

FIRST SHAUGHNESSY ADVISORY DESIGN PANEL MINUTES

DATE: August 16, 2018
TIME: 4:00 pm
PLACE: Town Hall Meeting Room, Vancouver City Hall

PRESENT: MEMBERS OF THE FIRST SHAUGHNESSY DESIGN PANEL:

Clinton Cuddington	AIBC
John Wang	Resident
John Madden	Resident (Vice Chair)
Diane Kunic-Grandjean	REBGV
Nicole Clement	Resident, SHPOA
Dean Gregory	BCSLA
Shawn Blackwell	AIBC
Richard Sirola	Resident, SHPOA
Frank Bailly	Resident
Erika Gardner	Resident, SHPOA
Janet Leduc	Vancouver Heritage Commission

CITY STAFF

Susan Chang	Development Planner
Ryan Dinh	Development Planner
Haizea Aguirre	Development Planner
Helen Cain	Heritage Planner

LIAISONS:

REGRETS: George Affleck	City Councillor
Catherine Evans	Park Board Commissioner
Melissa de Genova	City Councillor
Lu Xu	BCSLA
Kathy Reichert	Resident (Chair)
Pamela Lennox	Resident, SHPOA

RECORDING

SECRETARY: Davin Fung

ITEMS REVIEWED AT THIS MEETING

1. 4033 Osler St.

Acting Chair, John Madden, called the meeting to order at 4:00 and noted the presence of a quorum.

Business:

- Heritage Presentation:
Acting Senior Heritage Planner, Helen Cain presented a review of general standards of conservation

- 3737 Angus Drive Update:
Has been referred to prosecution.

Review of Minutes:

- May 3, 2018 - passed
- May 24, 2018 - passed

Project Updates:

- 3588 Hudson St.: application received for relocating and alterations to the existing infill.

The Panel considered one application for presentation

Address:	4033 Osler St.
Description:	Conservation Proposal
Review:	First
Architect:	Loy Leyland Architect Inc.
Delegation:	Loy Leyland, Architect Donna Chomichuk, Landscape Architect Julie Hicks, Landscape Architect

EVALUATION: SUPPORT (9 in favour, 1 against)

Planning Comments:

This conservation application proposes renovations and additions to an existing house built in 1926. The house, also known as Holland House, represents a mid-1920s expression of the period Revival design, which features two front-gabled wall dormers.

Key character defining elements include:

- residential form, scale and massing as expressed by its one and one-half storey height and side-gabled roof structure, featuring two front-gabled wall dormers with a central shed-roof dormer, and its recessed front-entryway
- Period Revival style details, such as asymmetrical front gables with half-timbering detailing;
- variety of original windows, including arched, multi-paned assemblies in the gable-ends, and double-hung windows with multi-paned upper sashes;
- wooden front door assembly with full-height side lights;
- two stucco clad chimneys.

The site is 80x136, with lane access from the North. New garage is proposed with access from lane. East elevation and front porch is substantially retained and repaired, so are North and South elevations. Additions are in the rear by extending the cross gable roof by approximately 5 feet to achieve the livability for the upper level. As viewed from the street, the roof extension is in line with the existing roof slope, with reduced eave projections to distinguish it from the existing. The two front-gabled wall dormers with a central shed-roof dormer maintain the dominant features of the building. Materials used include Duroid roof shingles, textured stucco, wood-windows with substantial wood trim detail.

Question for First Shaughnessy Design Panel:

1. General commentary on the success of the additions and landscape design proposals in relation to the First Shaughnessy guidelines?

Applicant's Introductory Comments:

The existing house is in poor condition with very low heritage merit. The proposal is to restore the original characters including front porch, windows, and cladding materials. Original massing, front yard and side yard setbacks are maintained. A 1200 sqft addition is proposed in the rear that increases the building height to 33 feet, lower than the allowable height of 45 feet, to improve the livability for the family.

Landscape:

The existing house is concealed by overgrown cedar hedges in City's property. Applicant is seeking advice from the Panel regarding the removal of these hedges. A large number of trees are being retained. The strategy of layering and screening with planting provides privacy for the property while provides a view of the house through the garden. Lane-scape is being improved with stone fence, rod iron railing and vine maples. Stepped grade and sunken patio give as much light as possible without compromising the backyard.

The applicants took questions from the panel.

Panel Commentary:

- Replacing the hedge to open up periodic views of the property is supported. There is a concern the new addition is looming over the front of the building and is not distinguished from the existing. Options to reduce the massing impact of the addition to the existing structure can be explored.
- The layout of landscaping and planting is supported including the removal of the hedge. The gateway seems to suggest that it's the prominent entrance to the garden. This can be enhanced by extending the flagstone pavers beyond the gateway. Unique plants, trees and shrubs can be introduced. Concerned that the house is exposed particularly on the lane way side; suggest larger growing shrubs or rhododendron to provide the periodic views. Less formal foreground planting to fence and wall is encouraged as well as natural paving material such as clay brick or stone paving.
- The addition is overpowering the building. Lowering the roof a bit is recommended. The removal of the brick is supported as it was a later addition.
- Proposal is supported without additional comments.
- Massing of the roof addition is supported however the roof is prominent so should be a high quality roof. A rubber roof cladding can be considered. The new entrance stair is too dominant. Overall it's a good approach and solution.
- The revised symmetry of the front façade is appreciated. The side of the front steps appear heavy. Removal of hedges is supported. Addition fits in with the existing house.
- The symmetry of the front facade and landscaping is supported.
- The removal of hedges and opening up the views of the house is supported.
- Support without comment.

Chair Summary:

The application is generally supported. The revised symmetry of the front façade and the removal of the hedge is supported. There are some concerns about the addition's massing, and the dominant entry stairs. The gateway could be more prominent with flagstone pavement, and reduce the formality in the front to be more cottage garden like. The addition can be distinguished from the existing. Other roofing options can be explored.

Applicant's Response:**Architect**

Disagree with comment regarding the addition's massing. House is under sized with one and half storey at 33 feet in height while most houses are 33'-42'. It was felt that the addition is appropriate by keeping the existing roof slope, maintaining the two dominant front gables, and improving the materials. Contrasting a different style or different roof form to this house would look a bit awkward. Applicant will explore other options for the front stairs and planters.

Landscape architect

Architectural renderings could be misleading in term of landscape design. Hedging and the layering are demonstrated on landscape drawings.