

FIRST SHAUGHNESSY ADVISORY DESIGN PANEL MINUTES

DATE: May 24, 2018
TIME: 4:00 pm
PLACE: Town Hall Meeting Room, Vancouver City Hall

PRESENT: MEMBERS OF THE FIRST SHAUGHNESSY DESIGN PANEL:

Kathy Reichert	Resident (Chair)
John Madden	Resident (Vice Chair)
Mollie Massie	Vancouver Heritage Commission
Nicole Clement	Resident, SHPOA
Richard Sirola	Resident, SHPOA
Frank Bailly	Resident
Sean Blackwell	AIBC
Clinton Cuddington	AIBC
Dean Gregory	BCSLA

CITY STAFF

Susan Chang	Development Planner
Gavin Schaefer	Development Planner
Ryan Dinh	Development Planner
Helen Cain	Heritage Planner

LIAISONS:

George Affleck	City Councillor
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REGRETS:

Catherine Evans	Park Board Commissioner
Melissa de Genova	City Councillor
Erika Gardner	Resident, SHPOA
Pamela Lennox	Resident, SHPOA
Diane Kunic-Grandjean	REBGV
Lu Xu	BCSLA
John Wang	Resident

RECORDING

SECRETARY: Kathy Cermeno

ITEMS REVIEWED AT THIS MEETING

1. 1950 W 18th

Business Meeting

Chair Reichert called the meeting to order at 4:09 and noted the presence of quorum.

Heritage Presentation:

Senior Heritage Planner Helen Cain provided a presentation of the FSD Heritage Conservation Area Official Development Plan.

Review of Minutes:

- April 12, 2018 – passed.
- May 3, 2018 – passed.

Project Updates:

- 3775 Angus Dr, application withdrawn.

The Panel considered four applications for presentation

Address:	1950 W 18 th
Description:	Conservation Proposal
Review:	First
Architect:	Victor Wong, Victor Wong Luxury Home Design
Delegation:	Julie Hicks, Landscape Architect, Viewpoint Landscape Architects

EVALUATION: Support with Recommendations (6 in favour, 1 against, 1 abstaining)

Planning Comments:

This conservation application proposes revisions and additions to an existing Edwardian style residence with classical elements built in 1912. The site is approximately 100'x125', located mid-block with lane access. There is a crossfall of approximately 7.5' from the southeast corner to the northwest corner. The existing crossing on West 18th Av is being removed and a new 4 car garage is proposed accessed from the lane. The existing house is to be relocated 13' north and 12' west with additions at the side and rear.

Character defining elements of the existing house include:

- Formal box-like shape
- Low-pitched hipped roof with hipped dormers on the upper levels
- Prominent front porch wrapping around the side featuring classical column
- A sleeping porch above the central entry
- Front door with sidelights
- Wide bands of double-hung windows with decorative leaded sashes and wood lap cladding

Questions to Panel:

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 building is moved to align with the neighbour, and to address the gap between the garage and house. The site is a bit narrower than the setbacks in the by-law because the trees are large and clearance from the trees is desired. All the elements in the front and two sides were kept; the addition removed was to the back side of the house. There were renovations in the past which include pink stucco. There is siding underneath. This siding will be restored along with shingles. The proposal will continue to use a cedar roof. Looking at a heritage photo, the team discovered there were 6 windows on the second floor, presently there are only 5 windows that will be restored and moved a bit over to have additional room inside, All the stained glass character windows will be kept, reused and conserved.

Landscape:

Relocating the house is constrained by the existing trees. A large number of trees are being retained. Maple, Chinese pear and dogwood trees are being retained in the front and black walnut in the back. The location of the house and present landscaping are already a beautiful setting, the aim is to enhance these features. We will aim to have new walls and existing walls to match. The front property line will be replanted with hedging to match the existing. Storm water tank will be located in the front so it does not interfere with any roots

The applicant then took questions from the panel.

Panel Commentary:

- Generally a good proposal. Nice to see the front is being retained and the driveway eliminated. The new windows should reflect the proportion and datum of the existing windows. The area between the garage and the house should be revisited. If possible, look at lowering the deck from the 4ft, to extend the deck to the garage. A grade change may help develop this area. No issue with the existing 4 car garage being retained.
- This is a start of a very pleasant landscape design. Tree Retention is appreciated. The path from the front door to the street and between the garden and formal entry of the house could be more coherent and provide more hierarchy. Paving material or pattern should be noted for Panel review. Concrete pavers are akin to using vinyl sidings on the house. The use of natural materials like clay, stone, brick, etc. for formal entry and patio areas and flagstone for places special to the rest of the garden is encouraged. The pond feels small, and could be more detailed. There is a lovely experience on the east side of the house, however, on the west side of the house there is a monotonous, straight path that can be more varied.
- This conservation project should be commended in meeting the guidelines. Existing house height, presence, and symmetry is maintained and appreciated. Great to see the heritage building is being conserved. Moving the house forward a bit is supported and wondering if the house could be moved even more to create more space between the house and garage. 3 car garage versus a 4 car should be considered and shape of the garage, with a steeper pitched roof to be more in character with the neighbourhood and guidelines. The awning windows on the east side are not First Shaughnessy and the top lites near the window should be more vertical. Garage doors should be more custom and appreciate that wood is being used. Consideration to keep the front hall as it is beautiful, and unique. The front door design, should be more like original front door. Consider what you see upon entry into the house at the end of the hall.
- Appreciate the project and the hard work to integrate the addition. The project is complimentary to the rest of the neighbourhood. The top part of the windows should be vertical. A three car garage would provide more light from the south additionally would make the property more usable. Great job at retaining the best of the old and new.
- Thank you for the thoughtfulness of the proposal. A very sympathetic addition and although the addition is not subordinate, it is not an issue in this case. Agree with the comments that the building could be moved more. Do not feel a front yard averaging that is uniform is needed. Would support reducing the formal apron of this building. The level of filigree, layering and tree retaining is one of the best. The landscape hardscape material should have been provided. Sunken patios are a concern as project needs to get the occupants down into the landscape and not into a well hole. Suggest part of the solution is look at reducing the garage, the backyard could really benefit from a three car garage possible add in a lift. Additionally there are initiatives for alternative to Storm water retention tanks that could assist in reducing costs.
- Generally a good project. Additions seem to fit fairly well with the streetscape. The back area is tight and could benefit from a redesign. If possible to eliminate the 4 car garage.
- Great job. Suggest moving the house a little forward to solve a lot of the challenges. No issue with garage and whether it be a 3 car or 4 car, but pitch of roof should be adjusted.
- This is a nice looking house and good job at enhancing the house. Suggest maintaining the front wall. The front concrete wall is interesting and a plus. Concerned with the back for the

owner, look at removing one the black walnut trees to allow for more sun.

Chair Summary:

The retention of the front of the house and how well the addition aligns with the existing building, keeping the heritage features, and tree retention is appreciated. There are concerns with the space between the house and garage, which needs more work and redesign, perhaps moving the house more forward, reduce garage size, and roof pitch. Deck could be lowered and extend to garage. The front door and new windows should be in keeping with the existing. Landscape paving material and details are needed for the presentation. Landscape organization could have more hierarchy relative to front and side of house. The landscape design for the front and east side is appreciated but west side could be more developed and detailed around the ponds. Keep the front retaining wall as is, it is original and unique. Concerned with how sunken patio blocks accessibility to the back yard.

Applicant's Response:

The applicant thanked the panel for their comments.