

FIRST SHAUGHNESSY ADVISORY DESIGN PANEL MINUTES

DATE: May 7, 2015

TIME: 4:00 pm

PLACE: Town Hall Meeting Room, Vancouver City Hall

PRESENT: MEMBERS OF THE FIRST SHAUGHNESSY DESIGN PANEL:

Linda Collins	Chair, Resident
Dallas Brodie	Vice-Chair, Resident, SHPOA
Peter Kappel	Resident, SHPOA
Mollie Massie	Vancouver Heritage
Kathy Reichert	Resident
Lori Hodgkinson	Resident
Frank Shorrock	SHPOA
David Nelson	SHPOA
Joanne Giesbrecht	REBGV
Kerri-Lee Watson	REBGV
Hakano Amaya	BCSLA
Donna Chomichuk	BCSLA
D'Arcy Jones	AIBC
Jim Huffman	AIBC

CITY STAFF:

Colin King	Development Planner
Tim Potter	Development Planner
Georgina Lyons	Development Planner
Marco D'Agostini	Heritage Planner
Tanis Knowles Yarnell	Heritage Planner

LIAISONS:

Melissa de Genova	City Councillor
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REGRETS: George Affleck City Councillor

**RECORDING
SECRETARY:** Lidia Mcleod

1.	1888 Mathews Av
2.	1426 Laurier Av

Business Meeting

Chair Collins called the meeting to order at 4:00 pm and noted the presence of a quorum.

Business:

- Staff Update:
 - Georgina will be taking on the role of staff liaison to the panel.
- HAPL Update:
 - An update on the zoning review of First Shaughnessy District provided by staff and consultants. Should the Panel wish to provide formal comments by resolution on the proposed recommendations, they would be included in the staff report scheduled to go to Council in May.

Project Updates:

- None

Review of Minutes:

- March 26th, 2015 – Passed

The Panel considered two applications for presentation

Address:	1888 Matthews Ave
Description:	Renovation & Addition to Pre-Date House
Review:	Application (Second)
Architect:	Farpoint Architecture
Delegation:	John Keen, Donna Chomichuk

EVALUATION: SUPPORT (11 in favor, 1 Abstentions, 1 against)

Planning Comments:

This is a proposal for the retention of and additions to this existing Heritage 'A' house. Proposed work includes the removal of a non-original accessory building. The vehicular access will then be relocated from Matthews Avenue to a pre-existing curb cut on Cypress Street allowing for the parking to be relocated to the basement level of the house. The drive access has been situated to avoid impact on mature landscape. A porch addition is proposed for the north Matthews Street elevation which engages with the existing porch wrapping the house on the two street exposed elevations. The house currently encroaches into the rear yard. Existing non-original additions further aggravate the non-conformity. This application proposes removal of non-original additions and replacement with a one storey rear addition. A dormer is being proposed above the non-original access stair to the top half storey.

Staff have reviewed the proposed change of address with our heritage group who have no concern with the proposed change of address.

The panel's previous concerns were predominantly about the landscape. Concern was expressed about the amount of paving on the site. The architectural concerns concentrated around the hierarchy of forms between the new proposed primary entry off of Matthews and the original entry off of Cypress Street.

Questions to Panel:

Staff are seeking commentary from the panel as follows:

1. Does the revised proposal sufficiently address previous panel commentary?

Applicant's Introductory Comments:

Last time there were a lot of great comments from the panel that were taken to heart. The third floor access has been reduced and is as modest as it can be; it should not be visible from the street. A skylight has also been removed. None of the windows have been changed significantly but some of the windows have been moved away from the large bracketing on the house. Although consideration was given to taking down the dormer shapes, after some consideration the originally suggested design is the most sympathetic to the house. As well, the importance of the second access roof has been reduced.

Landscape:

Paving onsite is now down to 43%. Lower stone and metal work has been added along Matthews to indicate the front entrance. A low water feature is in the front. Many of the other shapes have been kept organic and soft at the request of the applicant. There is a low fireplace and seat wall with a tucked in barbeque area. The owner has requested an arbor of pergola to frame the barbeque area. The heights of the retaining walls for the driveway have been reduced. Hedging has also been added to give privacy to the porch at the pedestrian level. Columnar trees have been added for scale and to add greenery between the house and the neighbours.

Panel Commentary:

The panel agrees that most of the concerns raised during the first review have now been addressed. More vegetation could be used in the landscape plan, and a greater setback could be used to create a better First Shaughnessy 'estate' feel. A flat dormer could also be used to downplay the head room. As the entrance has been modified and created more viewable space, a higher quality staircase should be used.

Chair Summary:

The house has a very handsome design which fits in well with the neighbourhood, and is greatly improved from last time. Changing the front yard with the porch works well, though it would be nice if there was a flat dormer and some form of chimney could be retained. A varying landscape with fruit trees, roses and honeysuckle would also be good. Overall the project is very well received.

Address:	1426 Laurier Ave
Description:	Renovation & Addition to Pre-Date House
Review:	Application (First)
Architect:	Keith Jacobsen
Delegation:	Keith Jacobsen, Tracy Douglas, Julie Hicks

EVALUATION: SUPPORT (9 in favor, 4 Abstentions, 0 against)

Planning Comments:

This is a proposal for exterior and interior alterations to add to an existing 1910 'Colonial Revival' style Heritage B dwelling on a mid-block lane serviced site on Laurier Ave. The proposal includes relocation of the existing dwelling by 5ft to the east to facilitate development of driveway access to basement parking along the west side of the property accessed from the lane. Existing vehicular access and turnaround in the front yard will be removed to facilitate new front yard and perimeter frontage landscape designs, requiring the removal of two Holly trees. Proposed additions are predominantly to the rear of the dwelling where existing non-original alterations have occurred, and seek to retain the four-square nature of the existing dwelling. A new, more consistent granite base is proposed for the house, including re-use of granite facing where possible, and restoration of existing stained glass windows above the entrance is proposed.

The most significant alteration to the street facing elevation is the removal of the peaked dormers with exposed rafter tails over the vertical bays at the upper floor. Staff note that these are noted as a character defining element of the house in the Statement of Significance reviewed by the Heritage Commission.

Questions to Panel:

Staff are seeking commentary from the panel as follows:

1. Does the panel have any concerns with the removal of the 'witches hat' dormers, noting that while they are not typical of the historical style of the house, they are original character defining elements?
2. Can the panel offer any general commentary around the proposed architectural and landscape design proposals of this retention scheme as they relate to the FS ODP & Guidelines?

Applicant's Introductory Comments:

The house was purchased 30 years ago and was initially in extremely rough shape. As such there was very little on the inside that was of any significance. The style is of a colonial foursquare design. There are symmetrical facades, a wrap-around covered porch, a detailed portico over the entry, and a bell-cast roof. The original house was quite poorly designed and used five different stone patterns across the building. An overall analysis of the house shows that while it has some unique features, generally it is in poor condition.

The house will be shifted over 5 feet and the donut driveway will be removed, with the port-cochère to be filled in. While the bays and stained glass are to be retained, the 'witches hats' are being removed in order to create more of a foursquare look.

Landscape:

As the house is being moved east the dimensions of the front yard are being maintained, which allows for the retention of two existing cypress trees. These trees show storm damage at the back but are in pretty good shape. The entire asphalt driveway and turn-around are being removed to create more landscape. There is an existing low granite wall with a simple, delicate, wrought iron fence to be retained. A faux gate is to be added in order to maintain the streetscape, with a separate pedestrian entry added for entrance. An existing hedge on the east property line will have some columnar trees added in to break it up.

The backyard will have an oval theme which mirrors an oval staircase inside the house, and a pond will be installed with additional trees to soften it. A wall and a hedge will maintain the streetscape along the lane. The driveway will have a grass median. The auto court turnaround is at the low level for the garage entry, and includes some stepped-down stairs with planting to make it more interesting. All together twenty-one new trees are to be added. Some existing holly trees in the front are diseased and are being proposed for removal.

Panel Commentary:

The panel thinks that this project is commendable and has a far superior front elevation to the current one. Although the house makes an effort not to appear too large, and seems to fit into the neighbourhood well, the massing could be lowered on the ground level in order to simplify the form.

The panel was divided on whether the witch's hats should be kept. It is great that the stained glass is being retained. The front door with sidelights should also be retained, and Cedar shingles would be preferred. It would also be nice if the new folding dormer better matched the existing windows.

Moving the house is ok as it seems to be logical. The frontage seems a bit overwhelmed with the filled-in port-cochère, and the panel would prefer more foursquare integration such as wrought iron caps. Maintaining the streetscape with a faux gate seems like a good idea.

There have been great improvements to the landscape, and it now has a nice curval-linear quality. The trellis may not be needed as there is already a hedge, and more garden planting and trees would be preferred.

Chair Summary:

There is lots of support for the wrap-around porch, and the majority of panel is in favour of keeping the witches hate dormers. It was a good idea to improve upon the existing design and add to the back of the house as the project details, and its ability to fit in with the neighbourhood, are appreciated. Although the stone base is well liked, cedar shingles would be preferred. There is support for retaining the streetscape with a faux gate, and for the car access at the back lane. If possible the front door should be restored, and there might be more that could be done in order to develop the front yard. Overall the project is commendable.

Adjournment:

There being no further business the meeting was adjourned at pm.