

**First Shaughnessy Advisory Design Panel
Minutes**

Date January 23, 2020
Time 4:00 pm
Place Main Floor Town Hall – RM110, Vancouver City Hall

			Present
Members	Frank Bailly	SHPOA	Yes
	Shawn Blackwell	AIBC	Yes
	Dwayne Cahill	Resident	Yes
	Nicole Clement	SHPOA	No
	Clinton Cuddington	AIBC	Yes
	Erika Gardner	SHPOA	Yes
	Alexa Gonzales	BCSLA	Yes
	Dean Gregory	BCSLA	Yes
	Vik Khanna	Resident	Yes
	Diane Kunic-Grandjean	REBGV	Yes
	Mollie Massie	VHC	Yes
	Kathy Reichert	Resident	Yes
	Richard Sirola	SHPOA	No
John Wang	Resident	Yes	

Liaisons	Colleen Hardwick	Councillor	No
	Hamid Shayan	Staff	Yes
	Ryan Dinh	Staff	Yes
	Haizea Aguirre	Staff	Yes
	Kathy Cermeno	Staff	Yes
	May Sem	Staff	Yes

Business

1. Welcome
2. Approval of minutes of September 19, 2019
3. Overview of Terms of Reference and Design Guidelines

Reviewed items

Item 1 1427 W King Edward Avenue

EVALUATION Support with Recommendations (9 unanimous)

Description Conservation Proposal
 Review First
 Applicant Jakobsen Associates.
 Delegation Keith Jakobsen, Architect, Jakobsen Associates.

Introduction This conservation application proposes revisions and additions to an existing Craftsman style residence with Tudor-revival elements built in 1912.

Key character defining elements of the existing house include:

- Steep pitched roof, with hips on the ends of the south wing, and hips at north end of the west wing
- Front facing gable on the east side of the porch
- Prominent front porch featuring Craftsman style posts

- Sawn cedar shingles at the base and on main floor wall, stucco overlap siding on the upper floor, brick chimney
- Original wood window assemblies with original trims and sills
- Single storey shallow bay on the west side of the porch

The site is rectangular approximately 100'x200', located mid-block with lane access. There is also an existing drive way from the street. The proposal is to relocate the existing house approximately 27' south with new addition at the rear which proposes setback from the existing face of the building. It also includes a new 3 car garage accessed from the lane and a new gazebo at the rear yard. The addition's height is maintained 35' of the existing house. All trees to be retained in front yard while one tree at the rear and 7 trees at the side yards to be removed. Materials used for this project include duroid roof shingles, wood shingles and stone, wood windows and detailing

Questions

1. Are the additions visually compatible with, subordinate to, yet distinguishable from the existing building?
2. General commentary on the success of the architectural and landscape design proposals as they relate to the expectations of the First Shaughnessy guidelines?

Applicant's Introductory Comments

The house is proposed to relocate toward West King Edward Avenue to facilitate the addition and to enhance the backyard. In order to preserve the original character of the building and the original roof form, the addition is located in the rear and contained within a two-storey massing that keeps in with the existing form and roof lines. The front porch is expanded to the West corner to its original character. Two new brick chimneys are proposed to provide a vertical anchor to the front and rear elevations.

There are 21 original trees on site and some significant root zones pose a challenge. The front is screened by low hedges, stone gate posts and wrought iron gates and fence. A water feature is proposed to defuse noise from West King Edward Avenue. The garden incorporates layered planting as well as foundation planting that contributes to the overall design of the building.

Panel's Consensus on Key Aspects Needing Improvement

- There was general support of the proposal.
- Support of the retention and relocation of the existing building to preserve the streetscape and overall character of the area.
- Support of landscape design, as well as the garage location and new trees.
- It was noted that the new addition is compatible and distinguishable from the original home, and recognized high quality materials.
- Concern about the proposed side yard setback of the new addition that may impact the adjacent neighbour, and not keep in with the character of the area
- Concern about the colour scheme, particularly the visual prominence of the roof
- Discussion regarding black sash and other white sash on the windows.
- Recommendation to maintain the original windows on the front façade Considerations to using opaque glass in window to hide the view of the chimney.
Support of the circular driveway, but also concern about its tightness.
- Recommendation of more paving pattern detail and more bio-diversity of plants.

Item 2 1374 Laurier Avenue

EVALUATION Resubmission Recommended (4 Support, 5 Non-Support)

Description Conservation Proposal
Review Second
Applicant Loy Leyland Architect Inc.
Delegation Loy Leyland, Architect, Loy Leyland Architect Inc.
 Julie Hicks, Landscape Architect, Viewpoint

Introduction This is conservation application proposes renovations and additions to an existing house built in 1924. The house represents the ‘Georgian Revival’ architectural style. The original core of the existing house remains intact but has been expanded with three additions: second storey to the west wing, a porch at the south-east corner of the house and a kitchen extension attached to the rear of the house.

Key character-defining elements include:

- Symmetrical design
- Simple low-pitch hipped roof, and one original brick chimney
- Original roughcast stucco siding
- Original single-hung windows with divided light upper sashes and a large, diamond-lead casement window
- Front portico form and granite evidenced on the columns

The site is approximately 100’x200’ mid-block lot with 3 car garage accessed from the lane along Laurier Avenue. It is a relatively flat site.

The proposal is to shift the existing house forward 20 ft. and remove non-original massing elements, with two storey and attic addition, 28ft. setback, and overall 36 ft. height. The eave of the new addition meets the existing and the new roof is also a hip form. The main design approach was to respect and retain the existing architecture. Materials used for this project include heavy duroid roof shingles, painted cedar siding, wood windows and detailing.

At the last Panel meeting, there were concerns regarding the significant changes to the heritage home, which does not preserve the original character of the Georgian Revival. The proposed height and building depth of the addition were not supported. It was recommended that the addition be a more subordinate to the existing house, and there be more extensive symmetry expression to the design. A more usable rear yard should be sought.

Questions 1. Does the revised proposal sufficiently address previous panel commentary? .

Applicant’s
Introductory
Comments The existing building is retained and blends in with the neighbourhood. To keep with the Georgian style, the gate design has been simplified, and stone is used for the base of the house. The second entrance is screened with landscaping. The existing driveway will be removed.

The significant difference to the design this time is a straight entry off the front door which will be interrupted with a garden on either side of the formal entrance, and symmetrical trees will be added on to either side of the front stairs.

The two existing Japanese Pine trees will be retained. Paving at the foot off the porch will be eliminated. Shrubs moved around and a large tree is added to the

porch to provide additional screening. The sunken patio was shortened with additional planting between the sunken patio and stairs. The existing Japanese pond is being retained.

Panel's
Consensus on
Key Aspects
Needing
Improvement

- The panel acknowledged the applicant's effort for changes that were requested for from last meeting.
- Support of the front yard's symmetry which makes it more prominent.
- The massing has improved with the decrease roof line; however, there is concern that the addition is still over powering and not subordinate to maintain the prominence of the original house.
- Concern about the visibility of the skylight as viewed from the front; consideration to explore different location or treatment.
- Concern about the new circular side porch, which may compete with the main entrance and not keep in with the original heritage appearance.
- Recommendations to retain the west wing of original house. The existing house is centered and emphasizes symmetry, so it was recommended that that centrality should be explored. This would also help with the side entrance reduction.
- Biodiversity of plant species is encouraged, as well as paving stone patterns.

Item 3 3775 Angus Drive

EVALUATION No Quorum, project rescheduled to next meeting date.