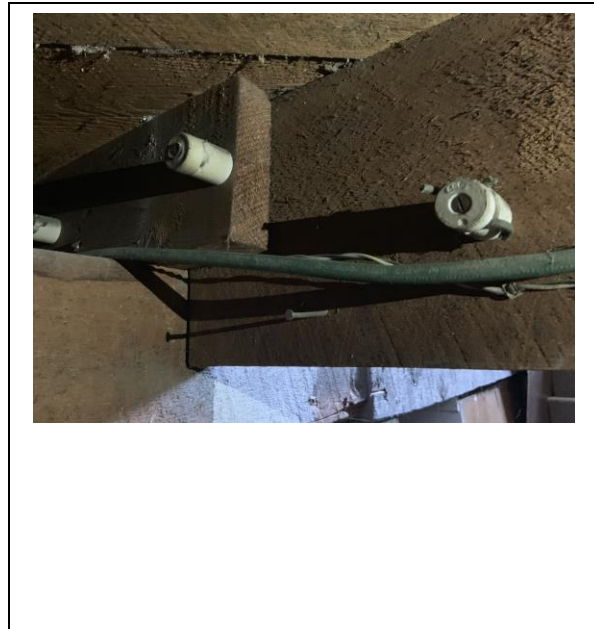
Door and window hardware – Where doors and windows are not viable for salvage, an effort should be made to salvage heritage hardware. Like other building materials, these can be used in small display settings or can be offered to other groups or individuals for reuse.



Other materials – There are a couple of other opportunities for use of materials salvaged from the Collett House. First, the hot water registers could be removed and refinished for use in office or reception furniture – they could, for example, be used as ‘legs’ for an entrance table or other feature design element in the new building. In addition, old wiring fixtures such as the ‘nobbing and tubing’ ceramics could be repurposed for other features such as pen holders at a reception desk.



Heating register



Ceramic nobbing and tubing for early wiring

Landscape

One unique opportunity to reflect the age and time of the property and the Collett House is folded into the mature vegetation on site. Sadly, most of that early plant material is gone, but there is some old Lilac and a large Walnut tree on the south side of the house. Working with a Landscape Architect may help find ways to incorporate these features into the new facility’s footprint and maintain something of the neighbourhood’s complexion.

Exhibition – interpretation

Perhaps the most evident themes that present themselves revolve around the Collett family, the house itself, and the neighbourhood. Each of these themes can be readily managed through a mix of narrative, photographs, and related graphics material. The goal in this brief section is not to set up the actual displays, rather to enumerate how such themes could be featured.

The Collett family has been part of the business, social and cultural setting in the Okanagan Valley for well more than 100 years. These connections lend themselves well to a short chronological story that could be illustrated with photos and related graphics material such as the corporate logo of the Okanagan Loan and Investment Trust.

In terms of design, this material could be curated and presented behind a display window - one of the windows salvaged from the house itself.

The Collett House is ably described in the City's Statement of Significance under its 'character defining elements'. The photographic illustration of these elements can provide at least two distinct educational opportunities. First, an illustrated display can point out the architectural elements of the original structure. Second, an accompanying narrative can point to other architectural features in the rest of the neighbourhood.

In addition, salvaged materials that are re-purposed in the new facility can be featured with a small accompanying narrative and/or photo or illustration.

The Collett House and its family are not isolated historical accidents. In very real terms, they are part of the wider neighbourhood context that continues to evolve. A small display that illustrates the multiplicity of these connections would inform that context. A brief, well-written narrative can be illustrated with other neighbourhood photos and graphics such as the early coloured planning maps of the area. (see attached photos and graphics)

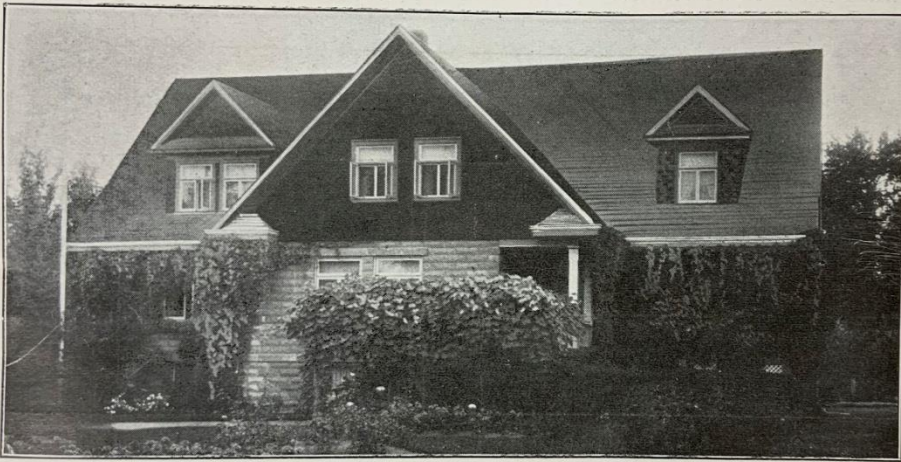
Taken together, these interpretive vehicles can be part of keeping the Collett family and house alive in the neighbourhood and for the wider community. Their ultimate design and execution will reflect the commitment of the developer, Architect, and their contract curator.

Attached are a series of historic photos and graphics that could be used to add this context:

Homes



Two Attractive Modern Bungalows.



Cadder House.



Glenarran House.



Montreal House.

Early promotional brochure for Kelowna.



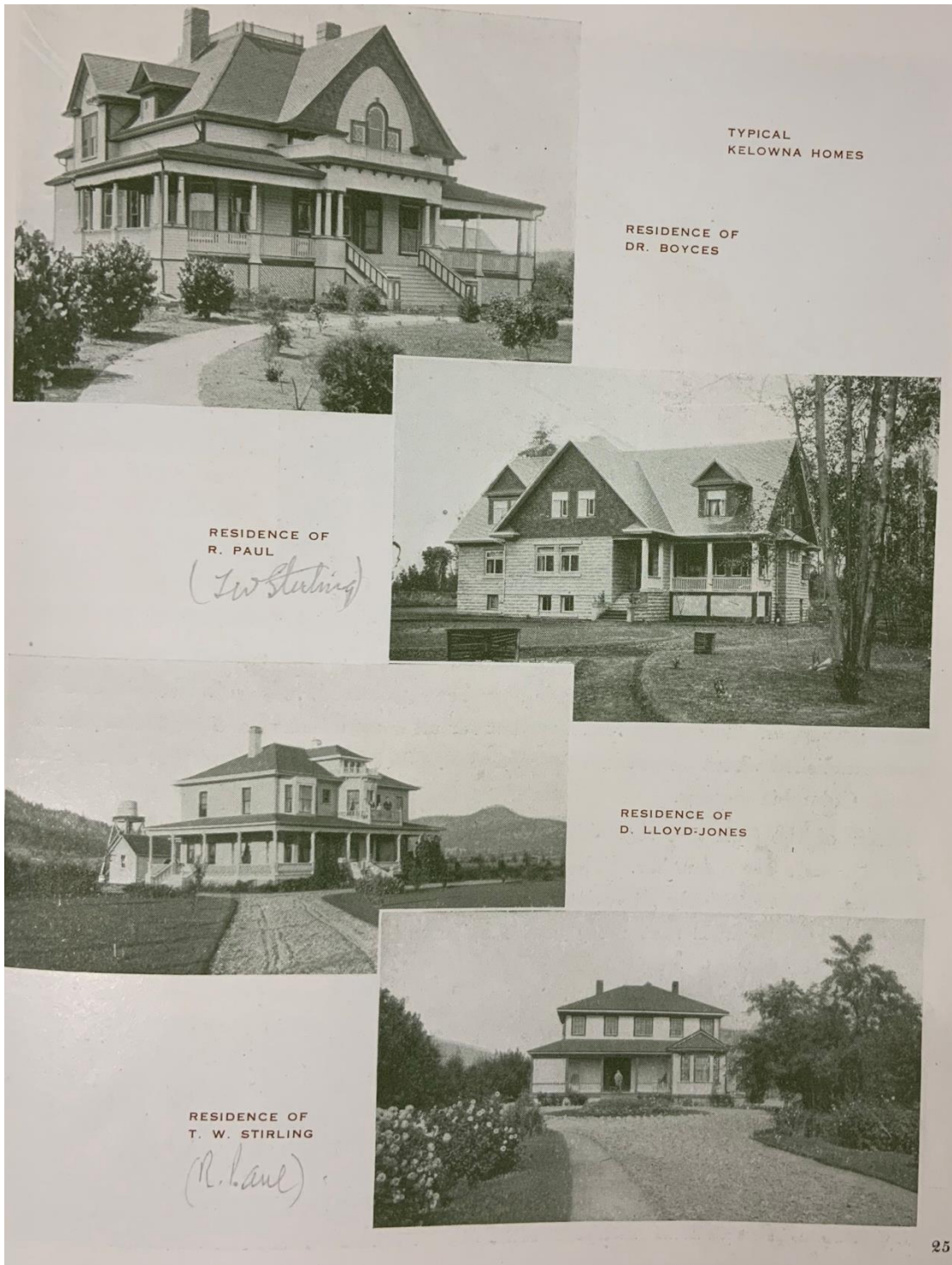
A city's homes reflect its character.

Kelowna's homes tell of gracious living.

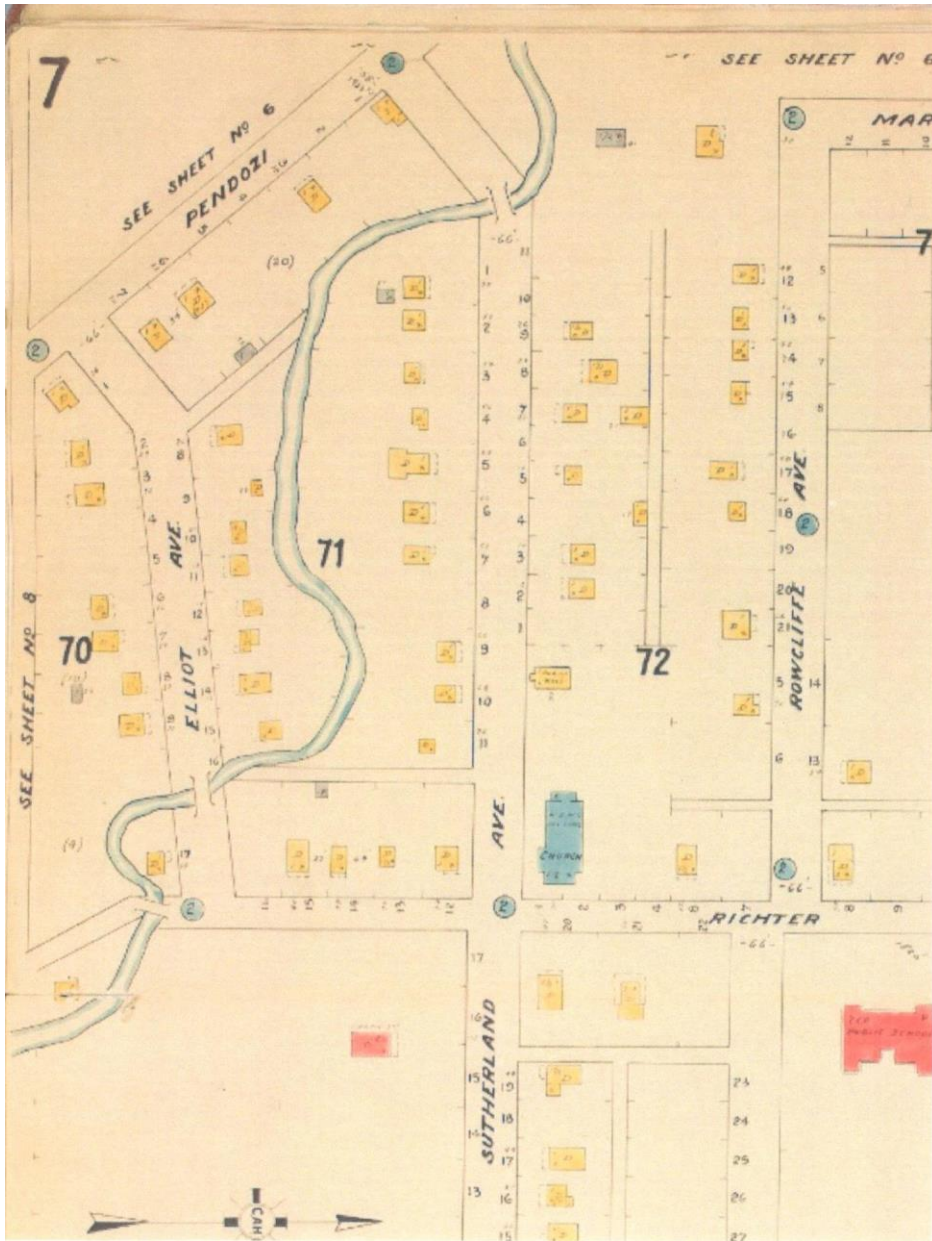
Early promotional brochure for Kelowna.



Kelowna General Hospital – circa 1908



Early promotional brochure for Kelowna.



Fire Insurance Map (late 1940s) showing the neighbourhood.



Fire Insurance Map (late 1940s) – note that Royal Avenue does not extend across Pandosy (Pendozi) Street at this time.

Statement of Significance

(City of Kelowna – Heritage Register)

Place Description

The Collett House is a large two and one-half storey wood-frame Foursquare residence with a hipped roof, set on a large lot at the corner of Pandosy Street and Royal Avenue. The house is distinguished by its broad hipped roof, central hipped roof dormer and full-width open front verandah. A complementary early garage is situated behind the house.

Heritage Value

The Collett House is of heritage significance for its association with Horace Carlisle S. Collett (1881-1975), a businessman who was active in the community and also played an important role in conserving Kelowna's history. Collett, in partnership with his brother, founded Collett Bros. Livery Stable. Later, he was the manager of the Belgo Land Co., and of Kelowna Land and Orchard. He then moved to Okanagan Mission where he was the real estate manager for Okanagan Loan and Investment Trust. He was keenly involved in the Okanagan Historical Society and an enthusiastic promoter of the restoration of the Father Pandosy Mission.

Built in 1913, the Collett House is additionally of heritage value as a fine and notably intact example of the Foursquare style, common during the Edwardian era as a rational expression of modern needs and conveniences. The exterior cladding reflects the pervasive influence of the Arts and Crafts movement that signalled loyalty to Britain and traditional values. Set on a large property, the grand scale and generous proportions of this house reflect the prosperity of the pre-First World War era.

Character Defining Elements

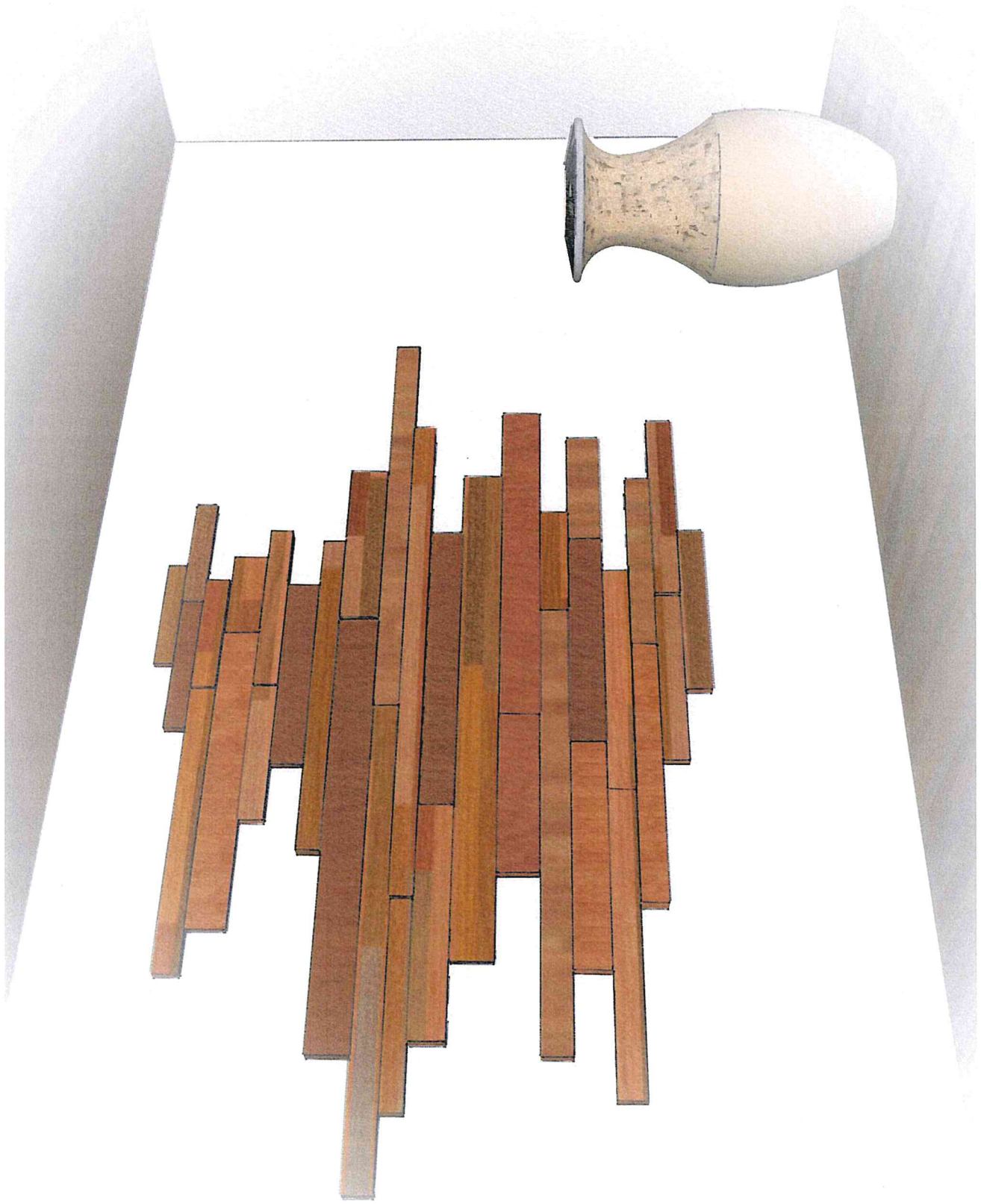
Key elements that define the heritage character of the Collett House include its:

- prominent corner location at Pandosy Street and Royal Avenue, set back on a large property;
- residential form, scale and cubic massing as expressed by its two and one-half storey height and regular, rectangular plan;

- Foursquare style as reflected in its rigorous symmetry and central front entry;
- broad hipped roof with central hipped dormer and wide, closed eaves;
- wood-frame construction with bellcast cedar shingle cladding on the lower two-thirds of the exterior, capped with a broad beltcourse with stucco and half-timbering above;
- additional external elements such as its full-width open front verandah with central steps and shingled columns, rear screened porch with screened balcony above, and two internal red brick chimneys;
- regular fenestration, including single and double assembly 9-over-1 double-hung wooden-sash windows, triple assembly 6-over-1 and 8-over-1 double-hung wooden-sash windows, fixed 8-pane dormer window, and small square fixed 9-pane rear windows; and
- associated landscape features such as the grassed yard, mature trees and an early wood-frame garage.

Appendix 2

Images of Repurposed Materials



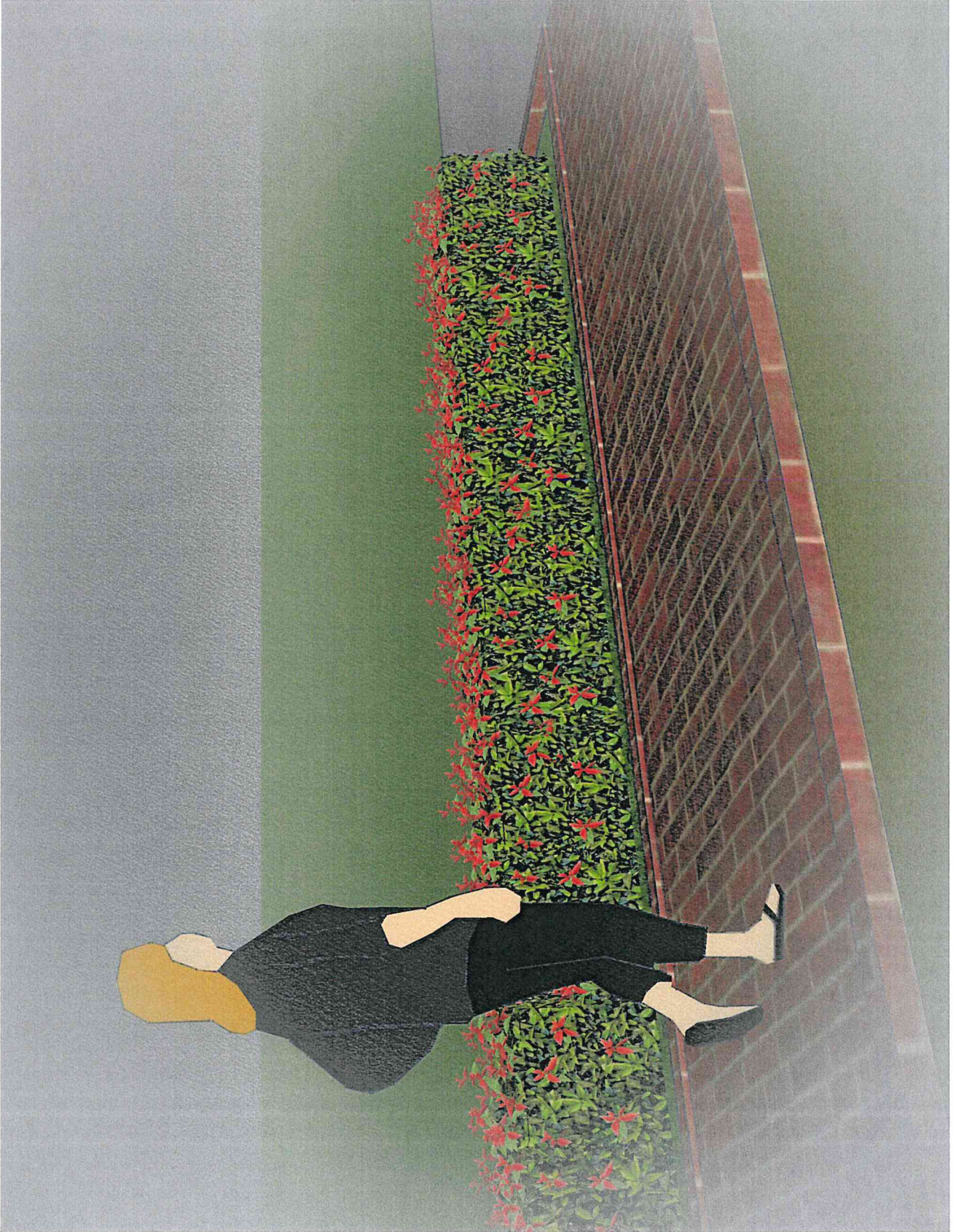
REUSED WOOD, TRIM, CASINGS, ETC. WALL ART PIECE



RECLAIMED BRICK PEDESTALS WITH REUSED WOOD BENCH
RECLAIMED CHIMNEY SIGNPOST



REUSED WOOD TRIMS, BASE BOARDS, CASINGS ETC. ON PRE-MADE BENCH FRAME



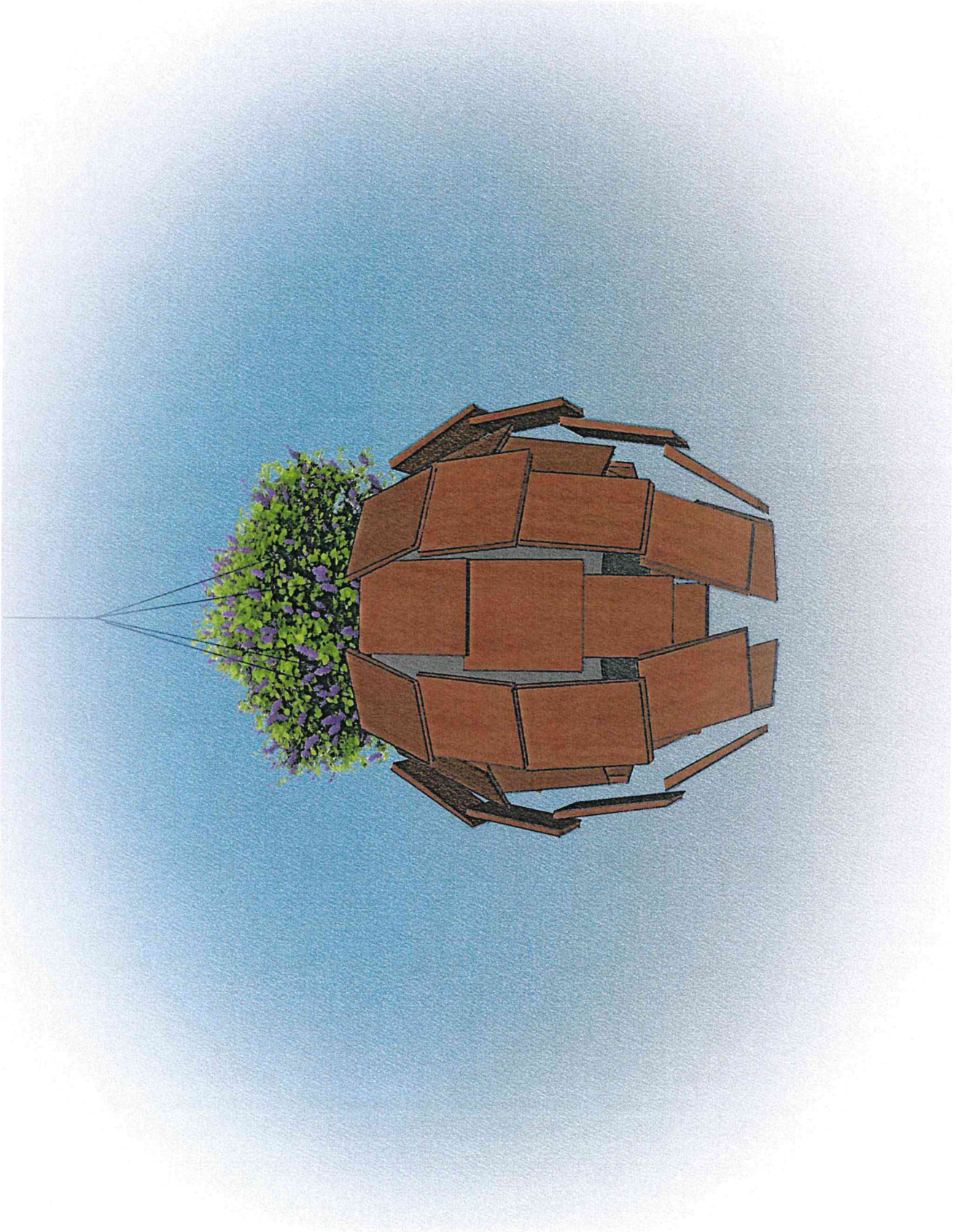
RECLAIMED BRICK WALKWAY



2ND FLOOR EXTERIOR WALL USED AS FEATURE WALL IN RESTAURANT
REFURBISHED LIGHT FIXTURES



RECLAIMED RADIATORS TO BE USED AS TABLE LEGS
REUSED WOOD TRIM PICTURE FRAMES



REUSED SHINGLES TO CLAD HANGING PLANTERS





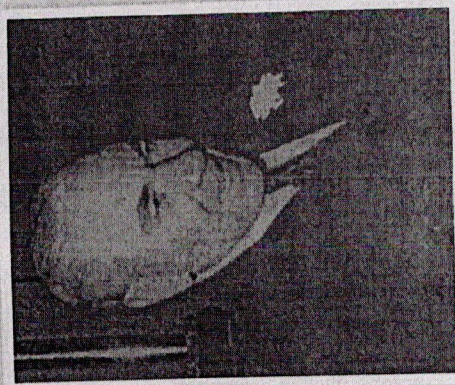






COLLETT ROAD

Lower Mission area – off Lakeshore Road.



Horace Carlisle Spedding
"Shorty" Collett

Horace Carlisle Spedding Collett, known as "Shorty" for his stature of over six feet, immigrated in 1902 to what is now Saskatchewan. In 1903, he arrived in the Okanagan and worked for the Camerons at Guisachan Ranch. He, with his brother Joseph, started Collett Brothers Livery business in Kelowna. Shorty returned to England in 1914 to marry Nancy Locock. Collett Brothers dissolved their partnership, and Shorty then became manager of the Belgo Land Development Company. He later became manager of the Kelowna Land and Orchard Company. When the Kelowna Land and Orchard Ranch was sold, he became real estate manager for the Okanagan Loan and Investment Trust, which had bought out the KLO Company. Shorty Collett was one of the instigators, along with Father O'Grady, Father Mulvihill and L.P. Guichon, in the purchase, by the Oblates of Mary Immaculate, of .8 hectare of the abandoned Mission site. In 1955, he was presented with a scroll honouring him as a Living Charter Member of the Okanagan Historical Society, and he was an honorary member of the Kelowna Riding Club. Four children were born to Shorty and Nancy Collett: Leicester, Barbara, Nancy and Basil. Basil Collett and his wife, Brenda, live in Kelowna (2010). Horace C.S. Collett died at Kelowna in 1975, at the age of 93. Nancy Collett died in 1976, at the age of 85. They are buried in St. Andrew's Churchyard, Okanagan Mission.

H. C. S. COLLETT

By L. C. A. Collett

Horace Carlisle Spedding Collett, known to all his many friends and acquaintances as "Shorty" because of his rangy six foot or so stature, was born in Ilfracombe in North Devon, England, in 1881. Like so many of his Devonian fellow citizens he had an adventurous nature and in 1902 emigrated to the Northwest Territories, to that part of which was later to become the Province of Saskatchewan.

Here he obtained work delivering mail to the rural areas by horse and buggy, and by sleigh in the winter time through the most extreme temperatures. He could not stand the Prairie winters and like many others heard about the Okanagan climate and came out to the Okanagan in December of 1903. At this time the Cameron family had moved into the Kelowna district and were farming the Guisachan Ranch, where he obtained employment as a farm hand.

His brother came out from England a year or so later and they formed the partnership of Collett Bros. which was a livery business, engaged in renting saddle horses and contracting for work requiring teams of horses, etc. The "Barn", as it was known, stood on the south-east corner of Abbott Street and Lawrence Avenue.

Many of the present houses on Abbott Street are built on "fill", as this was a swamp at that time, and Collett Bros. got the contract to supply the fill to make the land fit for building purposes. During this time Shorty Collett and two or three other men lived in a house on Abbott Street. One of the bachelors was appointed as cook. As one Christmas approached they decided to have a roast turkey. The cook never having roasted a turkey before did not think of cleaning it, so when it was done the smell nearly drove them out of the house; that was the end of Christmas dinner!

In 1914 he returned to England to get married to Nancy Locoock. He brought his bride back to Kelowna, where in the meantime he had built a large house on Pandosy Street, which still stands and is in good condition. Several large and beautiful blue spruce trees identify this place which by now must be 62 years old.

When Collett Bros. decided to dissolve their partnership in the livery business, he was appointed Manager of the Belgo Land Development Company, and later was the Manager of the Kelowna Land and Orchard Company, commonly known as the K.L.O. Ranch. This ranch raised many acres of fruit, dairy cattle, hogs, sheep and of course hay.

When this ranch was sold by Okanagan Loan and Investment Trust Company, he moved to Okanagan Mission and became Real Estate Manager for the above mentioned Company. This involved looking after many orchards which the Company owned or were overseeing for their clients, who were probably living in England, and also properties on which the Company held mortgages.

In 1955, during the Kelowna Golden Jubilee, 1905-1955, Mr. Collett was presented with a scroll by the Citizens of Kelowna, honouring him as a Living Charter Member of Kelowna Board of Trade 1906, and in recognition of long years of active life in the community.

In 1964 he was presented with a Life Membership in the Okanagan

Historical Society, in which he took a keen interest. The Father Pandosy Mission site owes much to Shorty Collett for its successful restoration.

He always took a great deal of interest in the Kelowna Riding Club of which he was made an Honorary Member. As an early member and President of the Kelowna Club for 1924 and 1925, he was for many years an Honorary Member of this organization.

In his later years, after severing connections with the Okanagan Loan and Investment Trust Company, he operated his own Real Estate business, dealing chiefly with agricultural properties in this area with which he was very familiar. There are several orchards in the East and South Kelowna Districts, the planting of which he supervised.

He was always a keen gardener and specialized in roses. He also took a great interest in breeding beef cattle and would raise about 15 head or so on his own property and then take them to the Kamloops Bull Sale. Although this was mainly a hobby, he nearly always did well at the Sale.

He died in October 1975 leaving his wife and four children, Leicester, Barbara Browne, Nancy Talbot and Lt. Col. Basil Collett.

EDITH GAWNE — A TRIBUTE

By Eric D. Sismey

Edith, small in stature, but with the heart of a lion, was one of those women, who, since infancy, had always done more than her share. Mrs. Gawne was born Edith Littlejohn in Dover, England, on February 7, 1892. Her father John Littlejohn, served in a Scottish regiment for 21 years. Soon after being pensioned, not finding much to his liking in Scotland, the family emigrated to the New World where they took up unbroken prairie land in Saskatchewan, near Eston. Edith tells in glowing words the struggles against bilzizard and dust storms, drought and near disaster under conditions which, even then, were almost, but not quite overwhelming.

Edith summed up her life in these words: "What a panorama of life has been offered to those over 70. In one lifetime we have lived under six monarchs; through three major wars; through drought and depression. We have seen the development of a modern world, its communication by telegraph, telephone and radio; television and satellite. We have gas and electricity at our command; transportation from horse drawn vehicles to tram cars and from steam to gasoline and diesel machines. Travel from land into air and now into space.

In 1912, Edith married James Gawne (OHS 34th (1970) Report, pp. 79-80), the man who rescued her from death after she had fallen through the ice of a prairie slough. The couple moved to Madison, Sask. where they farmed and opened the first store and post office in the little town.

Married life started in a one room cabin, where three of her five children were born; with a team of oxen for ploughing. When the store in Madison burned in 1921 the Gawnes, after hearing the good things at Naramata, B.C., moved to plant one of the first orchards and to watch it grow.

Edith Gawne was active in the Naramata United Church and later in St. Andrew's Presbyterian Church in Penticton. She was president of the Old Age Pensioners Association in Penticton and other similar organizations including the Canadian National Institution for the Blind, Canadian Arthritic and Rheumatism Society and the Okanagan Historical Society.

Edith Gawne loved flowers, she had a green thumb. Her house, Mona's Isle, a wide spot on the Naramata Road was a landmark, which motorists stopped to enjoy, and often received bouquets of roses from her garden where fifty named varieties bloomed all summer. Another horticultural delight were her tuberous begonias raised in a lath-house adjacent to her house. And when she moved into her first city apartment, soon after her husband's death, many of her prized begonias were taken with her.

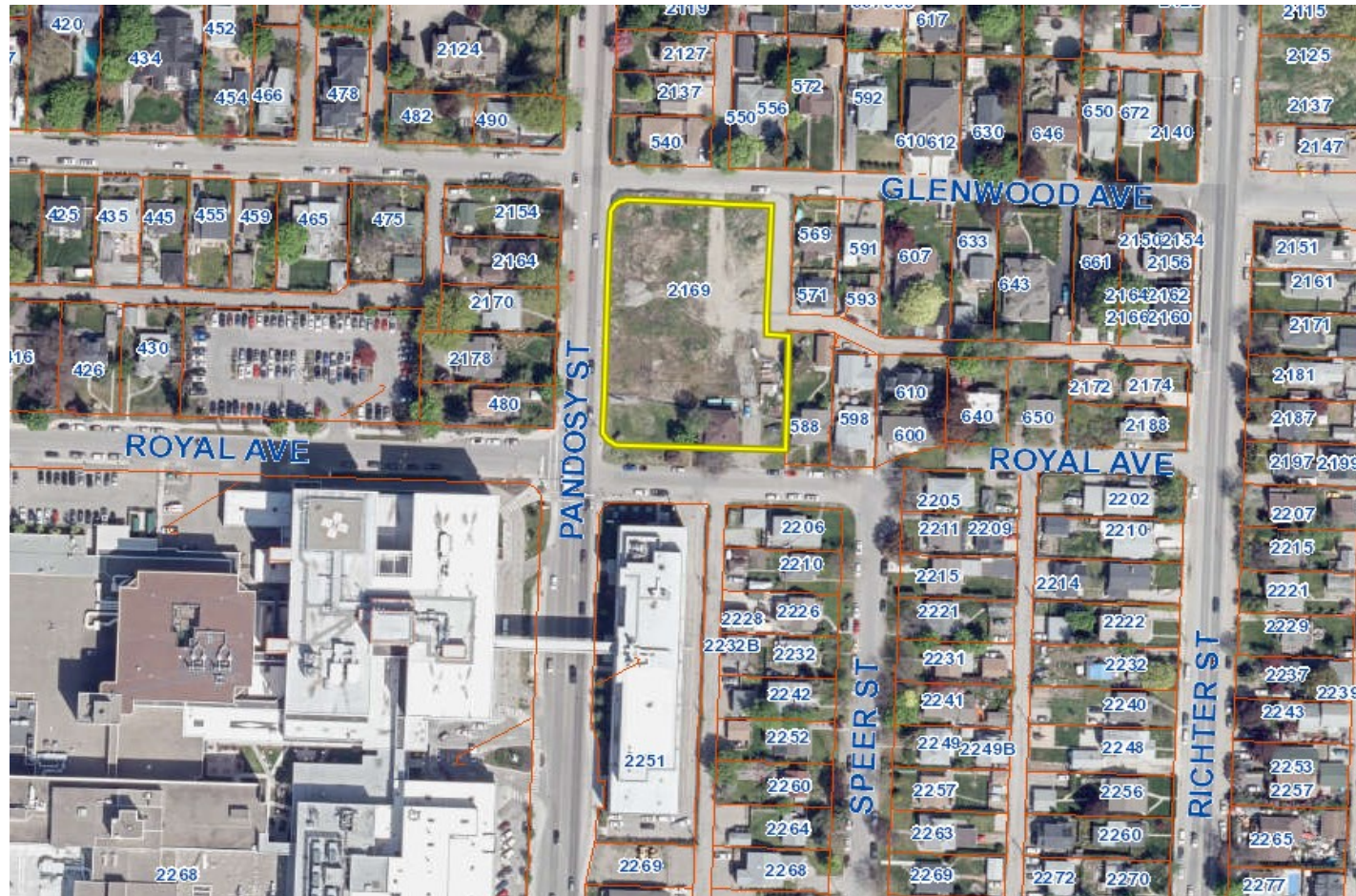


HERITAGE REGISTER REQUEST - REMOVAL

2169 Pandosy Street



Subject Property Map



Heritage Value & Heritage Character



Current Applications

► Proposed site plan





Questions?

For more information, visit kelowna.ca.