

FIRST SHAUGHNESSY ADVISORY DESIGN PANEL MINUTES

DATE: June 1st, 2017
TIME: 4:00 pm
PLACE: Town Hall Meeting Room, Vancouver City Hall

PRESENT: MEMBERS OF THE FIRST SHAUGHNESSY DESIGN PANEL:

Kathy Reichert	Resident
John Madden	Resident
Mamie Angus	Resident (excused from item #2)
Tim Ankenmen	AIBC
Frank Shorrock	Resident, SHPOA
Pamela Lennox	Resident, SHPOA
Michael Leckie	AIBC
Mollie Massie	Vancouver Heritage Commission
Nicole Clement	Resident, SHPOA
Donna Chomichuk	BCSLA
Joanne Giesbrecht	REBGV

CITY STAFF

Susan Chang	Development Planner
Ji-Taek Park	Development Planner
Katherine Isaac	Manager, Landscape Development
Lee Beaulieu	Landscape Development Planner

REGRETS:

Catherine Evans	Park Board Commissioner
George Affleck	City Councillor
Melissa de Genova	City Councillor
David Cuan	Chair, Resident, SHPOA
Robert Miranda	Vice chair, Resident
Lu Xu	BCSLA

RECORDING SECRETARY: Camilla Lade

ITEMS REVIEWED AT THIS MEETING

- | | |
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| 1. | 3837 Alexandra Street |
| 2. | 1093 Wolfe Avenue |

Business Meeting

The panel elected Kathy Reichert as temporary Chair who called the meeting to order at 4:00 pm and noted the presence of a quorum.

- **Landscape Staff Presentation** by Katherine Isaac, Manager, Urban Landscape Development and Lee Beaulieu, Landscape Development Planner
- **Minutes:**
 - April 20, 2017 – approved without changes
 - May 11, 2017 – approved with amendments
- **Business:**
 - Staff clarified that development applications were not being reviewed at the enquiry stage by panel for the purpose of streamlining the permitting process.
- **Project Updates:**
 - 1326 Laurier: Merit Evaluation completed March 2017: remain on protected list
 - 1080 Wolfe: New application – conservation proposal
 - 1068 Laurier: M/A application received
 - 1812 W. 19th: New application – conservation proposal
 - 1626 Laurier: M/A application received

The Panel considered two applications for presentation

Address:	3837 Alexandra Street
Description:	Conservation Proposal
Review:	First
Architect:	Brian Billingsley, B Squared Architecture Inc.
Delegation:	Brian Billingsley, Jason Bohr, & Karen Bains

Planning Comments:

This conservation application proposes relocation and additions to an existing house built in 1910. The house is valued for its British Arts & Crafts architecture, as designed by architects Maclure & Fox. Character defining elements identified include: hip roof structure and exterior form, originally clad cedar shingles with stucco half-timbering in the gable ends, original leaded-glass, multi-light wood frame and sash windows (including casement and double-hung assemblies with original hardware) and original door assemblies including the solid wood front door with full-length sidelights and leaded glass. In addition, the roof structure, columns and soffits of the original front porch.

The dwelling has no lane and proposed 3 car garage is accessed from an existing crossing located on the southeast side of the lot. A new circular driveway is proposed and Cabana/accessory building.

Questions to Panel:

1. General commentary on the success of the architectural and landscape design proposals as they relate to the expectation of the First Shaughnessy guidelines?
2. Comments on robust replenishing of trees to compensate for the loss of 2 mature Cypress trees and extent of pavement.

Applicant's Introductory Comments:

The building was built in 1910 and is significant as one of the first houses built in Shaughnessy. The building was originally on a much larger parcel that was subdivided. This may be the reason for the significant front yard setback. The building is proposed to move forward to provide a better proximity to the street. Figure ground and front yard studies were undertaken resulting in the proposed front yard setback. The homeowner purchased the house with a building permit in place. The underground garage was removed from the past application and a subordinate addition is proposed at the rear. The house has had significant renovations in the past and the proposal is to restore the house as well as to restore the original sun porch. It is intended to be a sensitive approach in terms of compatibility and materiality.

The 2 large Cypress trees in the front yard was allowed to be removed and 9 conifers have been

added including a significant Sequoia that works off the axis at Balfour. A clear registration of the entrance and point of arrival has been provided. The existing driveway has been narrowed and a circular driveway added to offer prominence to the front. Filtered outdoor rooms will be provided. The brick from the original chimneys will be reused for columns of the pergola structure.

Panel Commentary:

- All the major moves are appropriate, well thought out and supported including proposed front yard setback, circular driveway, reinstating of the porch on the north facade. Moving the house forward adds variation to the streetscape front yards and allows a more respectful addition at the rear instead of the side. The addition is subordinate to the front façade and massing is appreciated. The south façade reads two dimensionally and could be more sculpted by expanding the pop out bay or other elements to break up the linearity. Another layer of design or thought could be put into the hardscape material. The accessory buildings could have steeper pitched roofs with dormers, vertical soffit detail, and pick up on some of the vernacular details of the house.
- The proposal is more successful than what was previously approved based on past zoning requirements. The house moved closer to the street is more consistent with the rest of the houses in the neighbourhood. The front yard landscape design could be more compelling. The amount of hardscape is a concern. The relationship between the added floor area and the existing building has been very successfully massed. The addition is competently designed with subtle articulation between the old and new. The original south elevation was plain and through the addition has become more expressive. Considerable effort as a restoration initiative has been provided. Accessory buildings could have more character that is more akin to the main house.
- Variety and romanticism of the placement of the figure ground relationship is lost with the house moved forward. The existing large front yard setback constitutes a character element of this site and does not meet the preservation of open space. The massive antechamber in the front yard should be preserved. The circular driveway does not allow for a pastoral garden and does not meet the guideline for limited visual presence of automobiles. The sensitivity of the rooflines, massing, porch restored is well handled. The south elevation is the weakest and more variation in windows, openings or massing could be considered. Consider moving FSR to the accessory buildings so that the house does not need to move forward. The planting overall is successful but more oblique views of the house could be provided by planting trees more to the front than the sides of the house. There is excessive hardscape. The composition and geometry of the hardscape could be further developed. Add stone capstones and a more special gate.
- It is a nice proposal. The loop driveway is fine and allows peek views behind the shrubs. 2 openings versus 3 is preferred. There should be more of a traditional garden and less hardscape.
- The house being restored and moved forward so that it is more visible is supported. The landscaping design is appreciated. The rear hardscape is excessive and would appreciate more grass for children to kick a ball around.
- The accessory buildings, rear landscape could be improved especially if the house is moved forward.
- The house has been respected and additions are interesting especially on the north side. Moving the house forward is supported. More openings to view the house are appreciated but additional layering of the landscaping could improve it. On the north and west side there is a lot of hard surfaces and angled composition that is not consistent with curved driveway of the front yard. Overall it is a tasteful job.

- The original shingles, front porch and side porch restoration is appreciated. The accessory buildings need to be re-thought. The circular driveway is in contrast with the original design of the front yard. The massive front yard is being lost with the circular driveway. The front needs to have sneak peak previews.
- Consider maintaining the existing front yard as part of the heritage of the house. Houses in First Shaughnessy are not aligned and they have different setbacks from the street. Replicating the front façade, porch, and reusing the original leaded glass windows are appreciated as well as reusing the front door and sidelights. Rebuilding the chimneys in the same style is appreciated. The loss of the interior especially entry staircase is regrettable. Reducing the hard surfaces makes sense. The accessory building is underwhelming and the garage door should be a more custom design.
- The long drive on the south side is a waste of space. A tall iron gate could screen the starkness. The south facing could be more developed with more arts and crafts detailing.

Chair Summary:

The project is impressive in terms of the heritage retention and rear addition maintaining the character of the existing heritage building. The addition with the lower roofline is a compatible and cohesive proposal. The massing, symmetry and composition between the old and new are appreciated. The accessory buildings are underwhelming and the back area landscape and hard surfaces could be improved. The south façade is “two dimensional” and could be further developed however the other facades are appreciated. The reinstatement of the front porch and front façade is appreciated. There is a general concern about the amount of landscaping on the property that can be revisited. Most of the Panel supported the house being moved forward however there were a few opposed. The circular driveway, filtering and the amount of openings in the front yard could also be developed.

Applicant’s Response:

The applicant noted the south elevation as a minor elevation and the existing building’s south facade was not a highly detailed façade.

EVALUATION: SUPPORT with comments addressed (7 in favor, 1 abstentions, 1 against)

Address:	1093 Wolfe Ave
Description:	New Build – non protected property
Review:	Second
Design Professional:	Sarah Gallop Design Inc.
Delegation:	Sarah Gallop, Stirling Mcleod & David Benson

Planning Comments:

This is a proposal for a new dwelling on an approximately 90’x125’ lot, no lane, with a significant slope of 16’ drop from the front to the rear property line. The proposal is a two storey building referencing English Arts and Crafts style. This is the second review by Panel.

Past comments:

- Front façade: dormers could be better proportional as it appears top heavy. Front entry lack presence.
- Overall, window placement lacks hierarchy as they appear randomly placed. More windows to be provided on side elevations.
- Rear façade: the deck and large stacked volume is not consistent with the rest of the

- building. Rear stone base is too overpowering and should be broken down, with stone pillars. The back deck and door relationship to the rear garden could be improved as the indoor/outdoor relationship is marginalized.
- Materials such as Hardi-siding, metal fencing and concrete driveway are not supported per the First Shaughnessy guidelines.
 - The front garden is a French style and not compatible with house style and guidelines. FS guidelines seek a more pastoral style with layered and varied plantings.

Question to Panel:

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

Applicant's Introductory Comments:

The applicant noted the building has changed considerably. The challenge was to create the heritage and craftsman elements because of the limitations of the past design symmetry. It was tough to bring a fitting Shaughnessy style. The design became asymmetrical with varied elements to make it more attractive. The roof became craftsman style gable construction with large overhangs and trim details in craftsman style. The posts around the house were changed. The backyard is changed, as well as the connection to the back yard. The hierarchy of the windows has been added. Windows were added to the side of the house. The front elevation has a reduced dormer.

Landscape:

The landscaping has responded to the changes to the house with a more informal front lawn. The walkway was changed into a curving walkway to the front door. The trees are less symmetrical. The magnolia and existing cedars are maintained with contemplative fern gardens.

Panel Commentary:

- The comments were addressed, and the proposal is supportable.
- All the comments were addressed. The curved entrance walk does not seem consistent with the linear house. The windows on the garage door could be larger and better proportioned. Ensure fencing is wrought iron and consider better proportions of 1/3 stone and 2/3 iron work above it. The gate design is supported but fencing design could be simpler and more in character with First Shaughnessy. Interior layout could be improved in terms of the foyer relationship to dining and living room.
- The curved walkway is supported. Comments have been addressed.
- The comments were addressed. The massing and articulation of the front has been improved. The rear of the house is problematic. The use of the stone is heavy handed and overwhelming. The formal language with pitched dormers at the front and shed dormers at the back is not consistent. The window placements are still problematic, and need more refinement of composition. The rear elevation still feels symmetrical and tripartite in its composition.
- The 'broken hip dormer' is throwing off the composition of the front façade. The non-gable dormer does not follow the consistency of the façade. Turn the dormer into a simple shed dormer. Move the far right column slightly towards the entry, and provide simplified shed covered porch roof. The battered wall at the bottom is nicely resolved. The rear perspective where the fireplace comes out of the roof looks overscaled at the top. The chimney cap could be better detailed to complement the overall character of the proposal. The windows should be wood and follow the guidelines. The proposal could be enriched with a darker window colour.
- Ensure wrought iron railings are specified in all drawings.
- The back garden is improved. The front porch is lovely. The colour scheme is monochromatic and a contrast around the windows would be more appreciated.
- The garden and front porch is appreciated. The design is very monochromatic and would like more contrast around windows and wood trim. Ensure wrought iron is specified. The large expanse of stone can be softened with planting or vines.
- Delighted with the improvements on the project.
- Like the multiple facets of the garden from meditation to back yard. Chimney cap could be improved.

Chair Summary:

The proposal has addressed all previous comments. The fencing should be wrought iron and proportioned to 1/3 stone and 2/3 fence above. Fencing design could be improved. Windows should be wood and colour should be less monochromatic and offer more contrast. The back garden is improved. Changes to chimney width and cap were suggested. The dormer at the front of the house is not consistent with the shed dormer in the rear. The garage door could have larger lights. The column at the front could be moved over changing roofline of the porch as well as revise hip dormer to shed consistent with the rear façade.

Applicant's Response:

The applicant thanked the panel for the comments. The window colour is actually darker, and perhaps the side colour could be lightened for contrast. The applicant also addressed questions about the brick and scale.

EVALUATION: SUPPORT (9 in favor, 0 abstentions, 0 against)