

Hans De Goede Dev. Ltd.
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April 16, 2015

Mayor and Council,
City of Victoria

Regarding the HAP for 151 Oswego St.

Dear Mayor and Council,

I apologize for the amount of your time issues with the above have taken, I also apologize for my letter to you from a couple of weeks ago, in hindsight it was rash.

Firstly, I'm a builder, not the developer.

I bought this project from the Miller brothers with the understanding that I had a Heritage house to restore and a new house to build next door. A pretty exciting prospect for me, I have completed about ten Heritage projects. I had Nickel Bros. [house movers] contracted before I had possession. Of course there was much to be done before we could lift, but Alan Nickel and I both inspected and from what we could see this was not an unusual lift. We went through the Hazmat process [\$20,000] and started the interior strip out. It was then that we discovered that the lean to at the back was a later addition, not original to the house. We found from flashing tracks on the back wall of the main house that the original building had a one storey gabled room coming off the back that John Keay, our Heritage architect thought was probably a summer kitchen. At some point many years ago, that summer kitchen was removed and the lean to was added. Because the lean to was a later addition, the floor joists did not run through, critical to the lift, and to further complicate the issue, the joists under the addition were only 2x4. I had Nickel out two more times to see how we could resolve the issue. Having removed floor boards it was easier to see what we were dealing with, the 2x4 joists were almost on soil at their east end and due to dampness had begun to rot. Mr. Nickel described it as powder post beetle. I had another hard look and made the decision to demolish the addition only. There were no exterior openings on the addition to be saved. None of the interesting trim work that you see on the original building was copied on the addition. The "fabric" that has been referred to a number of times was just lap siding nailed directly to studs, no sub sheathing, no tarpaper. Where the interior of the main house was all lath and plaster, the addition just had wallboard and drywall. To top it off there was a makeshift structure added to the back of the lean to that compromised much of the siding on the East wall. My mistake here was not consulting with the Heritage Dept. first. I was using Nigel Banks as my Heritage consultant and discussed it with him. He concurred that to demolish was a reasonable option.

I did not demolish to save costs, it would have been much more cost effective for me to lift the whole structure and reinforce the existing framing members as we normally do in these circumstances. I would have been much further ahead. Perhaps if we had taken more time in demolishing the addition we could have saved more of the material. As it was we were able to save some of the original siding.

The original building was 1722 sq. ft. the addition on the back was only 346 sq. ft. That is what is on the table here, the removal of 346 sq. ft. The main building, 80% of the total structure was completely saved. The work is almost complete; the issues over five of the windows and the back door will be addressed and dealt with. Although citizens walking by often stop to compliment us on the job, I too have dealt with complaints. The backdoor neighbour would visit the site almost daily in tears and we would treat her respectfully and assure her that the finished product would look just fine and

compliment her home. It got so bad I took her out for a coffee and listened for an hour. Finally she demanded that we give her one of our Heritage interior doors.

When we excavated we ran into some rock at the east end of the building, close to that neighbour's house. We decided only to blast one small corner and turned the rest into crawlspace because I did not want to have to deal with the neighbour again. As it turned out, we had to reassure her every day and go for another coffee. Removing this square footage from the home will reduce its value.

Please remember too, the advantages the City gets from this endeavor. These numbers are not exact but give a pretty good idea of my commitment.

Road widening and moving of sidewalks plus crossings \$40,000

Engineering for the above \$10,000

Development charges for each lot \$5000 ea.

Hook up charges for each lot \$12000 ea.

Finally, it has been about 6 months since Mr. Miller and Mr. Handy first told me I would have to apply for a Heritage Alteration Permit. Neither explained the time it would take, or the possible consequences. Mr. Young mentioned consequences earlier, my wife and I have had a very difficult time with this and I still wonder why I was not allowed to address council earlier, because from what I understand, little of what I have said in this letter was known to you. I am looking at a considerable loss here.

Thank You for your time,
Respectfully,

Hans de Goede

