



City of Vancouver
Community Services Group
Current Planning

First Shaughnessy Advisory Design Panel

Minutes of the Meeting of September 22, 2005

Present:	Robert Miranda, Chair	Resident Member at Large
	Barbara Campney	Resident Member at Large
	Kilby Gibson	Resident Member at Large
	Kathy Reichert	Resident Member at Large
	Maureen Molaro	Resident - SHPOA Member
	Michael Roburn	Resident - SHPOA Member
	Stewart McIntosh	BCSLA
	Michelle McMaster	BCSLA
	Steve Palmier	AIBC
	Richard Keate	Heritage Commission Representative
	Judy Ross	Real Estate Board of Greater Vancouver

Regrets/Absences:

Beth Noble, Vice-Chair	Resident - SHPOA Member
Carole Walker Angus	Resident - SHPOA Member
Derek Neale	AIBC

Recorded by: Maureen Molaro

City Staff: Sailen Black, Development Planner
Urban Design and Development Planning Centre

AGENDA

- 4:00 Site Visit: 1288 The Crescent**
(First Enquiry request to demolish this pre 1940's building not on the VHR - Andrew Cheung, Architect - to meet the FSAD Panel on site)
- 4:45 Business:** Review of Minutes of June 30 and August 11, 2005
- 5:00 Address: 3405 Cypress Avenue (formerly 1902 West 18th. Avenue)**
Applicant: Jim Bussey, Formwerks Architectural
Description: Demolition of a post 1940's residence and construction of a new single family residence with detached garage.
Application: First Review
- 5:45 Address: 1397 Matthews Avenue**
Applicant: Keith Jakobsen, Architect, Jakobsen Associates
Landscape: Masa Ito/Ito & Associates
Description: To renovate and add to an existing 1930's Georgian Revival house (not on VHR) and to construct a four car detached garage.
Application: Second Review

1. Site Visit 1288 The Crescent

VHR Enquiry: First, starting with request to demolish this pre 1940's building not on the

Architect Andrew Cheung in attendance.

There was a full Panel discussion of the pros and cons of the request, by the architect, Andrew Cheung, to fully demolish the residence at the above address. The Panel recognized the apparent demolition by neglect of this house, but it also recognized that The Crescent is a Heritage area made up of pre 1940's houses, therefore , it was:

Moved and Seconded that:

The Panel would not support demolition but would support the retention of the front half of the residence with alterations to the rear in character with its Norman style.

Carried: Eight for; two opposed.

2. Business

Minutes:

Moved and Seconded that:

The Minutes of the June 30th, 2005, be approved as circulated.

Carried.

FSAD Panel Memberships:

- Sailen Black reported that the Panel appointments and membership terms were being reviewed by the City Clerk's office.

Other Business:

- Michelle McMaster asked the Committee to note her e-mail address - mcmaster@direct.ca
- **Recording Secretary:** The members of the Panel expressed concern that it did not have a professional recording secretary. They felt strongly they were not qualified nor did they have the skills to fulfill this task effectively. The Panel requested that Council be asked to address this issue.

3. **Address:** 3405 Cypress Street (formerly 1902 West 18th. Avenue)
Applicant: Jim Bussey, Formwerks Architectural
Description: Demolition of a post 1940's residence and construction of a new single family residence with detached garage.
Application: First Review

Mr. Bussey thanked the Panel for its advice and made the following comments to questions from the Panel.

- At the request of the City both drive-in entrances are off the back lane,
- The turning radius works
- The drive is gravel
- House is classical design - tripartite form
- Cladding - rendered flat stucco/rusticated, split limestone
- Roof is wood shingles
- Garage roof is bell cast
- French windows open to the east

Landscape Architect report: (landscape plan attached)

- Buffer to the west, next to neighbour, is honey locust, yew, rhododendrons, etc.
- The trees and hedges which were removed had gone wild and were dying
- Hedge has filtered openings on axis allowing views into the garden
- Stone or concrete pavers used near pool and around green areas
- Entry is sandblasted.

Planning Comments:

- Concern about double entry off lane and carport.

Concern was expressed re:

- Limited green space
- Lack of space between loggia and pool
- Lane entrance is hidden - can this be improved?
- Fake dormers.

Moved and Seconded:

- That the FSDP see this project again for a second review.

Carried.

4. **Address:** 1397 Matthews Avenue
Applicant: Keith Jakobsen, Architect, Jakobsen Associates
Landscape: Masa Ito/Ito & Associates
Description: To renovate and add to an existing 1930's Georgian Revival house (not on VHR) and to construct a four car detached garage.
Application: Second Review

Stewart McIntosh was excused for this portion of the meeting.

Mr. Jacobsen, architect, addressed the concerns expressed at the last meeting:

- reduced amount of hard surface
- removed some little balconies
- covered eating area
- master bedroom relocated to the back
- hot tub relocated and trellis removed
- railing detail corrected
- flat roofed dormer on garage could not be changed because of height restriction.

Landscape architect report:

- increased green in driveway area
- has separated lawn and patio with a low rock wall
- has added a bird bath in the centre of the rose/herb garden
- Juliet balcony off living to take advantage of view
- Saddle roof required a change in design to provide clearance for stairwell.

Planning Comments:

- Revisions appear to have substantially addressed earlier Planning concerns.

Panel Comments:

- could path between front door and drive be redesigned to increase green, flagstones, etc.
- Juliet Balcony still a concern.

Planning:

Mr. Black expressed the appreciation of the Planning Department and the FSAD Panel to the owners for their commitment to retaining the original structure and their attention architectural guidelines.

Moved and Seconded:

That the Panel supports the proposal with attached comments noted.

Carried.