

First Shaughnessy Advisory Design Panel

Minutes of the Meeting of April 10, 2008

Present:	Beth Noble, Chair	Resident - SHPOA Member
	Kathy Reichert, Vice-Chair	Resident Member at Large
	Mamie Angus	Resident Member at Large
	Carole Walker Angus	Resident - SHPOA Member
	David Cuan	Resident - SHPOA Member
	Lori Kozub	Resident - SHPOA Member
	Michelle McMaster	BCSLA
	Elisabeth Whitelaw	BCSLA
	John Keen	AIBC
	Loy Leyland	AIBC
	Judith Hansen	Heritage Commission Representative
	Judy Ross	Real Estate Board of Greater Vancouver
	Kilby Gibson	Resident Member at Large
Regrets/Absences:	Joan Nesbitt	Resident Member at Large
Recording Secretary:	Margot Keate West	
City Staff:	Sailen Black, Development Planner, UDDPC	

AGENDA

Business:	1. Review of the Minutes of February 28, 2008 2. Recent Projects Update
Address:	1947 West King Edward Avenue
Inquirer:	Marque Thompson, Design Marque Consulting Ltd.
Landscape Architect:	Allison Good, DMG Landscape Architects
Description:	To consider the revised design of a single-family house and landscape proposed for this site.
Review:	Second (DE411723)

Business

1. Minutes of February 28, 2008 were reviewed, and were approved as presented.
Moved by Elizabeth Whitelaw; Carried unanimously.

2. Projects Update:

- **3537 Osler Street:** Close to conclusion of application.
- **Inquiry on 1438 Balfour:** Change of roof and window materials proposed. Director of Planning would like owners to hear from Panel.

1438 Balfour has made a request to review materials. Instead of the approved wood windows and cedar shingles, they would like to use metal-clad wood windows and an imitation slate product with a rubber-like appearance for the roof. Loy Leyland offered to send the address where an example can be seen across the lane from real slate. Seaforth Armouries is clad in the product.

Is it reasonable to meet in three weeks time to discuss a materials inquiry if there are no other applications? Authenticity of materials (as discussed in the guidelines) is an issue that has been discussed previously. At this point, materials should be evaluated case-by-case basis in order to assess new products.

Is the Panel willing to come in three weeks to discuss windows and roofing materials?

7 for, 3 against .

It was suggested that a field trip be arranged to see metal-clad wood windows installed. Sites and addresses for roofrock and metal clad windows would be helpful. Education re: new products would be helpful.

Planning will forward a list of addresses.

New Business:

- **New FSAD Panel Member:** John Keen is the new AIBC representative. He served on the Panel from 1998 to 2001. He is in private practice, primarily in residential architecture.

Address: **1947 West King Edward Avenue**
 Applicant: Marque Thompson, Design Marque Consulting Ltd.
 Landscape Architect: Allison Good, DMG Landscape Architects
 Description: To consider the revised design of a single-family house and landscape proposed for this site.
 Review: Second (DE411723)

Conflict of Interest: Kathy Reichart declared a conflict of interest as an immediate neighbour and abstained from comment or voting.

Proposal:

This has been seen before both as an enquiry as an application in a different presentation.

Changes to the architecture:

Developed a style consistent with roots of FSD. Hard to quantify particular style, but is meant to have the feeling of 1920's Shaughnessy, slightly Beaux Arts. Trying to capture the feeling of a 90 year old home. The details are particularly important - shaped rafter detail, substantial looking house, granite base, works with grades of property. Worked with previous designer's floor plan, but re-styled & re-clad the house.

Changes to landscape:

Fewer retaining walls, more substantial landscaping to buffer neighbours. More easy transition from back lawn to paved area. Less paving in back. Front path moved to uphill side to eliminate grade change. More winding path. Dark side of house will be a meandering path, heavily landscaped. Hot tub relocated. Fireplace location changed.

Materials - at back, permeable pavers with concrete banding and steps. Ashlar pattern, concrete pavers at front in dark charcoal colour in keeping with stone wall proposed. Would be drained at a single low point. Grading around site hasn't changed from existing condition.

Selection of native and non-native plants. Lots of broadleaf evergreens including camellia, hydrangea, rhododendrons, cotoneaster etc. More perennials & some evergreen species around side yards.

Panel Questions:

- Will the Big cedar around garage in back be retained? The one at the edge of property line will be kept, but anything within building envelope will go.
- How many trees are coming out? 5 or 6
- Retain large camellia on west side of present house? Yes.
- Material of finials? Steel
- Granite clad foundation? Yes.
- Landscape wall? Granite
- Top of wall base? Granite coping
- Front stairs? Material that's sympathetic either granite or flagstone.
- Material of railings? 4x4 wood, painted.
- Rational for the Juliet balcony? Consistent with this style of architecture. Historical reference.
- Tone-on tone colour scheme - historically correct or more contemporary? More contemporary. Historically all white. Client wants a dark body colour. Other examples in FSD. True Colours palette is being used - Dunbar Grey and Bute Taupe. Pebble dash heavy stucco.
- Why not use up height to limit? Didn't have square footage to push up attic space. Dual pitch (bell cast) on roof meant there was no need for added height. Height of main floor was dropped to bring base more into proportion. Whole house was brought down 2 ft. Helped grading at back of house.
- Colour of stonework? Grey granite, not brown as shown in rendering. Traditional split face granite.

Planning Comments:

No major concerns, but welcome comments on architecture and landscaping.

Panel Comments:

House settles in to site much better. Main floor looks like it's in right place. Roof seems shallow in pitch in relation to massing. Perspective render and model confirms that it looks shallow for this type of architecture.

Happy with roof either way. Façade is very flat on east elevation. No modulation. Other elevations seem to have a play of planes. House is good looking and nice. Love the roof, looks elegant and soft. Looks like a prairie house with long horizontal lines. East wall needs to be looked at from neighbour's view. Nice to see new professionals at the panel. East façade is too flat. Like it to be more modulated or playful.

Morning room will be pitch dark with no natural light. Misnomer - won't succeed in those terms. Lanai with flat roof and skylight is not something generally supported in FSD.

Entry symmetry is an issue. Stairs need handrails and guardrails. Glad that house is sitting lower down. Windows in basement level need to be landscaped out. Dormer windows are lovely - could be carried through centre section of house - bridge area. Balconette is in conflict with entry balcony. Shape of railing detail is going to require glass behind it. Could be a more traditional form.

Skirt roof on one side feels uncomfortable. Double columns in front are nice, could be repeated in back to add more substance. Skylight in front is handled nicely. Asymmetrical stairs at front feel incomplete. House is very attractive. No problem with skylight. Like railings in beefy wood and patterned traditionally. How to make that code-acceptable is an issue to consider. Like prairie lines of roof. Lanai roof needs to look more like it came out of the 20's.

Nice to see path to front door and back in same materials - consistency is important. Big improvement. Plant list is illegible. Current landscape plans were not provided in package.

Worried about landscaping - very little information provided. Exposed to very busy street, hope that there is enough planting at front to screen property. Pay close attention to sensor lights and Screening to neighbours in rear yard, particularly in relation to hot tub. Changes to landscape are good. Feels more comfortable on site. Much improved landscape. Changes in grade of house and landscape give much more cleanly defined spaces in landscape for use. Make sure there's proper drainage. . Please make sure that there are landscape drawings and plan to review. Landscape is not reflected in model or render. This is a major source of frustration. Nice to see wood picked up on property line railing instead of metal.

Planting is really tight close to house. Irrigation is a big issue. Interlocking pavers aren't historically correct. Better to have something more sympathetic, with less variation in pattern. Front steps are generous with teeny path attached. No transition from stairs to path. Legibility of landscape plan is a problem - needs to be legible even when reduced.

Rebuttal:

Skylights at back and front are meant to be Lantern-type skylights. Meant to look like a 1920's period conservatory. Roof pitch change is open for debate, won't be a problem either way. Asymmetrical stairs won't be an issue once planting has grown up etc.

Summary: Panel was generally happy. Landscape plans were incomplete and hard to read where provided.

Motion: To support with comments addressed. Moved: David Cuan; Seconded: Michelle McMaster; Carried unanimously.

Motion to Adjourn: Carried unanimously at 5:30 pm.