

First Shaughnessy Advisory Design Panel

MINUTES from the meeting of December 2, 2010, 4:00 pm

Present:	Lori Kozub	Chair SHPOA
	David Cuan	Resident - SHPOA
	Erika Gardner	Resident - SHPOA
	Victor Piller	Resident - SHPOA
	John Keen	AIBC
	Lu Tang	AIBC
	Michelle McMaster	BCSLA
	Paul Sangha	BCSLA
	Judith Hansen	Heritage Commission
	Mamie Angus	Resident Member at Large
Regrets:	Wilfred Ng	Resident Member at Large
	Phil Yacht	Resident Member at Large
	Lisa MacIntosh	Real Estate Board
City Staff :	Ann McLean	Development Planner, UDDPC
Recording Secretary:	Michelle McMaster	

AGENDA

- Business:
1. Review of Minutes of October 21, 2010
 2. Recent Projects Update
 3. 2011 Meeting Dates
- New Business:
1. Address: 3389 Cypress Street
Inquirer: Raffaele and Associates
Status: First DE Application, DE 414276
(Enquiries: Mar 25/10; Nov 19/09 & Dec 19/09)
 2. Address: 1526 W 16th Avenue
Inquirer: John Dow Medland Architect Inc.
Status: First DE Application, DE 414276
(Enquiries: June 17/10)

MEETING:

Business, 4:00 - 4:30 pm:

1. Review of October 21, 2010 Minutes:
 - No comments or corrections.All supported a MOTION to approve minutes made by Lu Tang.
2. Recent Projects Update (see meeting handout distributed by Ann McLean):

1426 Angus Drive DE 414093 – Engineering did not support street tree removal
- will likely not come back to Panel; staff will manage on site landscape concerns
1819 Hosmer Avenue DE 414340 Has come in as a DE

3773 Cartier Street – enquiring about porch and walkway repair

1469 Matthews Avenue – Interior alterations and window replacement

Enquiries continue.

- 1426 Angus Drive – Engineering did not support the street tree removal. Fire Access will have to be managed with an alternative solution. Will not come back to FSADP. Staff will work with applicant to resolve conflict with patio areas;
 - Chair feels FSADP should see project again. Concern that neighbor to rear not notified. Deciduous trees are at rear, with high canopy, so they may not screen as well as drawings suggest;
 - 1819 Hosmer – The DE application has come in for the coach house revisions;
 - 3773 Cartier – Enquiring about walkway and porch repairs. Will likely not need DE for this scope of work. Will not be coming to Panel;
 - 1469 Matthews - Applied for permits for window replacement and interior alterations. Will not come to Panel with this scope of work;
 - Query from David Cuan re 3851 Marguerite – Heritage A building. Owners are doing repairs for dry rot. Removal of existing cladding is extensive. Perhaps a permit is needed?
 - Staff to follow up on 3851 Marguerite.
3. 2011 Meeting dates. See handout. Tabled to next meeting. Next meeting will be held on January 13th, 2011. Location to be announced.

New Business, 4:30 -6:30 pm:

1. 3389 Cypress Street
Presentation by Raffaele and Associates, architect, and Damon Oriente, landscape architect:
- Design intended to look good from both streets on this corner lot; emphasizing corner. Think proposal works well in context of neighborhood.
 - Using good quality materials: wood windows, horizontal siding, shingles; zinc gutters; copper roof on turret; basalt wall stone cladding.
 - Made changes as requested by FSDP at each enquiry meeting.
 - Tripartite expression is clear
 - Landscape developed to express ‘front’ and ‘back’ gardens to this square lot. Emphasizing architectural turret with crabapple trees behind existing corner planting.

- New item in landscape for this submittal: small swimming pool and spa in rear, set into greenery.
- Bluestone ashlar paving
- Arborist report advises trees at this SE corner be replaced. (There are too many trees too tightly planted for their good form and health)
- Storm water retention tank to be under front lawn and walk, and to be tied to W 18th Street near east end of tank, to keep clear of very large Chestnut street tree to west.
- Steps down to lawn in front west side allow landscape to follow existing grade.

Questions:

- Clarify re SE corner trees arborist recommendation & landscape design intent: If arborist recommendation is followed the landscape intent is to replant this corner with large plants to obtain a similar heavily planted corner.
- Rainwater storage is in front yard.
- Pool enclosure fencing resolved yet? Drawings show east stone wall which allows climbing. Not yet.
- Pool very close to public walk. Reverse locations of garage and pool? Garage would then be too close to lane entry. Also then less friendly: neighbor to rear would look at our garage instead of our garden.
- Why so many dormers on garage? Has a complex appearance. Want to make garage connect to building and make it attractive.
- Columns at front and turret all wood? Yes.
- South elevation roofline has small narrow window on 2nd floor to right of door looks out of scale. Why? Interior room configuration.
- Front elevation - two windows above front door look off-axis to front door. Floor plans show centered. Should be centered.

Planning Comments and Questions to the Panel:

- The Panel last saw this proposal for three enquiries.
- At our last meeting the Panel requested design development to the rear yard, and suggested that the detailing of the roof, turret, and porch railing be reviewed.
- Questions to Panel:
- Has the proposal adequately addressed the previous comments of the Panel? Do you have comments with regard to the general requirement of the FSD ODP and Guidelines?

Comments:

- Like this resolution of project. Much better than earlier. Like complexity of shapes as pulled together.
- Concerned about pool so close to pedestrian traffic.
- Clerestory window to foyer needs divider or relate it to mullions of window on 3rd floor.
- Garage dormers too complex. Perhaps push 2 towards the ridge more?
- Support above comments.

- Like. Much improved.
- Porch area larger than required. Works because flows.
- Agree with above comment about garage dormers.
- Pool enclosure issue needs to be addressed.
- Reflecting pool in front either should be centered on door or moved farther off axis.
- Agree with above garage dormers comment: too complex.
- Agree front window needs mullions or divider to relate to others.
- Pool configuration may be challenging to cover.
- In older Shaughnessy garages were not scrimped on. Could spend a little more time on this one to refine it.
- Copper roof and zinc gutters: can get rapid corrosion with these 2 metals in conjunction.
- Thanks for honesty in making basement crawl space rather than 'mechanical'.

Comments Summary:

- Garage
- Pool, enclosure and location
- Front window

MOTION: All support the application with comments addressed

Seconded

2. 1526 W 16th Avenue

Presentation by John Medland, architect, and Julie Hicks, landscape architect:

- Unique site: busy arterial roads, small property, mixed use on 16th Ave. (Apartments, offices, houses)
- Design respects rhythm of street's strong horizontal forms, recessed entryways, and chimneys.
- Instead of parking access off rear of site, which would damage existing mature walnut tree, parking is proposed for off the side yard lane. Works well with other properties' uses (parking)
- Trying for estate scale house on a small lot, so have a narrow house.
- Respecting west neighbors' rear garden.
- Materials: Indiana Buff limestone for base of house; sandfloat stucco for main body of house; high quality asphalt shingle roof; windows and trim painted wood; metalwork gates, railings and guardrails.
- Recessed front entry to have decorative metal gate.
- Architectural details- curved dormer, balcony, stairs, and round garage window to ease the rectangular massing and forms. Asian influence to screen/gate, metalwork, and also to be used for window mullions, with an squares/rectangles motif.
- Front elevation tension of asymmetry noted in earlier comments, addressed as possible. Can't make it totally symmetrical given small lot

and interior room requirements, but have obtained balance by using same size windows each side and keeping wall surface areas each side in balance. Also, took out strength of stone either side of main entry which lightened and de-emphasized asymmetry.

- Played with roof to get double ridge, after earlier comments about roof form.
- Landscape:
- Curves introduced into house have been brought into the landscape side and rear yards.
- Front property line has tall stone face wall with metalwork fencing which steps with street grade. (Inside property is higher, to keep to existing grade for existing trees). Granite.
- Entry to property off center to give more distance between door and street.
- Paving in rear – terrace pushed to west to join upper and lower terraces.
- Low terrace in side yard off rec room large with koi pond. Taking advantage of natural drop in grade along west property line, so it won't feel like a pit.
- Removing one cherry tree off east side yard.

Questions:

- Consider recycled products for roof? Not at this time, given didn't think they would be considered by the panel.
- Consider flat green roof? No.
- Square footage of basement? 894 sq ft. including mechanical.
- Are impermeable surface standards met? Not sure. Expect so because parking area to be permeable paving.
- What are finishing details i.e. for 2nd storey porch? Wood mullions, side posts are limestone.
- Perimeter wall in front over allowable height? Yes. Allowable is 4'. In earlier meeting panel said it would support an over-height fence for this property on such a busy street.
- Consider taking deck extension to west, wrapping around family room?
- End post of terrace is a focal element due to its size. Can this be reworked to gain move living space to upper patio? Not readily.
- What is logic to trellis wrapping parking, which divides property as seen from upper patio to corner with walnut tree? It gives more height and more garden to rear yard.
- Windows feel like two styles colliding. Please explain rationale. Some Asian influence requested.
- Stepped fence in front. What is experience from the house? Will it feel unbalanced, or will privacy be compromised due to raised east corner?

Planning Comments and Questions to the Panel:

- The Panel last saw this proposal as an enquiry in June this year. The Panel supported the proposed side yard set back relaxation to allow the garage at the east lane in order to save a mature tree at the south lane. The Panel suggested design development to the façade and to the rear patio.

- Questions to Panel:
- Has the proposal adequately addressed the previous comments of the Panel?
- The Director of Planning asks for comments on the roof form, façade composition, proposed finish materials, and exposed parking pad, as well as any comments with regard to the general requirement of the FSD ODP and Guidelines?

Comments:

- Windows like 1920's Shanghai Art Deco. Like them. Like the house plain.
- Recommend wrought iron for the quality. Can't effectively obtain the look with aluminum.
- No problem with parking pad.
- Windows – perhaps apply Asian influence screen motif i.e. as a special feature at front entry, stairwell and sunroom, rather than apply all over, which is overwhelming.
- Balcony looks a bit of a trap.
- Like idea of wrapping upper patio around family room, and reducing scale of post.
- Great response to our earlier comments.
- Little urban jewel. Congratulations.
- Like development and parking pad.
- Much improved. Agree with most comments.
- Front elevation windows one side should be double size of the other.
- Was excited and supportive of earlier proposal, and not so much of this one.
 - i. too many stylistic elements: eyebrow contemporary; Shanghai Art Deco; dentils and frieze band; scale of stone too small; each element is fine by itself but don't find the whole is cohesive.
 - ii. Symmetry not working yet;
 - iii. Quoin elements need more weight at the top
 - iv. Issues with railing and chimney language.
 - v. Roof sloping both ways not best. Too much hardscape in back
Landscape fence should have lower stone portion and angular cap
- Windows mullion pattern may be repeated too much so lose its uniqueness. Suggest confining Asian pattern to foyer, stairs, and sunroom.
- Entry is oversimplified and missing something. Feels a little flat. Maybe extend out from face of building more? This would help the decorative ironwork gate.
- Wrap rear terrace around family room.
- Trellis cuts off rear garden from house and should be reworked or removed.
- Uniqueness to project can be either strangeness or specialness. There are too much of some elements. Let specialness occur by calming down the rest of the house, use decorative window pattern at front screen and foyer window, and at sunroom.

- Like roof form. Need to work on garage form (i.e. flat spot; railings)
- House may feel too flat with smooth stone and sandfloat stucco. Perhaps pebble dash? Doesn't have to be coarse, just a bit more texture.
- Stone work at base should not be tiles.
- Front entry too light with quoining, whereas last was too heavy. Somewhere between.
- Chimney element is unusual.
- Appreciate the model.
- Chimney 'L' shape is odd. Perhaps a reveal to separate vertical and horizontal portions?
- Asymmetry of front façade disturbing. Could use side screen pattern (A2.1 mullions on living room) on front as well, to help assist with resolution.
- Quoins need to be heavier.
- Front fence – create so inside and outside of property is the same (level).
- Good improvement from last
- Windows – less may be better
- Agree re Materials – wrought iron & stone and stucco
- Agree re Front entry

MOTION to see again with comments addressed.

Seconded. All supported.

Meeting adjourned