

First Shaughnessy Advisory Design Panel

Minutes of the Meeting of January 11, 2007

No Quorum

ON SITE

Present:	Beth Noble, Chair Kathy Reichert Michael Roburn Maureen Molaro Stewart McIntosh Derek Neale Richard Keate Judy Ross	Resident - SHPOA Member Resident Member at Large Resident - SHPOA Member Resident - SHPOA Member BCSLA AIBC Heritage Commission Representative Real Estate Board of Greater Vancouver
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Regrets/Absences:	Carole Walker Angus Kilby Gibson Barbara Campney Michelle McMaster Steve Palmier	Resident - SHPOA Member Resident Member at Large Resident Member at Large BCSLA AIBC
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Recording Secretary: Margot Keate West

City Staff: Sailen Black, Development Planner, UDDPC

AGENDA

Site Visit: 3738 Cypress Street
Applicant: Loy Leyland Architect
Description: To evaluate the merit of this pre-1940 residence to determine retention or demolition.

SIT VISIT ONLY

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Description: To evaluate the merit of this pre-1940 residence to determine retention or demolition

Proposal:

Two options for this property: First is to retain the house (the structure of which is c. 1911, but has been largely altered) with changes to accommodate onsite parking while maintaining position on lot and height of structure. Second option is to demolish and replace with new house which would sit further forward on lot.

If old house were preserved, it would be lifted, excavated, gutted and restored as best as possible from archival material, while accommodating new owner's desires for functionality inside.

Panel Questions:

Are original drawings available? Archival material hasn't been researched yet.

Planning Comments:

Planning wishes to hear from the Panel about whether or not this house is meritorious. The Director of Planning's position is that if the house is retained, it should be restored to its original structure, quality and style. The City is not in support of retaining the post 1940's additions. Retention would require a major restoration.

Panel Comments:

House feels large for the lot, and positioning at back of lot is unfortunate. Additions detract from the house, and very little is left of the original. As it stands, the house is not worth saving. If the house is kept for siting and height reasons it should be restored to its previous style and size. The original house has been renovated beyond recognition. Any original features should be retained for reuse (Stained glass etc.) There would be a lot of guesswork in restoring the house. It would be nice to see a new house further forward on the lot. If house is demolished, it would be great to see a memory of it in the new structure (style/massing, or features like salvaged stained glass).

Architect's Comments:

If house were stripped down to its frame, the original form of the house would be evident. If additions were removed, the house would likely be too small for client's use. The owner would appreciate the Panel's cooperation in reviewing plans for this property either for a new/conforming structure, or a restoration of the original if it is feasible.

Meeting adjourned at 5:00 pm.

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