
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 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 Padosy 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*