

# First Shaughnessy Advisory Design Panel

## *Minutes from the meeting of April 2, 2009, 4:00 pm*

<b>Present:</b>	Judith Hansen	Heritage Commission
	John Keen	AIBC
	Loy Leyland	AIBC
	Michelle McMaster	BCSLA
	Kathy Reichert, vice-chair	Resident Member at Large
	Judy Ross	Real Estate Board
<b>Regrets:</b>	Joan Nesbit	Resident Member at Large
<b>Absences:</b>	Mamie Angus	Resident Member at Large
	David Cuan	Resident - SHPOA
	Kilby Gibson	Resident Member at Large
	Lori Kozub	Resident - SHPOA
	Beth Noble	Resident - SHPOA
	Carol Walker-Angus	Resident - SHPOA
	Elizabeth Whitelaw	BCSLA

**Recording secretary:** Michelle McMaster

**City Staff :** Ann McLean                      Development Planner, UDDPC

## **AGENDA**

- Business:**
1. Review of Minutes of March 12, 2009
  2. Recent Projects Update

**New Business:** Address: 3389 Cypress Street  
Inquirer: Kingsway Plans  
Status: First Review

## **Business**

1. Minutes review of March 12, 2009 Minutes:
  - Correct date in title to 2009.
  - 1230 Matthews Avenue:
    - within Program paragraph: Clarify that the Main House is on a separate property from Rosemary and Guest Houses properties.
    - to last sentence of last point of Panel Comments, starting “Some concerns”, add “used to reduce hard paving width.”

All supported a **MOTION** to approve minutes with above revisions made by Kathy Reichart.

2. Minutes use of the terms “some” and “most” within the Panel Comments section was discussed and thought unclear. This led to recommendation that future minutes reflect individual comments made, such that if a particular comment was repeated by different panel members, that comment would be repeated within this section of the minutes rather than summarized. A more general discussion followed, bringing up concerns about professionalism, the possibility of bias entering the minutes, and of legal liability involved.

**MOTION** that FSDP requests City of Vancouver provide professional minute-taker. All supported the Motion made by Judith Hansen. Seconded by Loy Leyland.

3. No Recent Projects Update.

### **New Business**

Address: 3389 Cypress Street

Inquirer: Kingsway Plans

Description: To consider the proposed design of a new single-family house and garage.

Application status: Enquiry

Review: First

### **Program:**

Kit Nicols, of Kingsway Plans, presented the highlights of the proposed new house and landscape:

- Craftsman style, with garage built into basement of house.
- Driveway and all other site planning intended to keep the landscape prominent, and the back garden open to evening sun.
- Rotate front of house to 18<sup>th</sup> Ave from Cypress, with no access to the property via Cypress.
- Only the neighbor to the south has views into the lot. Design addresses privacy of this property and of the neighbor.

### **Landscape Architect:**

- No arborist report yet. Four trees planned for removal are of inferior quality in comparison to the other trees to be retained. Retained trees are located at the SE, SW and NE corners of the lot.

- Existing frontages along Cypress and 18<sup>th</sup> Avenue do not have consistent characteristic in comparison to other streets in First Shaughnessy.
- Design follows FSD Guidelines for along the property line: low wall of square cut stone, with black metal fencing attached, and with hedging (Portugese Laurel) behind. The property will be less open than at present.
- Cypress Street house façade emphasized by jog in wall and formal planting.
- Fence at NE corner to be metal picket without wall to allow for retention of trees in this corner.
- Rear patio location in sunny spot of yard, set close to house with landscape buffer between patio and lane to maximize privacy.
- Natural site drainage is from SE corner to NW corner of property, with storm drain connection near SW corner to 18<sup>th</sup> Avenue. Storm water design consultant secured.

#### Questions:

- What quality of materials is planned? What is budgeted pricing per square footage? \$300-\$500/s.f. Natural materials are to be used.
- Materials? Samples brought and passed around:
  - Tripartite treatment of exterior walls: stone base, shingle first floor and stucco top floor.
  - Windows wood frame, without true divided lights
  - stone, warm-coloured granite with rough split face cut into rectangular shape and of tile thickness (1" + thickness due to split face), for base of house and landscape walls. to be mortared on concrete block walls;
  - porch railings, 4x4" clear cedar pickets & 2x10" rail;
  - roof of asphalt shingles, Armourshake by IKO, "Shadow Black" or "Dual Black"
  - Paint, yellowy-beiges, in mid to light colours. Darker colour for shingles & stucco, lighter colour for trim.
  - Driveway tumbled 'Roman' style pavers
  - Walks Bluestone on concrete or sand
- Porches to be used or primarily decorative? Primarily decorative although west porch may more likely be used than front. Most likely that the patios will be the exterior use spaces

- Height of wall & fence along perimeter? Walls approximately 2.5' ht, and 5' ht at columns.
- Square footage? ±5300 sq ft including basement. No relaxations required or requested.
- East elevation shows posts on second floor similar to those on first. Materials? Wood, rather than granite.
- Does impermeable surface calculation meet requirements? 40%
- Railing along driveway on patio side? Not necessary with planting between. Will have railing along stairs.

### Planner Comments

- This is an inquiry only. The City would like comments on First Shaughnessy design principles; siting; massing; details; materials; auto access; and landscape.

### Comments

- Materials are fine, except have concern about using stone tile rather than thicker material. When using tiles it looks like tile where other properties the stonework tends to look more handbuilt.
- Planning & siting is good, including change to front yard (Address change??)
- Auto access shallow, good.
- Size & scale of house appropriate to lot.
- Maybe offset the front entry gate from front doors a little more.
- Design doesn't fit within new or old details: not asymmetrical enough to be old style Craftsman: plan, windows, slope of roof don't have enough irregularity
- Good to have a full package of information presented
- Design doesn't fit within new or old details: not asymmetrical enough to be old style Craftsman: plan, windows, slope of roof don't have enough irregularity
- Basic massing is okay, but more work should be done on detailing: Craftsman style has more robust details
- West elevation good, South elevation needs more work. Make front porch a little deeper to make it useable.

- Make front entry more inviting. Perhaps by making more of a transition at the stairs, front gate posts more prominent
- Materials: colour & pattern of stone may not blend well with neighborhood, maybe random pattern instead
- Stucco should be rough textured.
- Chimney needs to be way bigger
- Direction of earlier projects in First Shaughnessy: windows with true divided lights; heaviest possible asphalt shingles, gutters in material other than aluminum (zinc or copper for example)
- West elevation shed dormer okay. Needs to be larger on North elevation
- Windows could be bigger, taller, or grouped together
- Great presentation, well prepared
- Concur with previous comments about too much symmetry. Add a bit more asymmetry
- Like west elevation; deeper porches would be great to look of home
- Materials great. Concern about granite colour perhaps too soft & light a colour
- 2<sup>nd</sup> floor balcony posts shouldn't be granite.
- Thanks for good presentation
- Concur regarding building
- Suitable house for the lot
- Auto access: except for newer buildings parking below grade is not common. Maybe garage in NE corner instead?
- Like pitch of roof. But don't like duroid roof. A lot of roof will be visible: perhaps shake with copper gutters instead. Example at 17<sup>th</sup> & Maple
- Garage instead of below grade parking
- Concerns regarding amount of light rear patio would receive
- Front entry good. Cypress Street side façade needs more details/more interest because Cypress is a major street
- Like materials palette. Worried about a tile look which wouldn't blend with neighbors.
- Nicer if roof not duroid.
- Increase size of window trim
- Concern about stone selected: granite good, but colour and thickness may not be rustic enough for Craftsman style.

- Wood fascia between stone and shingle/porch level could look odd. Concern it might emphasize 'tile' look of stone
- Driveway location good. Least intrusive location & grading
- Like Cypress Street elevation landscape detailing emphasizing house façade.
- NE corner fencing without wall is good to protect trees, but perhaps repeat elsewhere also to make it look cohesive
- Would like to know impermeable surface area meets guidelines

### **Chair Summary**

- Like presentation. Thanks.
- Most are happy with site planning & massing
- Most are happy with driveway location, with some difference of opinion.
- Concern about the granite proposed: colour, thickness and pattern
- Concern about front door, needs to be more prominent
- More asymmetry, variety and robustness suggested to emphasize Craftsman style

**MOTION** to proceed with application with comments addressed. Loy Leyland proposed Michelle McMaster seconded. 4 supported. 2 opposed. Carried.