

Collett House
2169 Pandosy Street

Heritage Interpretation



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Collett House

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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

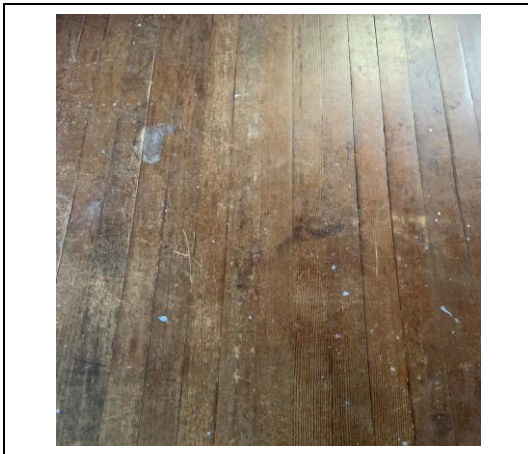
Building Materials and Interpretation

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.

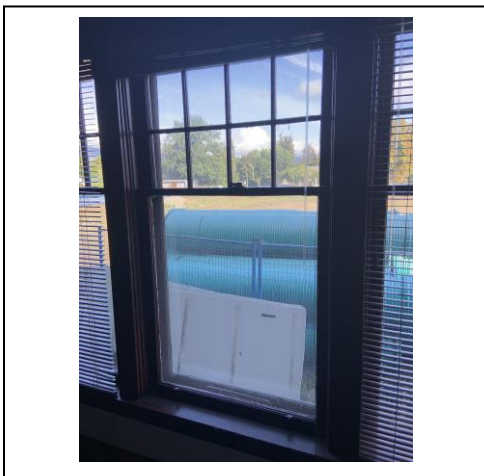


Collett House – fir flooring



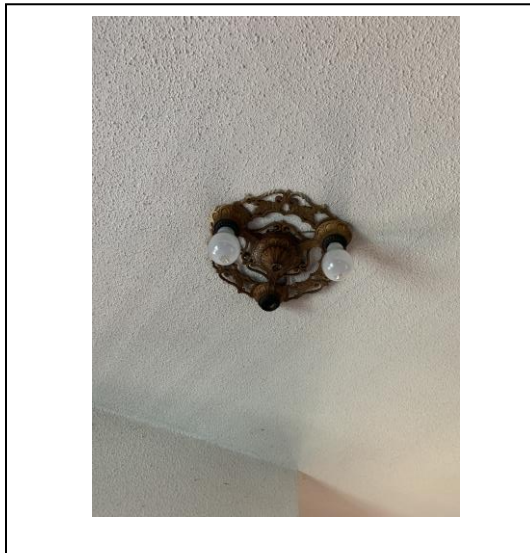
Laurel Packinghouse – fir flooring

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

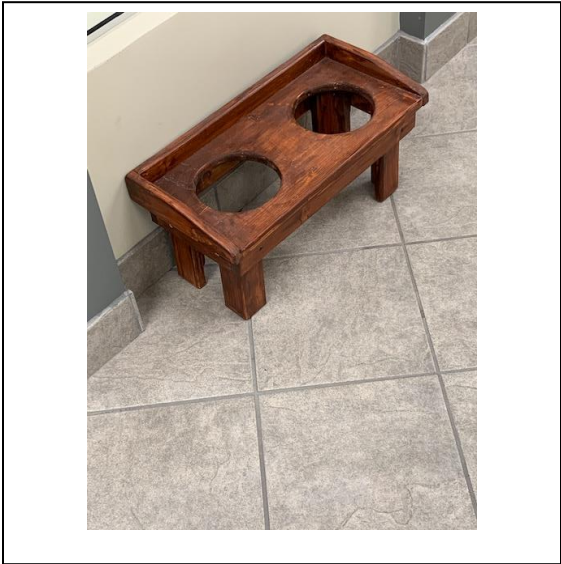
Structural Beams – There are a few structural beams in the lower reaches of the house and the developer indicates these will be salvaged for use in the building or as offer to other heritage site/projects. They may also be re-sawn for use in the new facility. In addition, furnishing features can be made 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

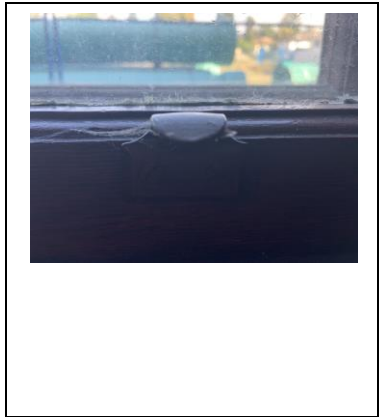
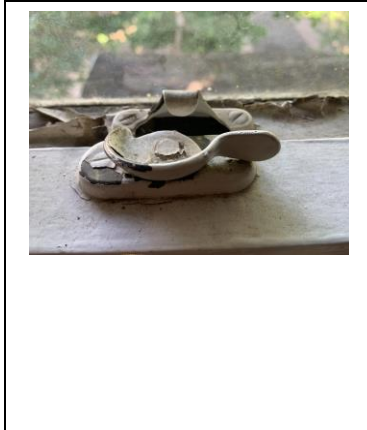
Bricks – These structural materials can be salvaged for use in some design features in the new building – bench pedestals, indoor planter features, etc. They can also be used in a special exhibition feature in the new facility or offered for salvage to other groups or individuals. Where possible, the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



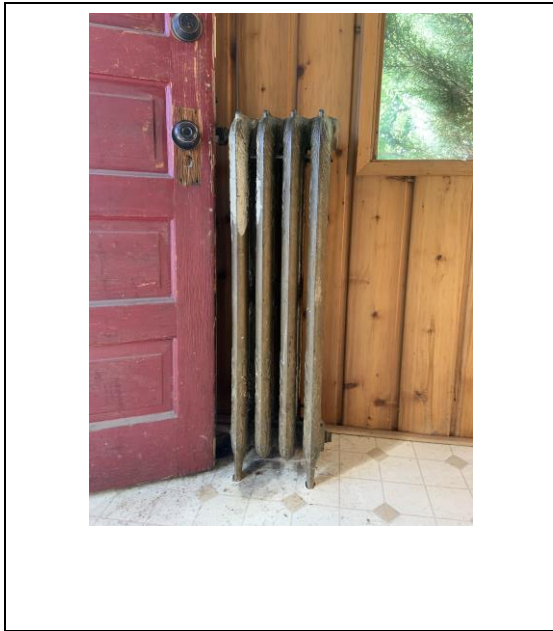
Doors – While the historic doors of Collett House may not meet current code for public areas of the new facility, there may be opportunities to design one or more of these original fir doors into 'back of house' settings o storage closets, staff lockers etc.



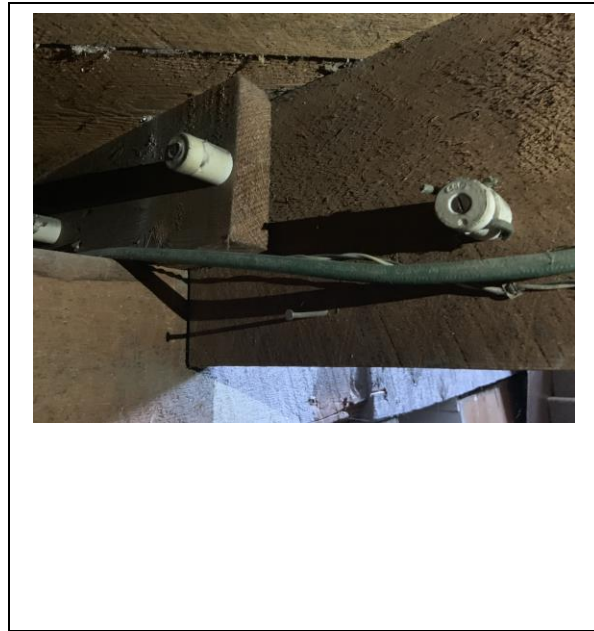
Door and window hardware – Where doors and windows are not viable for salvage, an effort should be made to salvage heritage hardware. Like other building materials, these can be used in small display settings or can be offered to other groups or individuals for reuse.



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 re-purposed 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)

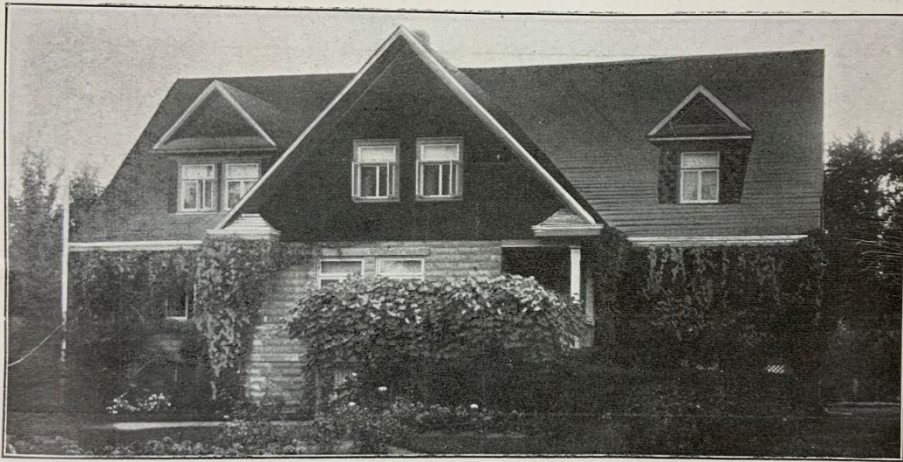
Taken together, these interpretive vehicles can be part of keeping the Collett family and house alive in the neighbourhood and for the wider community. Their ultimate design and execution will reflect the commitment of the developer, Architect, and their contract curator.

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



TYPICAL
KELOWNA HOMES

RESIDENCE OF
DR. BOYCES



RESIDENCE OF
R. PAUL
(T. W. Stirling)



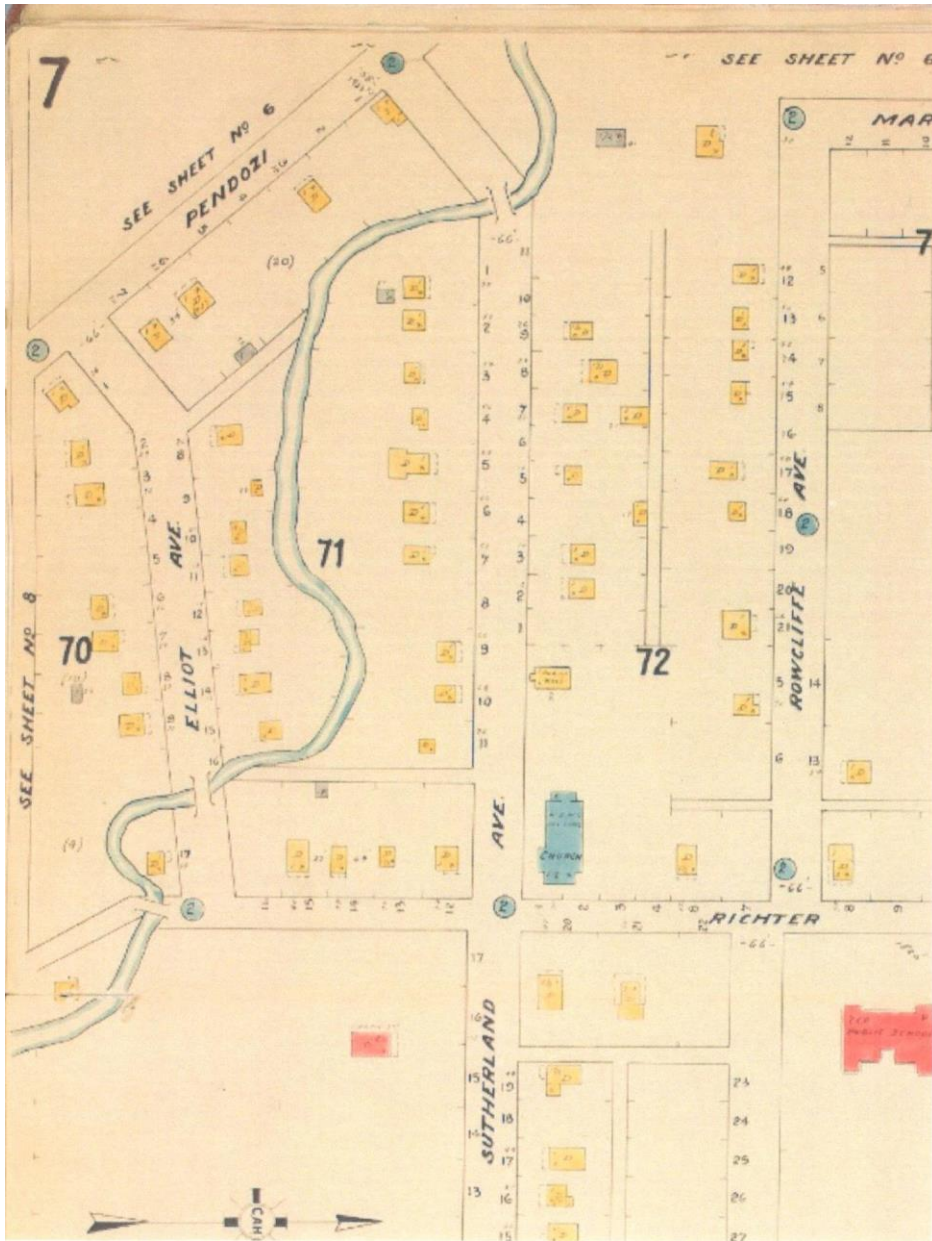
RESIDENCE OF
D. LLOYD-JONES



RESIDENCE OF
T. W. STIRLING
(R. Lane)

25

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.