

FIRST SHAUGHNESSY ADVISORY DESIGN PANEL MINUTES

DATE: October 22, 2015

TIME: 4:00 pm

PLACE: Town Hall Meeting Room, Vancouver City Hall

PRESENT: MEMBERS OF THE FIRST SHAUGHNESSY DESIGN PANEL:

Donna Chomichuk	BCSLA
Linda Collins	Chair, Resident
Joanne Giesbrecht	REBGV
D'Arcy Jones	AIBC
Peter Kappel	Resident, SHPOA
Richard Keate	Vancouver Heritage
John Madden	Resident
Mollie Massie	Vancouver Heritage
David Nelson	SHPOA
Kathy Reichert	Vice Chair, Resident
Frank Shorrock	SHPOA

CITY STAFF:

Colin King	Development Planner
Georgina Lyons	Development Planner
Timothy Potter	Development Planner
Ulla Viktor	Development Planner

LIAISONS:

George Affleck	City Councillor
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REGRETS:	Hanako Amaya	BCSLA
	Dallas Brodie	Vice Chair, Resident, SHPOA
	Melissa de Genova	City Councillor
	Jim Huffman	AIBC

RECORDING

SECRETARY: Lidia Mcleod

ITEMS REVIEWED AT THIS MEETING

1837 West 19th Avenue

BUSINESS MEETING

Chair Collins called the meeting to order at 4:10pm and noted the presence of a quorum.

Business:

Review of District Schedule and Guidelines:

Planning staff reviewed and answered questions about the new District Schedule and Guidelines with the Panel. The Guidelines are firm on landscape listing streetscape and landscape first in order before architecture. It was noted that some of the best houses in First Shaughnessy are the ones you can't see.

Project Updates:

None

Review of minutes:

N/A

The Panel considered one Application for presentation

Address:	1837 W 19 th Avenue
Description:	Renovation & Addition to a Protected Heritage Property
Review:	Application (First)
Architect:	Loy Leland Architecture
Delegation:	Loy Leland, Julie Hicks Viewpoint Landscape Architects Inc.

EVALUATION: NON-SUPPORT (3 in favour, 5 opposed)

Planning Comments:

This is a conservation proposal for a listed Protected Heritage Property. This site has frontage on both Pine Crescent and West 19th Avenue with a flanking lane. The site has a significant cross slope; the highest point being the north corner of the lot on Pine Crescent, then descending approximately 15 feet to the lowest point at the north (lane) end of the property.

The vehicular access will continue to be off the lane at the north end of the property. This proposal involves the relocation of the parking from an existing above-grade accessory building, to parking accommodated below the protected house. The extreme slope of the site allows the parking to be located below the house without the trenching of the landscape.

Locating parking below grade on steeply sloped site is consistent with the Design Guidelines and the Director of Planning deems this an appropriate and supportable solution for the site. The proposal involves set back rear additions to the north of the protected building. The additions are primarily located on areas that were previously hard patio surface.

The application proposes to raise the 2nd storey floor level 12" in order to allow for an increase ceiling height at the ground floor.

Questions to Panel:

1. Does the form of development proposed successfully engage with the Design Guidelines as it relates to the conservation principal?

Applicant's Introductory Comments:

The applicant team introduced the location of the project as a challenging trapezoidal site containing a modest house which has been added onto many times. The roof form has been integrated with the same pitch as the bell-cast roof. The setbacks are very complicated and confining. There is a significant amount of above ground square footage which is very respectful of the original form.

Landscape

The existing house is completely concealed behind hedging; the proposal is for this hedge to be removed and replaced with a low wall and planting. There is an existing concrete block wall which is to be retained but reduced in height. Additional planting will be in front of the stone wall to add separation from the lane. There are existing trees to be retained and a proposed water feature. The back is very tight, which allows for a small place to have a vegetable garden. There is also a small sunken patio which is screened from the auto court. A lot of planting is used to create screening and separation from the street and neighbours.

Panel Commentary:

The panel thanked the applicant for their presentation and noted that the setback of the addition is supportable, but that the additional massing should be subservient to the existing rooflines and structure.

In order to allow for more heritage conservation, a simplification of rooflines is needed to make the new rooflines secondary to the original roof. If the roof on the addition could be lowered it would better emphasize the focus on the front. Additionally, there is a combination of belly-board and rafter tail coming out of the stucco which is not in the spirit of the original house.

One of the architects commented that the limits of conservation are being pushed.

The Panel noted there is a place for the smaller simpler houses that have always existed in First Shaughnessy.

The house should keep the existing symmetrical window placement on the front facade. Additionally, the windows could use more Georgian-style embellishments. It was commented the original house had 4 or 5 windows with shutters, now there are shutters on only one window.

The light-well on the south-east corner is problematic and should be removed. Instead the windows and building should be oriented to add more light into the space.

The entrance is weak, but is in keeping with the Georgian-style. The gate could be moved to create a more asymmetrical look or to open the entrance more.

There is concern about the planting on the Pine Street side as there is too much reliance on the street trees. These trees will lose their bulk in the winter, so more filigree should be added in order to compensate for this. The grading also needs a bit more finessing; moving the patio down would help to make a better transition. The sidewalk location right up against the house appears too harsh.

Chair Summary:

This is a difficult lot, and a good job has been done with the landscaping. More hedging or filigree is needed on the Pine Street side. There should also be more design symmetry on the front elevation of the house which could be achieved by adding shutters to more windows. Greater simplification of the roofline is needed.

Overall this project is not seen as a careful conservation proposal under section 3.4.3 of the Design Guidelines as there is not enough retention of the original house.

Adjournment

There being no further business the meeting was adjourned at 6:00 pm.