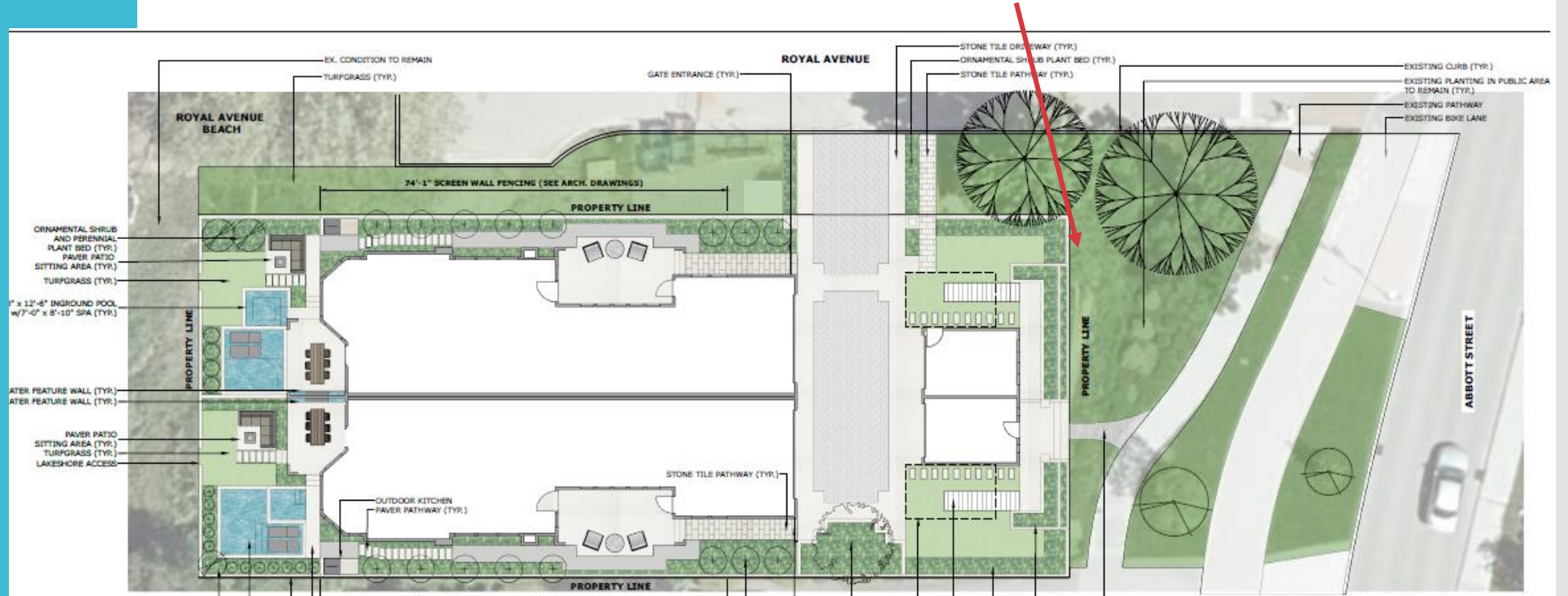




# 2210 Abbott Street

*Heritage Alteration Permit with variances*

# Specific variances



Height of accessory building from 4.8m to 6.69m  
Minimum flanking side yard from 4.5m to 2.0m  
Minimum front yard from 9.0m to 1.5 proposed

# Site Perspective



VINEYARD  
DEVELOPMENTS



# Diversity of style

The Abbott Street Heritage Conservation Area is a neighbourhood steeped in local history and features a wide variety of housing styles popular over the past 100 years. Some homes are iconic examples, while others have blended traditional elements, but all proudly enhance the diversity of the area.

## The Elements of Styles

### VICTORIAN REVIVAL

- regal feel to the architecture, up to 2.5 storey height
- steep gable roof with returned eaves and gabled dormers
- multiple pane windows
- wrap around open porch
- decorative detailing



**Cadair House, built 1906, 2124 Foxkyle St.**  
Queen Anne-influenced Country House, one of several of national brick, large home in city when built. Thomas Widing designed formal Kelowna Klippers House, located in the Kelowna Land and Orchard Co. Kelowna Sewell, Clarence Lane and Trudy, Doring and Pearce, founders of Kelowna General Hospital and St. Vincent and St. Joseph Anglican Church.

### DUTCH REVIVAL

- bell-cut gambrel roof
- shed or gable dormers
- vertical, double-hung, multiple pane windows
- symmetrical front facade
- functional layout



A rare example on Riverside Avenue.

### TUDOR REVIVAL

- decorative half-timbering
- steeply pitched roof
- prominent cross gables
- tall narrow windows
- small window panes



**Cookson House, built 1929, 1912 Abbott Street**  
Built by E. Cookson, one of Kelowna's leading architects Robert Kelly.

### ARTS & CRAFTS

- exposed, natural materials
- low-pitched gabled roof with wide, unenclosed eave overhang
- roof rafters exposed
- decorative beams and braces
- porch supports extending to ground level, squared or slanting



**Stone House, built 1922, 1506 Abbott Street**  
Built for Henry Stone in 1922, later associated with Abbott Society of Associated Grange of B.C., later the owner of Okanagan Ranch.

### LATE ARTS & CRAFTS STYLE

- refined elements, enclosed porches
- PRairie STYLE: A mid-style, noted by horizontal lines, flat or low-pitched roof with broad overhanging eaves, windows grouped in horizontal bands, integration with the landscape, craftsmanship, and restrained ornament.



**Jackson House, built 1922, 236 Beach Avenue**



**McWilliams House, built 1931, 3072 Abbott Street**  
Midwest-inspired Colonial-style. Built by Bill Scott, founder of T. Berkeley & Co. Home, City of Kelowna Magazine and Deputy Mayor, 1917-47.

### MEDITERRANEAN REVIVAL

- Masonry feel to the form
- shed and high-gable roof sub-forms
- stepped parapet, flat roof
- flush eaves and stucco detail
- single and multi-sash vertical windows
- asymmetrical front facade



**MacLean House, built 1942, 1869 Maple St.**  
Georgian Revival. Built by A. Patterson. Ray MacLean was publisher and managing editor of the Kelowna Courier (1938-74), an influential opinion-maker in the community.

### COLONIAL REVIVAL

- stately feel to the form
- high to medium gable roof
- horizontal siding
- vertical, multi-sash windows
- window shutters
- symmetrical fronts



**Finnertan House, built 1933, 1922 Abbott Street**  
1930s Colonial Revival Cottage style. The Finnertan family operated a long established department store at 413 Broad Ave from 1917-1960s. Builder: D.E. Mac

### COTTAGE STYLES

- Pastoral style
- Stucco cladding
- Up to 1 1/2 stories
- Vertical windows
- Asymmetrical facade
- Portico front entrance
- Multi-sash windows
- Gable roof forms



**VERNACLULAR STYLE**  
Popular house style (often from plan books) which used the elements and use local materials. The Tronsgold House is an early Late Vernacular Cottage. Finished with leafy logs.

**A. Tronsgold House, built 1916, 1907 Abbott Street**

### MODERNE

- streamlined style
- flat parapet roof
- stucco and horizontal banding and cladding
- low horizontal massing
- multi-sash windows, narrow trim
- curved walls
- asymmetrical facade
- canopy over entrance



**G.D. Loane House (2nd), built 1937, 1858 Abbott Street**  
Architect: Robert Lynn Gordon. Donald Loane operated NW Loane Hardware and Paints. Later associated with Dalmer family of Dalmer Hardware.

### EARLY SUBURBAN BUNGALOW

Historic, convenient and popular, the post-WWII bungalow style became a new status in the Abbott Street area.



A vintage bungalow home on Glenwood Ave.

- Horizontal emphasis
- low gable and hip roof form
- plain soffit and brackets
- siding below belt-line, stucco above
- horizontal and picture windows
- asymmetrical front facade
- asphalt single so-of
- driveways and attached carports



**H. Patterson House, built 1941, 228 Lake Avenue**  
CAPE COD STYLE: A Colonial mid-style, simplified and functional with a gable roof, horizontal siding and window shutters.

# Example of Georgian Manor homes



**Georgian Revival**  
Traditional Elements applied to  
contemporary house plans





NORTH ELEVATION

# Royal Avenue Frontage

Abbott  
Street  
Frontage



EAST ELEVATION



WEST ELEVATION

Lakefront





2210 Abbott Street, Kelowna

Exterior walls : Stucco color Classic Grey, Benjamin Moore

Windows, doors, fencing and railing : color Soot, Benjamin Moore

Roof : traditional grey slate roof tiles



# View from Okanagan Lake

Questions?



# Style elements

## Late Arts & Crafts Style Characteristics

- Stick-built feel to the architecture
- Medium gable and hip roof form
- Decorated soffit & brackets
- Enclosed front porch or portico
- Up to 2 1/2 storeys
- Horizontal wood siding & corner-boards
- Upper storey belting (cladding may vary)
- Ornamental crafted wood
- Vertical double-hung window openings
- Multi-sash window assembly
- Wide window & door trim
- Multiple pane windows
- Asymmetrical front facade
- Wood shingle roofing
- Side or rear yard parking