

BRAD CUNNIN

2251 Lydia Street, Victoria, BC
V8K 4K6

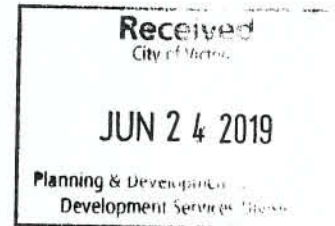
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City of Victoria

31 Centennial Square
Victoria BC
V8V 3W4

22 June, 2019

IN THE MATTER OF
2251 LYDIA STREET –
HERITAGE ALTERATION PERMIT WITH VARIANCE

Attention: Mayor and Council

I am the owner of the above property, and ask the City to approve this Heritage Alteration permit to allow me to fully restore this old house.

Please find attached plans and materials for the above application, last approved on 11 October, 2018. That application was part of a building permit to rescue \ preserve the old house after the foundation failed. This application is part of a concurrent Development Permit Application for this property, to eventually complete a subdivision of 3 small R1-S2 Lots. The differences between the existing and this applications are

- 1) the reconstruction of the old garage with a deck over, which was not done with the BP stage at Planning's request,
- 2) add a door and restore railings on the roof of the garage so the use of the deck is safer,
- 3) changes to the exterior;
 - a. original stucco was discovered hiding under some shingling on the upper floor which will be restored,
 - b. Increased rail heights for compliance with building code,
- 4) The addition of a small 2 piece washroom on the main floor over a portion of the garage.

From my investigations and demolition work, we judge the age of the old house to be early 1900 (1905?). The records for the house are undated. The style of the house is recognized as Arts and Crafts 'Craftsman", although some of those details have been covered up and removed as the house was painted and re-covered over the years. As we proceed, we are restoring the house in finish material, color and style to an original look that would have been typical in that era. Staff, especially Merinda Conley, and the Victoria Heritage Foundation have been very helpful in this process. The age of the garage is a bit uncertain, but we estimate it was added in the early 20's from its height and doors, and dated materials found in some walls. Its style and siding reflect the old house.

We have now replaced the failed foundation under permit, and in so doing, replaced the entire basement level. During that process we lowered the house by 10cm as we dug 1 ½' further down than the old basement level to get a proper ceiling height in the new basement. This has replaced the old basement in size, shape and fenestration except that :

- 1) the new foundations and walls have a 1' bump out on part of the south side to properly structurally support the south side main floor cantilever at the interior stairs.

- 2) We moved a window from the common wall inside the old garage to the east (rear) wall to bring light into the new family room.

Lifting and dropping the house required the demolition and removal of the old brick chimney. We replaced the flue-works with a modern insulated steel chimney, encasing it in a falsework with true brick cladding that exactly replicates the old brick chimney. We have replaced the old oil furnace with a natural gas combination boiler for domestic hot water and in-floor heating, so the chimney will be for the gas fireplace only.

We take this opportunity to :

- 1) reconstruct the existing garage in exact replacement, with a proper deck on top. The roof of the existing garage had been used as a deck for as long as any neighbor can remember, (more than 20 years) but were no proper railings or door to the house.
Please note that as part of our subdivision, we are asking for and hope to have your support for a Variance to the eventual south side setback for this garage.
Reconstructed to its current dimensions, the south side (right side) setback will be 0.6m after the new property line is put in place. If we do not achieve this variance, we would have to take 3' off the garage, rendering it too narrow for a vehicular purpose. It would become just a deck and 'bike-port'.
- 2) return the second story exterior to the original Tudor style stucco that we discovered under the old donnacona shingles.
- 3) add a small 2 piece powder room off the main floor kitchen over a small part of the garage, (the old house had only one functional bathroom)
- 4) this work will also give us the opportunity to do interior repairs, upgrading , insulating, and to replace the single pane windows in the house with wood and sealed glass units that will fit into the existing sash-work. This will not be a visible change from the street.

We have applied for and been approved for grants from the Victoria Heritage Society for some of this work.

Please feel free to contact me @ 250-480-9693 or email brad@cunnin.ca.

Sincerely



Bradley W Cunnin.