

FIRST SHAUGHNESSY ADVISORY DESIGN PANEL MINUTES

DATE: October 30, 2014

TIME: 4:00 pm

PLACE: Town Hall Meeting Room 116, City Hall

PRESENT: MEMBERS OF THE FIRST SHAUGHNESSY DESIGN PANEL:

Hanako Amaya	BCSLA
Donna Chomichuk	BCSLA
Linda Collins	Chair, Resident
Erika Gardner	Resident
Lori Hodgkinson	Resident
Robert Johnson	AIBC
Peter Kappel	Resident, SHPOA
Richard Keate	Vancouver Heritage
Alastair Munro	Resident, SHPOA
David Nelson	Resident
Frank Shorrock	Resident, SHPOA
Kerri-Lee Watson	Resident

CITY STAFF:

Colin King	Development Planner
Georgina Lyons	Development Planner

REGRETS:

George Affleck	City Councillor
Dallas Brodie	Vice-Chair, Resident, SHPOA
Benjamin Ling	AIBC
Lisa MacIntosh	REBGV
Mollie Massie	Vancouver Heritage

RECORDING

SECRETARY: Lidia Mcleod

ITEMS REVIEWED AT THIS MEETING

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| 1. | 1998 Cedar Crescent (Application first) |
| 2. | 1250 Wolfe Ave. (Application second) |

BUSINESS MEETING

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

Business:

Heritage Action Plan: first meeting with consultants was October 17.

Project Updates:

1198 Balfour Ave.	FSADP Nov 20th
1564 Matthews Ave.	DE Application Received (Pre-Date w/ No Heritage Merit)
1999 Cedar Crescent	DE Application Expected
1998 Cedar Crescent	For Discussion
1645 W King Edward Ave.	The prior-to letter from the Planning Department was reviewed and determined to be very thorough. The Panel supports the prior-to letter.

Review of minutes:

N/A

The Panel considered two applications for presentation

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|----|--------------|---|
| 1. | Address: | 1998 Cedar Crescent |
| | Description: | New house on Pre-Date Site |
| | Review: | Application - first |
| | Architect: | Loy Leyland Architect |
| | Delegation: | Loy Leyland, Julie Hicks Viewpoint Landscape Architecture |
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EVALUATION: NON-SUPPORT (0 in favor, 1 abstention, 10 against)

Planning Comments:

New House on site of Pre-Date dwelling arising from the overturning of a refusal on policy grounds by Board of Variance. Site has no lane access and features a 15ft grade change from lane to street frontage. The house presents a primary street facing gable roof form with a secondary vertical element expressed as a copper roofed turret. Tree removal is anticipated in the front yard to the east adjacent to driveway and in the west side yard.

Questions to Panel:

1. Does the form of development proposed successfully engage with the FS ODP & Guidelines as it relates to both architectural and landscape designs?

Applicant's Introductory Comments:

The house is a bit tricky because of site grades; to accommodate the grade the house is being moved forward from the current house location to better allocate yard space. The house features tripartite designs with granite, double siding and shingles on the gable end. The heights and massing of the building are built to conform to feng shui methodology.

Landscape:

There are currently several significant trees on the property. A mature yew tree and a sycamore maple, which exists just inside of the property line in the front yard, are being retained. A maple and a black locust which exist on the property line are also being retained due to their shade impact on the property. Two cypress trees in the side yard and a holly tree in the front yard are being proposed for removal. Across the back of the site on the neighbor's property there are a number of cypress trees which provide shade to the backyard. A fountain with a waterfall and koi pond is being proposed in conjunction with a Chinese pagoda in the corner of the back yard. The perimeter of the garden will be replanted with new planting and new walls to add character and create a simple, open space. At the front new planting will be added to the current sloping wall to create a sense of privacy from the street.

Panel Commentary:

Overall there seems to be too many elements incorporated into the design; stronger emphasis on Craftsman or Tudor features would provide more unity. These could include larger overhangs, wrought iron gates at the front, and a grander front entrance to the house. The windows on the upper floors could also be made smaller in relation to the lower windows in order to create a sense of height.

The massing is an issue. There are concerns with the double-height spaces creating an artificial expression to the house and adding unnecessary bulk to the massing. Consider dropping the ceilings in order to create a truer reflection of the space.

The turret created many objections. There were references to the over-use of the turret in the FS neighborhood and general commentary that the turret seems out of place and ill-suited to the suggested style of the house. The consensus was that the turret does not work

The patio at the front seems a bit out of place and doesn't currently conform to Design Guidelines, although a step planter arrangement and guardrail may allow it to blend in more. Currently the windows at the rear of the house are too large and extend down to grade level. In order to conform to the craftsman style they should be raised and emboldened to clearly mark their function.

The landscaping on the north and west sides appears sparse and does not provide enough coverage. Additional mid-scale filigree trees and mid-sized vegetation would provide more coverage and privacy from the neighbours. The pagoda at the back also seems a bit disjointed from the main structure, and may need to be re-designed in order to reflect the dominant housing styles.

Chair Summary:

When a pre-date house is demolished the design standards become higher. The current design seems to incorporate too many styles in its execution. The turret with copper roof is not craftsman, and appears inauthentic and out of place. The double-height ceilings bulk up the space unnecessarily. Additionally, more craftsmen signatures such as a grander entrance, wrought-iron gates, and wider overhangs are needed in order to create more of a statement.

Smaller windows on the second floor would also help give the house more of a craftsman and First Shaughnessy feel. Landscaping should be uniform, with mid-scale filigree and taller evergreen trees in the northwest corner as a buffer for neighbours.

To facilitate quality control it is the Panel's preference is that the architect be retained through to the final completion of this project. To this end the Panel recommends the City require detailed construction drawings of all exterior features for any builder who might work on this project without the supervision of the architect.

2.	Address:	1250 Wolfe Avenue
	Description:	Retention and Addition to Pre-date House
	Review:	Second - (First as Application)
	Architect:	The Airey Group
	Delegation:	Howard Airey & Taylor Johnson Architects Paul Sangha Landscape Architect

EVALUATION: SUPPORT (11 in favor, 0 against)

Planning Comments:

This is a proposal to relocate and retain an existing 1922 dwelling and to construct a lower scale addition to the rear. The site has frontage to both Wolfe Avenue and to Tecumseh Avenue. An enquiry was previously reviewed by FSADP Nov 28th 2013 and supported 11-1 in favor. Panel concerns focused on the legibility of the entry to the addition and the execution of the retention elements of the project. The application reflects the enquiry presented with the most substantial alteration being in the replacement material at the lower level of the retained house.

Questions to Panel:

1. Does the form of development proposed successfully engage with the FS ODP & Guidelines as it relates to both architectural and landscape designs?
2. Does the proposed development successfully address previous panel concerns?

Applicant's Introductory Comments:

The architects and heritage consultant gave a description of the meritorious features of the existing dwelling, and the proposed moves that would facilitate retention and redevelopment of the property. The design concept is to develop a more contemporary addition to the rear of the house that addresses the Tecumseh frontage without significantly obscuring the view of the upper levels of the retained house. All new additions are secondary scale and differentiated in expression from the existing dwelling.

Landscape:

The landscape architect described the retention of mature landscaping to the front of the house and the removal of vehicular access from Wolfe Ave. The development of a series of new outdoor rooms that would define the relationship between the original house and additions, and the additions and the new frontage to Tecumseh was described.

Panel Commentary:

It was commented it is a pleasure to see a project with the massing of the site handled so well. It was noted the project follows the Design Guidelines with good materials and good design.

It was commented by many Panel members that the contemporary style of the addition shows respect for the heritage house. The comment was made that the Victoria Art Gallery while being heritage in design has a modern addition that works well. This is an interesting project with a good blend of old and new structures on the property.

It was recognized by Panel members that the streetscape along Tecumseh which is also an entrance to The Crescent is retained by having the modern low level addition at the rear of the house. It was commented this is a refreshing change from some projects we see where the house appears to take over the lot and dominate the neighborhood. This project is seen as neighbourhood-friendly and it was mentioned this is a welcome addition to the FS neighbourhood.

The styles in the house also seem well blended, with rock continuity drawing all the elements elegantly together. A stronger visual link between the buildings may be considered, but overall this is a successful design. In terms of landscape a lower hedge would create a more interesting view of the property from the street. More native trees in front would also lend to the ambience of the site.

Chair Summary:

There was much enthusiasm for this project that retains and refurbishes a heritage house and creates a low level modern addition at the rear. This project fits into the existing landscape and retains the streetscape along Tecumseh, it fits into and enhances the neighborhood. This is an example of the exact sort of project the FS Panel wants to see in the future.

The Panel is very supportive of the way the integrity and heritage of old house is retained and enhanced, particularly that the roof line of the heritage house is retained. The project follows the Design Guidelines and the gardens create nice indoor and outdoor spaces. Overall there is general support for the rock elements. To facilitate quality control it is the Panel's preference is that the architect be retained through to the final completion of this project. To this end the Panel recommends the City require detailed construction drawings of all exterior features for any builder who might work on this project without the supervision of the architect.

Adjournment:

There being no further business the meeting was adjourned at 6:40 pm.