

Planning and Land Use Committee Report For the meeting on September 18, 2014

То:	Planning and Land Use Committee	Date:	September 4, 2014
From:	Murray G. Miller, Senior Heritage Planner		
Subject:	Heritage Alteration Permit Application #00186 with Variance for 448 Moss Street – Proposal to make exterior alterations to a Heritage-Designated building and vary the location of parking		

Executive Summary

The purpose of this report is to present the Planning and Land Use Committee with information, analysis and recommendations regarding a Heritage Alteration Permit (HAP) Application for the property located at 448 Moss Street. The proposal is to shore up the existing house, excavate the basement and construct a new foundation. In order to construct the new foundation, the existing sound shingles that characterize the lower elevation of the house are proposed to be removed. Parking is proposed to be located in the front yard to allow for the use of the basement as living space. The key issues associated with this application are the replacement of sound material and parking.

While the replacement of sound material diminishes the historic integrity of the place, this aspect of the proposed work is mitigated by an in-kind replacement. The impact of parking within the front yard setback would be minor. For these reasons, staff recommend that the application be supported.

The application was reviewed by the Heritage Advisory Panel at its August 12, 2014 meeting and was recommended for approval.

Since this HAP Application has a variance, it requires notification, sign posting and a Public Hearing.

Recommendations

- 1. That Council advance Heritage Alteration Permit Application #00186 with Variance for 448 Moss Street for consideration at a Public Hearing.
- 2. Following the Public Hearing, that Council consider passing the following resolution to authorize the Heritage Alteration Permit Application #000186, subject to:
 - a. Revised plans, dated July 31, 2014 for Heritage Alteration Permit #00186; and

b. Development meeting all *Zoning Regulation Bylaw* requirements, except for a variance from Schedule C, Section 3, to permit required parking in the front yard.

ALL

Respectfully submitted,

Murray G. Miller Senior Heritage Planner Community Planning

Deb Day, Director Sustainable Planning and Community Development Department

Report accepted and recommended by the City Manager: _

Sot. 10/14 Date:

Jason Johnson

MGM/ljm

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1.0 Purpose

The purpose of this report is to present the Planning and Land Use Committee with information, analysis and recommendations regarding a Heritage Alteration Permit Application for the property located at 448 Moss Street.

2.0 Background

2.1 Description of Proposal

The proposal is to shore up the existing house, excavate the basement and construct a new foundation. Alterations to the exterior are outlined in the revised letter from the applicant, dated July 31, 2014, and depicted in the revised drawings, dated July 31, 2014. Parking is proposed to be located in the front yard to allow for the use of the basement as living space.

The application was reviewed by the Heritage Advisory Panel at its August 12, 2014 meeting and was recommended for approval.

2.2 Community Consultation

In compliance with the Community Association Land Use Committee Procedures for Processing Variances, the application was referred to the Planning and Zoning Committee of the Fairfield Gonzales Community Association on July 11, 2014, for a 30 day comment period. No comments were received at the time of writing this report.

2.3 Consistency with City Policy

2.3.1 Official Community Plan (OCP)

The proposed development will conserve the heritage property consistent with the *Standards* and *Guidelines for the Conservation of Historic Places in Canada.*

3.0 Issues

The key issues associated with this application are:

- the replacement of repairable historic material
- parking in the front yard.

4.0 Analysis

4.1 Replacement of Repairable Historic Materials

The proposed development uses materials that are consistent with the character of the house. The modifications proposed for the lower portion of the exterior walls to accommodate an expanded use includes the replacement of aluminum windows with traditional wood windows and the restoration of existing wood windows.

4.2 Parking in the Front Yard

Currently, the parking space is considered to be within the garage, however, the applicant has not utilized it and currently parks within the front yard driveway. The applicant is proposing to develop the basement, leaving the required parking within the front yard setback. The applicant therefore seeks a variance for the required parking stall. The applicant has been advised of the sightline requirements for vehicle movement that will need to be in compliance with the *Highway Access Bylaw* upon application for a Building Permit.

Due to the available site area, it is not possible to provide the required parking elsewhere on the property that is beyond the front yard setback. Staff have considered the proposed variance and recommend that the Planning and Land Use Committee support this aspect of the proposal given that the impact of allowing one front yard parking stall within the front yard is considered to be relatively minor.

5.0 Conclusions

The impact of allowing one front yard parking stall is considered to be relatively minor. Staff acknowledges that the replacement of sound historic material diminishes the historic integrity of the place. The proposed work is, however, mitigated by in-kind replacement, leaving the character and appearance of the proposed work compatible with the historic place. This application is generally in accordance with the *Standards and Guidelines for the Conservation of Historic Places in Canada*, therefore, it is recommended that the application be approved subject to the conditions outlined below.

6.0 Recommendations

- 1. That Council advance Heritage Alteration Permit Application #00186 with Variance for 448 Moss Street for consideration at a Public Hearing.
- Following the Public Hearing, that Council consider passing the following resolution to authorize the Heritage Alteration Permit Application #000136, subject to:
 - a. Revised plans, dated July 31, 2014 for Heritage Alteration Permit #00186; and
 - b. Development meeting all *Zoning Regulation Bylaw* requirements, except for a variance from Schedule C, Section 3, to permit required parking in the front yard.

7.0 List of Attachments

- Subject map
- Aerial map
- Photos
- Letter, dated July 31, 2014
- Revised plans, dated July 31, 2014
- Excerpt from This Old House, Volume Four: Fairfield, Gonzales & Jubilee, 2009.

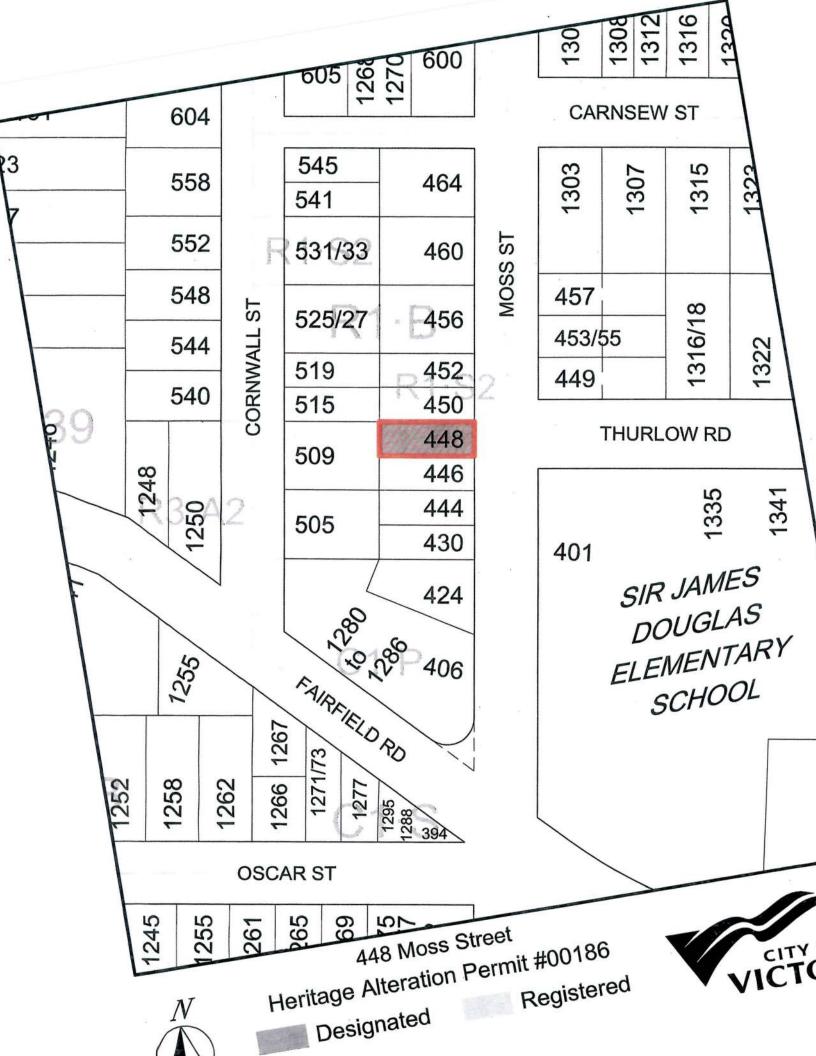








Figure 3: 448 Moss St 1910





Figure 4: Existing Front Elevation





Figure 5: Existing Rear Elevation





Figure 1: Existing Basement Door







Figure 6: Existing Left Side Elevation





Figure 7: Existing Right Side Elevation

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Date: July 31, 2014



Received City of Victoria JUL 3 1 2014 Planning & Development Department Development Services Division

City of Victoria Planning and Development Department Permits and Inspections Division 1 Centennial Square Victoria, BC V8W 1P6

Re: Heritage Alteration permit, 448 Moss Street

To whom it may concern:

This letter is in reference to a heritage alteration permit for 448 Moss Street and is intended to provide additional details regarding proposed changes to the exterior of the house. The proposed scope of the project is to shore up the existing home and dig down and install a new concrete foundation. The current basement ceiling height is 6'11" and the proposed ceiling height is 8'2" finished. The current stairs leading to the basement are unsafe and would be rebuilt to code standards which require modifying the stairwell opening on the main floor. New perimeter drain, rainwater leaders and foundation damp proofing will be installed to help protect the newly renovated space from water damage. Our intention is to use materials and styles that are consistent with the Edwardian style of the house. Specifically:

- The exterior finish on the first floor will be the same colour and materials as existing. We are not changing the existing finish on the 2nd and 3rd floors.
- New wood shingles will be No.1 Grade, stained on both sides, following the existing pattern;
- Trim and moulding will be matched to existing heritage wood trim.
- Basement level exterior door on Eastern face (front) will be restored to original condition and lengthened from 6'0" to 6'8". See 'Figure 1: Existing Basement Door'
- Basement level exterior door on Western face (rear) will be replaced with new heritage style full lite wood door. The current door height is 6' and the door is in poor condition.
- Aluminum framed windows on the south side basement will be replaced with heritage style wood windows.
- Wood framed casement windows on the north side basement will be restored to original condition
- The existing paver stone driveway will require re-grading from the back of sidewalk



- Rock mortar walls adjacent to the driveway will require modification to allow for a deeper foundation due to re-grading of the driveway but will be restored as per existing condition
- A sunken patio at the rear of the home to allow access to the proposed lowered floor elevation

Figures 4 through 7 show the existing areas of the home that will be affected.

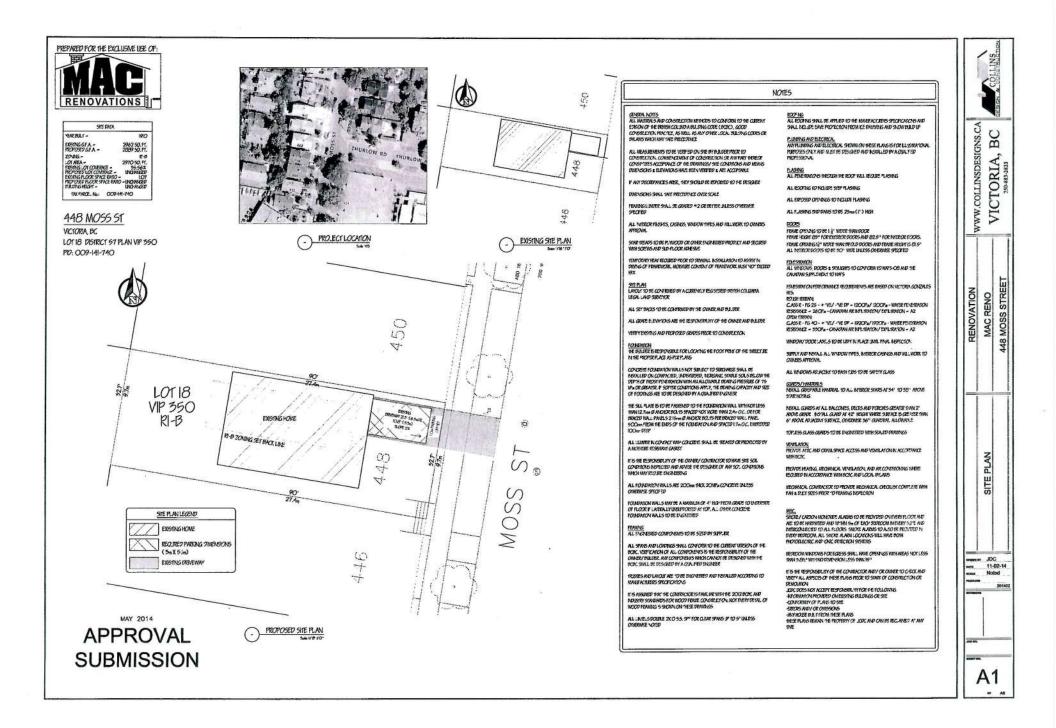
We also request the grant of a Variance for the requirement for parking beyond the front façade of the building. The existing basement has not been used for parking since the current owners acquired the property in 2007. The low height and width of the existing garage doors make it difficult to park a vehicle safely within the home. Furthermore, available evidence would suggest the building was not designed to accommodate interior parking. The installation of the garage doors were most likely a 1920's alteration as suggested in the 'Victoria's Heritage Neighborhoods; Volume 4: Fairfield, Gonzales & Jubilee' publication and therefore were not original to the home (see Figure 2: This Old House'). The attached photograph, 'Figure 3: 448 Moss St 1910' is conclusive with the above information as it shows that the retaining wall runs along the entire frontage of the building with no driveway access. This house is one of 4 nearly identical homes built on Moss Street between Thurlow and Fairfield situated on half sized lots, including 448, 446, 444 and 430.

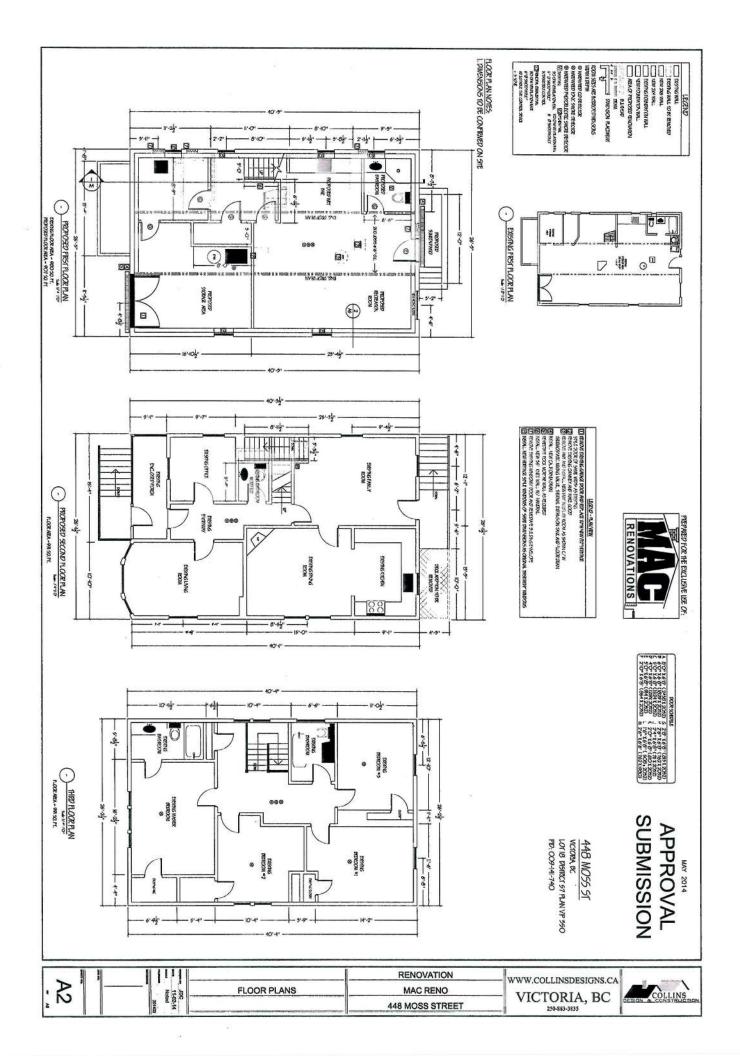
To create a parking space within the existing home would require the loss of nearly half of the proposed living space to parking, making this project economically unfeasible. The Variance requested is relatively minor, and will not affect the parking conditions on Moss St.

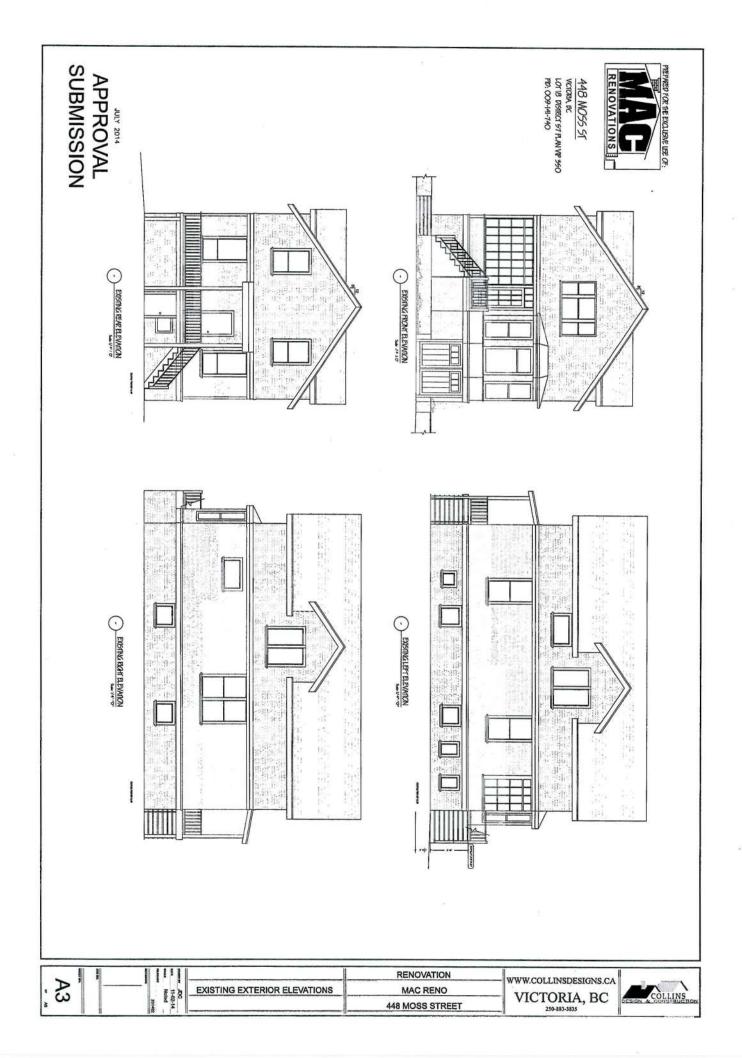
If you require any further information, please do not hesitate to let me know.

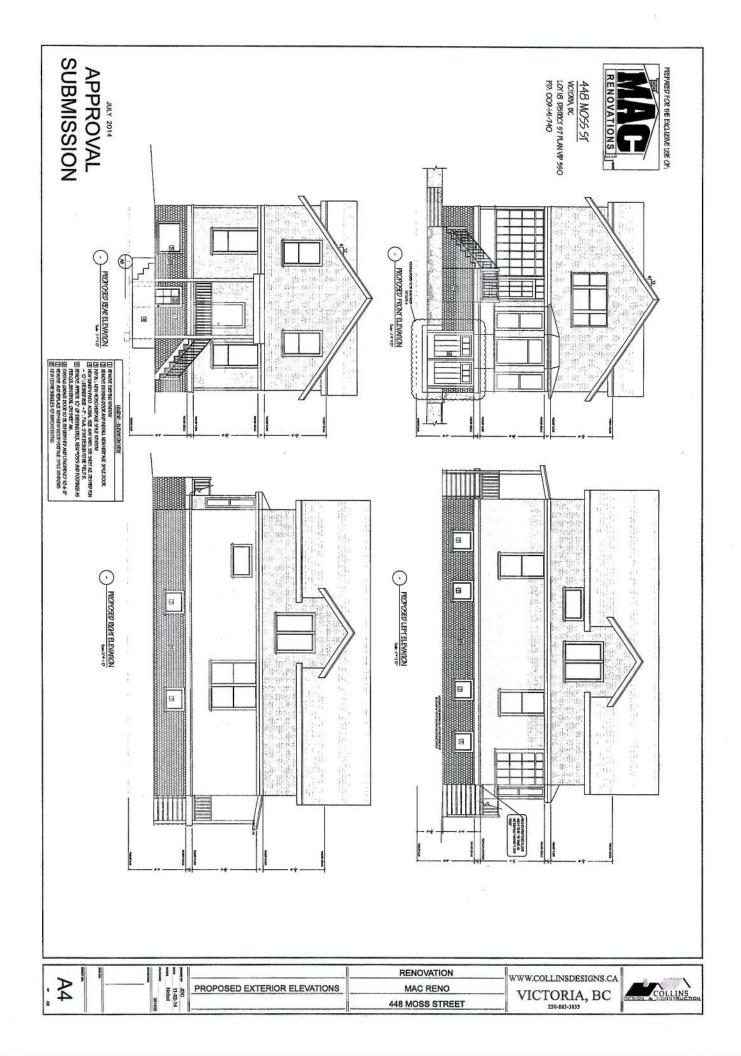
Best Regards,

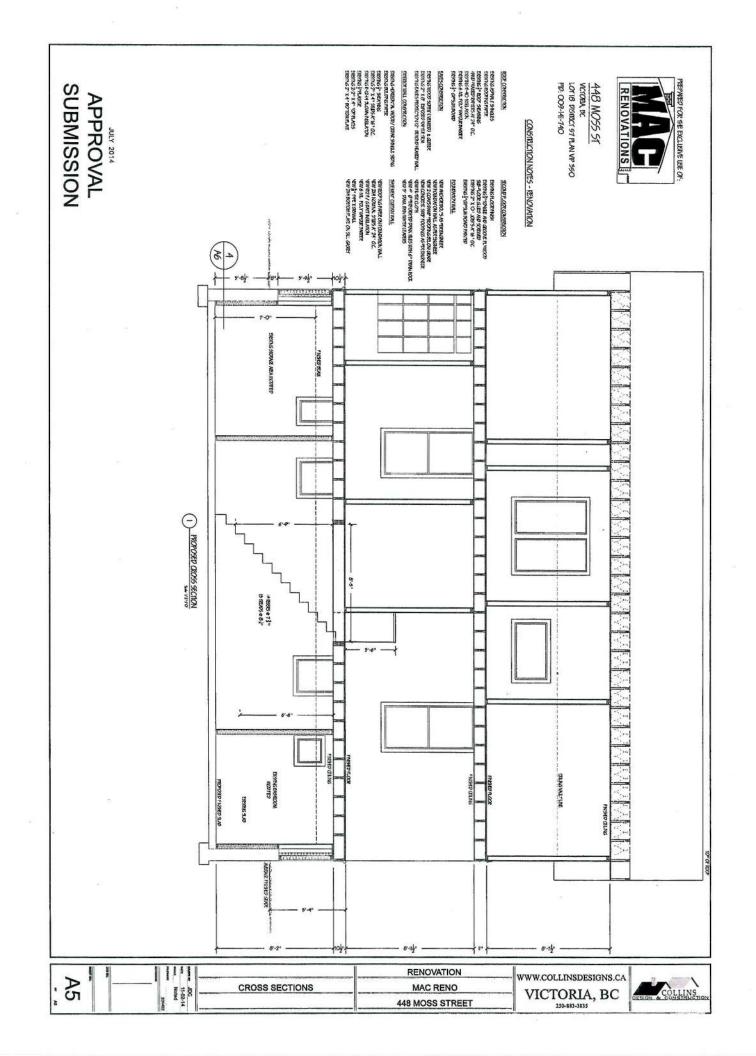
Josh Collins, AScT Collins Designs 250-883-3835











448 Moss St W. McGregor Builder: W. McGregor, likely

This modest Edwardian Arts & Crafts-style, 2-storey house is viewed at the end of Thurlow Rd. It sits high on its rocky site, as its basement is above ground. It is finished in double-bevelled wood siding on the main level and wood shingles on the second storey and basement levels. The front elevation features a shallow octagonal bay window and an inset porch which has been enclosed. The basement level has two wooden garage doors, possibly a 1920s alteration.

McGregor apparently built the house, as he did the plumbing. He sold it to English immigrant Thomas Cornelius Smart, who paid the 1913 taxes, but rented it out for some time. Thomas married Elizabeth McDonald in 1922, and they then lived in the house many years. Thomas died in 1948 at 83, Elizabeth in 1972 at 90. She owned the



448 Moss St, 2002

. . .

house until 1965. Then Roy and Edith Smardon, who had lived in the mirror-image 446 Moss since 1955, bought it from the family in England. It had been rented for about five years, and was so rundown that the City had declared it unfit for human habitation. The Smardons fixed up and maintained the house, and in 2000 applied for heritage designation.

VHF / Derek Trachsel