

FIRST SHAUGHNESSY ADVISORY DESIGN PANEL MINUTES

DATE: February 16, 2017

TIME: 4:00 pm

PLACE: Town Hall Meeting Room, Vancouver City Hall

PRESENT: MEMBERS OF THE FIRST SHAUGHNESSY DESIGN PANEL:
David Cuan Chair, Resident, SHPOA
Mollie Massie Vancouver Heritage
Frank Shorrock Resident, SHPOA
Joanne Giesbrecht REBGV
Donna Chomichuk BCSLA
John Madden Resident
Kathy Reichert Resident
Mamie Angus Resident
Pamela Lennox Resident, SHPOA
Nichole Clement Resident, SHPOA
Tim Ankenmen AIBC

CITY STAFF:
Susan Chang Development Planner
Ji-Taek Park Development Planner

LIAISONS:
Catherine Evans Park Board Commissioner
George Affleck City Councillor

REGRETS: Michael Leckie AIBC
Lu Xu BCSLA
Robert Miranda Vice chair, Resident
Melissa de Genova City Councillor

RECORDING SECRETARY: Camilla Lade

ITEMS REVIEWED AT THIS MEETING

1. 1099 Wolfe Avenue
2. 1190 Matthews Avenue

Business Meeting

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

Business:

- Terms of Reference.
- Concerns some projects completed may vary from approved permit.

Project Updates:

1093 Wolfe Avenue	Application received for a new house.
1695 Pine Crescent	Application received for a conservation proposal.

Review of Minutes:

January 26, 2017 – Passed with amendments.

The Panel considered two applications for presentation

Address:	1099 Wolfe Avenue
Description:	New Build - non-protected property
Review:	First
Architect:	Loy Leyland Architect Inc.
Delegation:	Loy Leland, Julie Hicks

Planning Comments:

Proposal for a new dwelling on an approximately 88 feet by 98 feet (angled at the street), totaling 8,452 square feet with no lane, mid-block, on the north side of Wolfe Avenue. There is a slope of approximately 14 feet from the front property line to the rear. Parking accessed from Wolfe Avenue at the current crossing location. Director of Planning can consider parking within the building as there is no lane and a significant slope. The application is described as influenced by Georgian Colonial revival style. Ashlar basalt base, textured stucco and duroid asphalt shingles are included as the main cladding materials. The overall height is 40 feet.

Questions to Panel:

1. General commentary on the proposed architectural and landscape design as it relates to the First Shaughnessy Design Guidelines.
2. If the panel can provide advice on composition and detailing that supports a rigorous architectural approach per the guidelines.

Applicant's Introductory Comments:

Site is difficult due to the significant slope. The threshold height is a hardship given the sloping site. The new house design is in character with other pre 1940's homes in the surrounding area. The house is influenced by the Georgian Colonial Revival style – typically hipped roofs, symmetrical, and having a covered porch. A dominant roof form is provided with at a slope of 11/12, textured stucco for the main and second floors and an ashlar basalt base for the iconic tripartite form. The columns, roof forms with flat soffits, robust wood detailing reinforces the traditional domestic style.

Landscape:

Proposal is to replace the overgrown hedge with low wall, new hedge and columnar pear trees to provide screening and layering and filtered views of the house. Arborist recommended City pear trees be assessed as they are in poor health. Pool patio provides family space at the rear with auto-court. At the bottom of the terrace, there is a space for a linear garden (putting green) and space for vegetables and plants. The proposed driveway is intended to minimize impact on the neighbouring trees.

Panel Commentary:

Overall the house is well thought out and pleasing. Stone base is minimal relative to the grandeur of the house and foundation planting, the base may not be as visible and should be further emphasized. The porch skirt roof appears somewhat unresolved especially at the chimney. The basement could be designed better with improved access to the exterior. The deck could be bigger off the second floor. The stair to the garden could be wider and grander. Back of the house is too functional and basic whereas the front is elegant and subtle. Georgian style mullion casement windows would be more attractive. The dormer width from the attic should be reduced so dominant roof is visible or break into 2 decks. Roof cladding could be higher quality especially with proposed skirt roof. Cedar shakes would be an improved cladding material. A concern over building height was expressed.

Front entry gate for pedestrian access could be accessed from the front. Others appreciated the inset side entry given the busy street as an extra entrance may not be practical on Wolfe Street with children. Would support removal of unhealthy City Plum trees. Paved motor court could be more permeable as it was felt there was too much concrete pavers at the back which looks sterile. Hard-landscaping is uninviting and institutional. The pool deck and parking level should not be on the same level. Fencing could be removed. Existing stone on site should be recycled. There was a concern that the maneuvering space for car parking is tight.

Chair Summary:

Most of the panel thought the design was well thought out and the massing of the building is attractive. Design details such as the roof skirting could be increased in depth to address local character features, for example, over the deck and access stairs. The back of the site has too much concrete and non-permeable paving so that it looks rigid and sterile. The rear yard terrace could be divided into two elevations. The higher elevation could be a driveway into the garage and a lower elevation for the pool which allows the basement doors to open without stairs and create a better view to the exterior with double patio doors. The building is too large, according to a panel member, but the panel agreed the site was difficult and commended the applicant on the design. The north dormer with its band of attic windows is very long, and it was suggested this could be partitioned into two smaller dormers in keeping with the scale of the house. The stone base at the south face of the building could be more pronounced. The maneuvering space for parking seems tight. The applicant to reconsider the location of the pedestrian gate into the property.

Applicant's Response:

The fencing is provided for the safety of children around the pool and the patio is on the north side so grass is impractical between paving stones. Changes in grade can be addressed and softened at the rear. The pedestrian gate and spacing in the front is done for views. The comments were reasonable. Skirt roof is fine. The basement exit will be re-considered. Pedestrian gate location is a safety issue for the kids.

EVALUATION 1099 Wolfe Avenue: SUPPORT (10 in favor, 1 abstentions, 0 against)

Address:	1190 Matthews Avenue
Description:	New Build - non-protected property
Review:	First
Architect:	Loy Leyland Architect Inc.
Delegation:	Loy Leland, Julie Hicks

Planning Comments:

This is a proposal for a new dwelling on an approximately 105 feet by 150 feet lot with no lane at the south east corner of Matthews Ave. and Selkirk Street. It is a relatively flat site. Parking is accessed from Selkirk Street. The application is described as Queen Anne style. Granite base, beveled siding and Duroid asphalt shingles are the dominant materials that reinforce the tripartite form.

Questions to Panel:

1. Can the panel comment on the success of the architectural and landscape design proposals as they relate to the expectations of the First Shaughnessy Guidelines?
2. Specific commentary on roof composition.

Applicant's Introductory Comments:

The style is eclectic with a huge vocabulary. The site is unique because there is no storm water system required as existing impervious is substantial. The 400 square feet for double height is used. There is a one storey projection proposed derived out of the guidelines and regulations. Style is derived from owner's request for a tower. There is bevel siding and Duroid roof material.

Landscape:

Proposal will keep existing stone posts at Matthews to preserve existing trees. Separate pedestrian entrance from Matthews is a client preference as front yard is short. Auto-court is separated from the usable garden. Significant screening is provided with new columnar trees.

Panel Commentary:

The building is a handsome, friendly, and rambling house. The window transoms could be more attractive, with stained or bevelled glass. The turret should be narrower and taller more like a Queen Ann. The wrap around porch is appreciated. Sunken patio is not functional and visible from the street. Massing could be more vertical. Roof is a bit busy. Front door is lost due to orientation of the house. Not certain of the round windows on the turret. Roof is awkward over main entry. Columns are paired but is not consistent in other parts of the house.

Entry should be provided at Matthews as antechamber is lost facing Selkirk due to a shorter front yard and is not compatible with neighbourhood. Yard at Matthews appears to be dead space and is confusing. One panel member proposed a solution by replicating Selkirk entry facing Matthews. Fence could be more elegant and upscale. The retention of existing granite wall is appreciated. The landscaping is commendable.

Chair Summary:

The proposal is a fine and handsome building, in particular the wrap around porches are appreciated. The turret could have a steeper roof while maintaining eave line. The shallow roof over the main entry could be modified so that it would look more coherent and less awkward. There was concern about the different roof shapes but may be a minority opinion. The front door location at Selkirk makes it difficult to provide an antechamber for landscaping. The southwest corner stone base is awkward where it meets the back stair. The zinc roofing should be used only over the faceted portion of the turret. There was a suggestion that the architect use only paired columns

under the continuous porch around the building. The bell curve façade of the entryway facing Selkirk could be replicated on Mathews marking this as a secondary access. Finally, the fence and the gates could be designed with more elegance and character in keeping with First Shaughnessy.

Applicant's Response:

The applicant thanked the panel and appreciated the comments. The turret comments will be considered for advisement. Bell curve entry at Mathews could be confusing but will be considered.

EVALUATION 1190 Matthews Avenue: SUPPORT (10 in favor, 1 abstentions, 0 against)
