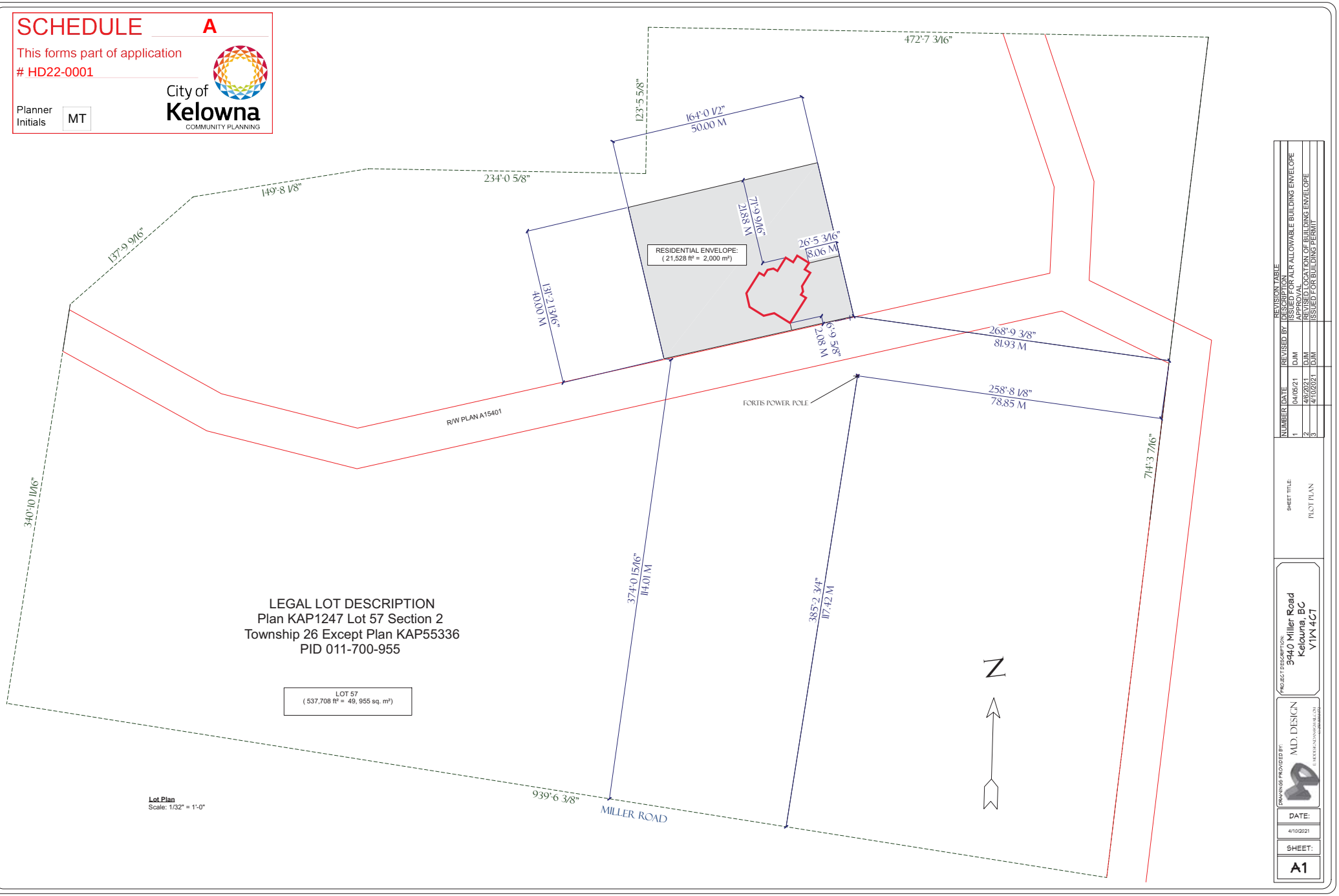
# SCHEDULE A

This forms part of application

# HD22-0001

City of Kelowna
COMMUNITY PLANNING

Planner Initials MT




LEGAL LOT DESCRIPTION
Plan KAP1247 Lot 57 Section 2
Township 26 Except Plan KAP55336
PID 011-700-955

**Lot Plan**
Scale: 1/32" = 1'-0"

| NUMBER | DATE | REVISED BY | DESCRIPTION |
|---|---|---|---|
| 1 | 04/05/21 | DJM | ISSUED FOR ALR ALLOWABLE BUILDING ENVELOPE APPROVAL |
| 2 | 4/6/2021 | DJM | REVISED LOCATION OF BUILDING ENVELOPE |
| 3 | 4/10/2021 | DJM | ISSUED FOR BUILDING PERMIT |

SHEET TITLE: PLOT PLAN

PROJECT DESCRIPTION:
3940 Miller Road
Kelowna, BC
V1W 4G7

DRAWINGS PROVIDED BY:
MD DESIGN

DATE: 4/10/2021

SHEET: A1

ATTACHMENT A
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Supplementary Rationale for Heritage Designation
Submitted by Dr. Shona Harrison
JN Thompson House at 3940 Miller Road

Given the significant development pressures in downtown Kelowna, I relocated the registered heritage house, known as the J.N. Thompson house, c.1910 Queen Ann Revival, from 1875 Richter Street to an acreage in South East Kelowna, specifically 3940 Miller Road.

I bore a significant financial burden to relocate this house to ensure its continued existence for years to come. Given its significant cultural and historical value to Kelowna, I am now seeking for its further protection by way of Heritage Designation. Designating this special house, upon her relocation, is a promise that I made to both the City of Kelowna Planning Dept and my heritage advocate colleagues through the CoK Heritage Grants Committee and Central Okanagan Heritage Society.

As is already documented, this is not only the former home of a prominent and founding Kelowna citizen John Thompson, and designed and built by local contractor George E. Ritchie (interesting to note that Ritchie's grandson, now in his 90s, and his daughter, came out just last week to Miller Road to see the house—both are thrilled that it has been moved and therefore saved), but is a remarkable heritage structure. Upon my initial purchase, some seven years ago, I set out to restore this house that had fallen into grave disrepair. My restoration to her former glory brought notice from Heritage BC where in 2017 I won a provincial conservation award. Additionally, I won another conservation award through the City of Kelowna, Central Okanagan Heritage Society, for a "Conservation Project on a Heritage Building Currently in Residential Use."

At its new site, I ensured the construction of a new foundation would keep the same elevation as the original—even the original wood mullioned windows from the basement were saved and put back in the house in the original positions. While positioning the house on the acreage, I also ensured its orientation is similar to that of Richter Street. The chimney was also rebuilt with the original brick that was dismantled and saved before the house was moved. At its new site, I also replicated the original brick patio in herringbone pattern. In keeping with heritage-style, all fences for this 13 ac. horse property are traditional wood and panted to match the trim of the house. Essentially, the house is the same as it was on Richter, except it now resides in SE Kelowna away from wrecking balls of developers.

I respectfully ask that she, this beautiful and noteworthy Queen Ann Revival be confirmed as a Designated Heritage house to ensure her longevity for generations to come. Should you wish to view her in person at the new site, so as to ensure her worthy of heritage designation, vs simply being on the heritage registry, I would welcome this.

Kindly,
Shona Harrison

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## J.N. Thompson House

*Queen Anne Revival*

### History

Built in 1911, the J.N. Thompson House is valued as a fine example of the Queen Anne Revival architectural style, as expressed by the asymmetrical plan and massing and highly-articulated facades. It was designed and built by well-known local contractor George E. Ritchie. This home is particularly noteworthy for the rarity of its style in Kelowna, its imposing size and its grand setting on a large property enclosed with mature Maple trees and flowering shrubs.

The house also has significance as being the home of John Nelson Thompson (1869 - 1956) and his wife Elizabeth Milnes-Thompson (1877 - 1948). John Thompson was a founding member of the Central Okanagan Land and Orchard Company that purchased 1665 acres of land for $100,000 near Rutland in the fall of 1908. He was a tobacco grower and orchardist and in the early 1900s formed a partnership with Robert F. Morrison in Morrison-Thompson Hardware Company Ltd. Thompson made a significant contribution to Kelowna's economic development. The Thompsons were still living in this house when Elizabeth passed away in 1948 but by the time John passed away in 1956, he had moved to the David Lloyd-Jones Assisted Living on Bernard Avenue.

Ownership of the house changed three times before being purchased by Dr. Shyna Harrison in 2015. Harrison completed extensive restoration of the interior and exterior of the house, returning it to its former glory and preserving an integral piece of Kelowna's history for years to come. Her historically sensitive conservation garnered significant provincial and civic recognition followed by awards from BC Heritage and the Central Okanagan Heritage Society.

### Building Style

This large, prominent two story home has a wood frame, is facing west and set well back on its large lot. It also features three projecting double-height gable bays, and the wrap around verandah has classical lathed-turned columns with lattice screens under the verandah. The house is clad in beveled lap wood siding, has a hipped roof with projecting gables and closed overhanging eaves. These are fine examples of the late and transitional Queen Anne Revival style.

KPM4373 - St. Michael's and All Angels Church from Bullmeard Dr. with J.N. Thompson house in view 1913

KPM4303 - J.N. Thompson Orchard 1913

KSAN

Kelowna Museums

ATTACHMENT **B**

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