

First Shaughnessy Advisory Design Panel

Minutes of the Meeting of April 5, 2007

QUORUM

Present:	Beth Noble, Chair Kathy Reichert, Vice-Chair Kilby Gibson Joan Nesbitt Donna Aitken Lori Kozub Michelle McMaster Clinton Cuddington Judith Hansen	Resident - SHPOA Member Resident Member at Large Resident Member at Large Resident Member at Large Resident - SHPOA Member Resident - SHPOA Member BCSLA AIBC Heritage Commission Representative
Regrets/Absences:	Mamie Angus Carole Walker Angus Elisabeth Whitelaw Derek Neale Judy Ross	Resident Member at Large Resident - SHPOA Member BCSLA AIBC Real Estate Board of Greater Vancouver

Recording Secretary: Judith Hansen

City Staff: Sailen Black, Development Planner, UDDPC

AGENDA

- Business:**
1. Review of Minutes: November 23, 2006, January 11, 2007, and February 1, 2007
 2. Recent Projects Update

Address: **1589 Matthews Avenue**

Applicant: Eric Cheung, Pacific Architectural Inc.

Description: Interior and exterior alterations to this pre-1940's residence, including the landscaping.

Application: First Review of DE411168

Address: **1438 Balfour Avenue**

Applicant: Stuart Howard Architects Inc.

Description: To construct a single family residence on this vacant lot with patio, pool and hot tub in the rear yard.

Application: First Review of DE411233

Business

1. **Discussion of meeting dates:** Majority support a request to the City for an adjustment of meeting dates- remain every 3rd Thursday; however, attempt to avoid long weekends.
2. **Attendance at Meetings:** Members must ask the Chair or Vice Chair for leave if one is to be absent from a scheduled meeting. City staff have requested to be notified as well.
3. **Welcome** and review of procedures for new members.
4. **Review of Minutes:** Nov. 23, 2006, Jan. 11, 2007, Feb. 1, 2007, and Mar. 15, 2007.
 - March 15 minutes: Remove Item 5 (Business, page 2).
 - Comments can be made without a quorum. Director of Planning can still consider project.
 - Applicant will receive draft minutes.
 - Draft minutes will be posted for the public.
5. **Project Updates:** No major updates, just usual inquiries.

Further Business:

At the end of the meeting there was further discussion:

With quorum in place after the first project, the minutes of Nov. 23, 2006, Jan. 11, 2007, Feb. 1, 2007 and Mar. 15, 2007 (with amendment) were approved.

Address: **1589 Matthews Avenue**
Applicant: Eric Cheung, Pacific Architectural Inc.
Description: Interior and exterior alterations to this pre-1940's residence, including the landscaping.
Application: First Review of DE411168

Program:

There was previously an informal presentation. Now there is a model and a material sample board. Propose to replace existing deck with a covered porch. Extend roof over-hang. Create dormer on west roof. Cedar shake roof. Concrete pavers for driveway, slightly reddish colour. Front of property will have low granite wall, metal fence and metal gates, as in keeping with Design Guidelines. Garden: Two mature trees will be retained. Mature back garden will be retained. Some planting will be added close to house. Will add some small trees in front garden and transplant cut-leaf maple, along with adding suitable plants and curving driveway.

Panel Questions:

- Style of gate? Art Nouveau. Fence on west property line will be repaired.
- Driveway? Curving.
- Roof? Completely new high quality cedar shake roof.
- Overhangs? 2 foot overhangs. Simple detailing.
- Overlook issue - roof of new porch? Minor overlook from west neighbour. Very mature trees on property line.
- Hedge? East front and side existing hedge. New hedge on west corner.
- Space under new back porch? About 5 ft. high, possibly for heat pump or air conditioning.
- Back porch railing? No detail yet. Will try to have all granite with railing on top for stairs.
- Exterior finish? Stucco with existing wood pattern.
- Windows? Retaining leaded window design with new, energy-efficient windows.
- Garage doors? Same colour as house.
- Pool safe? Yes.

Planning Questions:

Looking for FSAD Panel comments on the architectural and landscape design proposed, including the front yard landscaping and the "Art Nouveau" gate shown on the sample board.

Panel Comments:

Roof overhangs appropriate, as is timber detailing. Back porch doesn't feel fully coordinated with the facade, particularly with the roof. Somewhat harsh connection. Art Nouveau gate seems strange. Look for clues from surroundings. Front landscaping is nice. Back looks somewhat sparse. Interesting gate. Big property can handle something different. West property line treatment seems uncomfortable. Gate is "too crazy". Look for historical references. Perhaps a compromise. There is still a strong view of the garage; perhaps some taller trees to mitigate. Dormer seems strange. Share concerns over back porch. Seems odd because other detailing is so good. Look at gate on Tudor house on Matthews. Could think about "peaking" flat roof on back porch. Conservatory structure exhibits an uncomfortable relationship with house and porch. Extremely bare back garden. Do gate in period language of house. Need more effective treatment of conservatory roof connection. Filtered view required by Guidelines. Front gate should reflect house. Six ft. hedge is fine, as gate is wide. Partial screening toward house from driveway would add to filtered view. Flat skylights on flat porch roof are appropriate. Create a more substantial effect where stairs from porch meet the ground. Beautiful house.

Applicant's Response:

Cast iron/wood Tudor gate would be agreeable to client. Will address more layered screening of driveway. Dormer will be the same language as the house. Will address conservatory and porch connection detailing.

Panel Decision:

To support this proposal. It is not necessary to see it again. Applicant addressed FSAD Panel concerns well. All in favour.

QUORUM

Address: 1438 Balfour Avenue
Applicant: Stuart Howard Architects Inc.
Description: To construct a single family residence on this vacant lot with patio, pool and hot tub in the rear yard.
Application: First Review of DE411233

Program:

Presently vacant lot. Two doors in from Granville Street. Across lane from church parking lot. Typical Shaughnessy house to the east. All houses on the street have 2 car garages and porte-cochere. Tying this house into the streetscape. Driveway/man access from street. Attempting to maximize light in rear yard. Slope for underground parking is minimal because property grade slopes to the east side by 3/4 feet. Stone base (bluestone quartz), shingle siding. 2 colour schemes are offered for the building. Not a symmetrical building. Roof bracketing/trim board is addressed. Band board material is Napa stone (cast product) with a carved stone feel; will divide stucco/shingle siding. Single front door with side lights. Robust detailing. All elevations address a "First Shaughnessy" feel. View down driveway will be a focal point of trellising. Model is well detailed. Garden: Front addressing Guidelines. Trying to preserve existing trees. Roots are a limiting concern. Trellis at end of driveway. Back garden will be lawn with detailed trellis and stonework to shield pool, along with pots and benches. Wall end of pool will be treated with recessed seating and warm lighting to work with light in pool and on columns. Back planting will be somewhat exotic plants, front will be traditional. 60% impervious area.

Panel Questions:

- Driveway treatment - was lane access considered? Not a good lane. Porte-cochere expression to the street is appropriate. Parking is under the building. Grade drop is minimal and turn around is ample.
- Steps up to house? No steps out to patio. Two steps up to front door.
- Stone treatment? Stone base is up to the bottom of the windows.
- Cameo window? Only one. Not striving for symmetry.
- Sculpture wall? Sculpture is "in the works". Contemporary simplicity.
- Napa stone does look like stone. Proven product. Fastens well to wall. Traditionally band board would be wood. Not robust enough on this building.
- Driveway pavers? Similar to stone on building base, also around pool.
- Retaining wall? Maximum height is 7 ft.
- Planters? Similar to stone driveway.
- Rear property line? Cedars and arbour.
- Front walkway; unusual angle? Probably looks more awkward than it is (on model). It relates well to driveway.
- Existing front wall? Will try to restore, while keeping driveway/auto zone as subtle as possible.
- Existing planting? Not much mature planting on property.
- Colour scheme? Heritage colours, either is possible.

Planning Comments:

Looking for FSAD Panel comments on the architectural and landscape design proposed in general, and on four specific items: landscape along the side property lines; extent of hard surface; screening of the driveway; and the use of the foam-backed imitation stone.

Panel Comments:

Arbour focal point is nice. Would like to see less impervious area. Napa stone is not Guidelines approved. Screening of the driveway seems reasonable. Small windows to left of front entrance don't look chunky enough. Landscaping is nice. However, walkway could be eliminated or made narrower. Patio by pool seems a little uncomfortable. Would like to see a product record for Napa stone. Like driveway and front landscaping. Intense amount of work on this project. Porte-cochere addresses Guidelines. Hardscape seems heavy "not part of the property". Driveway could require strange gymnastics. Both colour schemes for house are nice. Cultured stone will have longevity. Complete balanced not necessary. (Lack of symmetry in design is nice). Model looks like an inviting building; nice overall design. Amount of impervious area is concerning, particularly in the back of the property. Rectangular shape of lawn seems somewhat harsh. Unsure of imitation stone. Does it blend in? Nice approach to an urban garden. Could driveway be pavers with grass? Napa stone in that application is acceptable. Cameo window feels uncomfortable.

Chair's Summary:

Lovely house. Concern about amount of impervious surface. Lament drop down to garage under building. Lighting in the rear should be subtle. Cast stone is of concern. However, we need to be mindful of new materials. Side walk could be changed to stepping stones. Stunning house. Congratulations to the clients.

Panel Decision:

To support this project, with comments addressed.

Applicant's Response:

Will work on reducing the impervious surface; however, nice to have a big south-west patio. Intentionally moved house to west so impact of driveway would be less. It should prove to be quite acceptable. Real stone grows mold. Napa Stone is good. Illumination factors will be very subtle. The cameo window is a suitable application.

Meeting adjourned at 7:p.m.