

FIRST SHAUGHNESSY ADVISORY DESIGN PANEL MINUTES

DATE: May 3, 2018
TIME: 4:00 pm
PLACE: Town Hall Meeting Room, Vancouver City Hall

PRESENT: MEMBERS OF THE FIRST SHAUGHNESSY DESIGN PANEL:

Kathy Reichert	Resident (Chair)
Clinton Cuddington	AIBC
John Wang	Resident
Pamela Lennox	Resident, SHPOA
John Madden	Resident (Vice Chair)
Diane Kunic-Grandjean	REBGV
Jenny Sandy	Vancouver Heritage Commission
Nicole Clement	Resident, SHPOA
Lu Xu	BCSLA
Dean Gregory	BCSLA
Shawn Blackwell	AIBC
Richard Sirola	Resident, SHPOA
Frank Bailly	Resident

CITY STAFF

Susan Chang	Development Planner
Gavin Schaefer	Development Planner
Ryan Dinh	Development Planner

LIAISONS:

George Affleck	City Councillor
----------------	-----------------

REGRETS: Catherine Evans Park Board Commissioner
 Melissa de Genova City Councillor
 Erika Gardner Resident, SHPOA

RECORDING

SECRETARY: Camilla Lade

ITEMS REVIEWED AT THIS MEETING

1. 3688 Hudson Street

Welcome:

We acknowledge that we are on the unceded homelands of the Musqueum, Squamish, and Tsleil-Waututh nations and we give thanks for their generosity and hospitality on these lands.

Business:

- 3737 Angus Drive Update
- Rezoning policy as it applies to First Shaughnessy.
- Sample boards should be included in the presentations.

- Materials discussion: asphalt shingles, wrought iron, concrete unit pavers.

Minutes:

- Minutes forthcoming from May 3rd meeting.

Project updates:

- 3389 Pine Crescent: minor exterior alterations.

The Panel considered one application for presentation

Address:	3688 Hudson St.
Description:	New Build – non-protected property
Review:	First
Architect:	Loy Leyland Architect Inc.
Delegation:	Loy Leyland, Architect Donna Chomichuk, Landscape Architect

EVALUATION: SUPPORT (10 in favour, 1 abstentions, 1 against)

Planning Comments:

This is a proposal for a new dwelling on an approximately 135' x 230' mid-block lot along Hudson St. with no lane access. A second crossing and circular drive is proposed and detached 3 car garage is located at the rear. The dwelling demonstrates a tripartite expression within a symmetrical formal massing referencing Tudor and the Elizabethan Revival form, details and materials. Materials include Duroid asphalt shingles, zinc metal for the turret roofs, brick chimneys, stucco, wood siding, and a granite base. Height is proposed at 42'.

There was a previous application review for this address in 2015 however, as a result of new regulations, and new application submission, this will be considered a first review.

1. Can the panel comment on Architectural expression relative to the First Shaughnessy Guidelines in addition to general comments?
2. Can the Panel comment on the success of the landscape proposal as it relates to the First Shaughnessy guidelines and the front yard treatment?

Applicant's Introductory Comments:

The project began in July 2013 and since that time the zoning has changed. The original house was a spec house built in the 70's and the existing berms are excavated materials left from the construction and planted. The circular driveway may be a challenge as trees have since grown in the area. The applicant introduced the project as a symmetrical house taking cues from Samuel Maclure. The detailing is Tudor style, tri-partite expression with half-timbering. The client requested symmetry and tower elements, which we tried to modestly scale and tone down. The large centre gable and towers are secondary and add visual novelty. The client has agreed to revise the roof to grey slate, which is more textured and durable.

Landscape:

The current site is a result of spec development characterized by low quality trees, berms and rocks. The proposal includes relocating trees, planting of quality trees and removal of the berms to improve the landscaping in keeping with First Shaughnessy Guidelines. We would like to replace some of the low quality and problematic trees. Gates and fencing are proposed around the edges. Large mature heritage trees are proposed. A circular driveway is proposed. A woodland path is proposed on the side, and pavilion, rose garden, Japanese shade garden is proposed at the rear. To offset the formality of the house we tried to add pastoral elements. Pavement materials include concrete unit pavers and stone.

The applicant then took questions from the panel.

Panel Commentary:

- The turnaround driveway is good and practical. The detailing such as windows, railings, corbels are in keeping with the guidelines. The main front gable element is a concern where the roof meets the lower porch roof needs design development. It creates dark, inset areas that may invite animals to live in. The gable is a strong element but because it does not extend to the eave but is supported by the porch, reads more like a dormer. The style of the house could have benefitted from a more asymmetrical approach.
- The control and refinement is appreciated. There is a concern about the intensity of the symmetry, which could have been more whimsical towards a more asymmetrical approach. Study the interconnectivity of the massing and roof forms of the building with the proximity of the garage. Removing the berms would be favoured but wondered how to replace caliper of existing trees.
- The landscape design is a nice design. The terrace, on the southeast side, could be more connected to the backyard instead of being enclosed. Would question if the camellia trees would survive under the conifer trees in terms of being acid tolerant at the southeast location
- The house is lovely and landscape design is rigorous. The circular driveway is supported. Concrete pavers are akin to vinyl siding and could provide more quality materials. The five exterior rooms are appreciated. Would recommend the line of magnolia trees be mirrored on the other side of the rose garden to complete the space. Wide expanse of lawn seems suburban and not consistent with possibilities. Shade garden could benefit from a fountain to be more usable. There could be more layering and filigree in the front yard and propose asymmetry to offset the formal and axial space. A large shade tree on one side of the porte-cochere could break down the formality of the house.
- The house and design is appreciated. There is a concern about lack of daylight access on the site.
- The circular driveway, porte-cochere, and removal of the berms are an excellent idea. Add something to draw people into the shade garden. The four windows on the front façade do not seem consistent and could have a similar top panel divided into 2 or 4. The ironwork seems too fine relative to the substantial house and did not seem consistent with the house. The back of the house is too busy in terms of doors, windows and activity.
- The turrets and their detailing do not have historical precedent. The windows should be flat along the top of the turret, instead of curving to meet roofline.
- The east lawn is supported especially for children. The house is very symmetrical and the bi-lateral turrets may be a bit oppressive.
- Would agree with previous comments and just add back façade is too busy.
- The front elevation could be softened and less 'brutal'.
- The landscaping is supported. The turrets are unusual but whimsical is fine.
- The house, circular driveway and landscaping is very nice. Berms should be removed. The design is one of the nicest, well thought out designs to come to the panel.

Chair Summary:

The landscape is well designed and the different garden rooms are supported. Southeast area could be less enclosed, and the rose garden could be more separated from the southeast terrace area. The shade garden should be more usable. The berm removal and circular driveway is supported. There was support for changing the garden elements in the front yard for more asymmetry to take away from the symmetry of the front facade. The concrete pavers should be higher quality. The architecture of the house is supported. The symmetry may be too intense and could (might) be softened. The back sunken patio should be opened up more. The domes of the turrets should be more integrated with the house, and the windows should be flat on top. The front gable roof line could go further down. There is a concern the house could be too overwhelming for the street. The slate roof is appreciated.

Applicant's Response:

The applicant thanked the panel for their advice, and noted domes were not always popular. It

sometimes takes some determination to try something different. Historically some forms were more unique. In terms of streetscape, this house fits in with the neighbouring house. There is a lovely opportunity with the garage to be more coach house like and shade garden could be a more definite space. Parking area could have a more interesting pattern. We would also seek a biomass trade for the trees.