



# Project History and Rationale.




**Norman Edwin Dehart**  
Birth **Feb 1899** in Whitby, ON., Canada  
Death **30 April 1977** in Kelowna

**Family Members**

Parents




**Edwin Dehart**  
1838 – 1899




**Lydia Jane Trull**  
1856 – 1929


Siblings



**Nicholas C. Harold Dehart**  
1894 – 1966




**Edna Christina Dehart**  
1895 – 1909




**Victor Trull Dehart**  
1897 – 1970

Half siblings



**Anne Elizabeth Wilhelmina Dehart**  
1872 – 1886



**Francis Richard Edwin DeHart**  
1874 – 1935



In 1939, forty year old assistant store manager **Norman Edwin Dehart**, who was the much younger half-brother of Kelowna's third mayor, **Francis DeHart**, was residing at 214 Lake Avenue, Kelowna.

On December 8<sup>th</sup> 1939 Mr DeHart was issued Building Permit number 156 to build a 6 room residence on **Lot 6, Block D, Reg. Plan 2220**, being 260 Lake Avenue.

Unfortunately, the builder built the home in the wrong place, such that it encroached some 5 feet on to the neighbouring **250 Lake Avenue**. This meant that it was impossible to build a home on # 250 and it was therefore a necessity for whomever owned #260 to also own #250 or risk an order to remove the encroachment.

Mr DeHart and his wife **Marjorie** owned the house until the mid 1960's, by which time Norman had been promoted to Store Manager and Marjorie had taken a job as a teacher.

In 1964 a carport was added to the north-west corner of the house, also encroaching on the neighbouring lot.

The electors' list for 1965 shows that the house had become occupied by salesman **Arthur Milnes** and his wife **Helen**, also a teacher. Norman (then 66 years old) and Marjorie had moved around the corner to an apartment at 1880 Pandosy St.

The house remained in the Milnes family for 47 years until **Marianne Hill**, the current owner, purchased both properties on March 29<sup>th</sup> 2012 from **Mr Bradley Milnes**.

Rather than demolish the old house, which had fallen into disrepair, and build two large properties on the two lots as the then current RU1 zoning permitted, Marianne chose to restore it and to fully redevelop only the vacant lot at 250 Lake Avenue. This required correction of the encroachment by a boundary adjustment, which in turn required that both lots must first be rezoned to RU3 and this zoning was finally adopted on May 27<sup>th</sup>, 2013, rendering both lots independently buildable. Subsequently 260 Lake Avenue was rezoned to RU1c and a carriage house was approved to utilize some of the unused density of that lot.

Because of the location of the property in a heritage conservation area, it is required that the "form and character" of a new building be approved by the issuance of a Heritage Alteration Permit.

The owner commissioned, specifically for this lot, a design incorporating approximately 2,600 square feet, as shown here, but it was not supported by the authorities and the architectural fees thus became a lost investment.

She and her advisors carefully studied the reasons for rejection.

They concluded that it would be fiscally imprudent to commission another custom design specifically for this lot, prior to an indication of what would be acceptable to the City of Kelowna.

Instead, bearing in mind the objections expressed about the original design, they researched other designs in the Colonial Revival style, but of a different orientation, smaller size and fewer stories, selecting the attached conceptual design, which at 1,688 sq ft finished is almost identical in size to the existing "Norman Dehart" House at 260 Lake Avenue and is specifically designed for such a corner lot.

In accordance with the requirements of the RU3 zone a matching attached double garage is being added to the design. It is intended to incorporate a "bonus room" of some 420 sq ft above this garage, the design of which will comply with all requirements necessary to employ it as a secondary suite

On the issuance of a Heritage Alteration Permit approving the form and character of such a building, the owner will contract for detailed design drawings suitable for the application for a building permit.