

FIRST SHAUGHNESSY ADVISORY DESIGN PANEL MINUTES

DATE: October 17, 2013

TIME: 4:00 pm

PLACE: Town Hall Meeting Room City Hall

PRESENT: MEMBERS OF THE FIRST SHAUGHNESSY DESIGN PANEL:
Linda Collins Chair, Resident
Clinton Cuddington AIBC
Erika Gardner Resident
Peter Kappel Resident, SHPOA
Michael Kluckner Vancouver Heritage
Benjamin Ling AIBC
Alastair Munro Resident, SHPOA
Frank Shorrock Resident, SHPOA
Jennifer Stamp BCSLA

CITY STAFF:
Tim Potter Development Planner
Colin King Development Planner

LIAISONS:
George Affleck City Councillor

REGRETS: Dallas Brodie Vice-Chair, Resident, SHPOA
Donna Chomichuk BCSLA
Lisa MacIntosh REBGV
Kerri-Lee Watson Resident

RECORDING SECRETARY: Dorothy Kerr

| ITEMS REVIEWED AT THIS MEETING | |
|---------------------------------------|---------------------|
| 1. | 1903 Cedar Crescent |

BUSINESS MEETING

Chair Collins called the meeting to order at 4:15 pm and noted the presence of a quorum.

Project Updates:

- 1426 Angus Drive Heritage C
- 1695 Angus Drive Heritage A
- 1790 Angus Drive Heritage A
- 3989 Angus Drive
- 1868 or 1864 West 17th Avenue

Review of minutes:

- The minutes from September 26, 2013 were voted on and approved.

The Panel considered no applications and one enquiry for presentation.

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| 1. | Address: | 1903 Cedar Crescent |
| | Description: | Renovation to Post-date House |
| | Review: | Second |
| | Architect: | Farpoint Architecture |
| | Delegation: | John Keen |

EVALUATION: SUPPORT (10 in favor, 0 against)

Planning Comments:

The Panel reviewed this proposal on June 13, 2013. The Panel's comment summary was in support of a renovation that facilitated the retention of an existing pre-date house.

Questions to Panel:

1. Please comment on the success of the addition and how it related to the existing house.
2. Please comment in general and in particular on the success of the overall landscape design as it relates to the FS ODP and Guidelines.

Staff Introduction:

Tim potter introduced the project as a double fronting corner site. The site is bound by Cypress Street, Cypress Crescent and flanked by West 19th Avenue, this makes the property unusual in that it has what could be called two front yards. This is a renovation to a pre-date house.

There is a side addition to the original house and an extension of the roof form. There is a request for an additional driveway crossing on Cedar Crescent. There is an accessory building with a loft space above, a workshop space and parking at ground level. We looked at the degree of separation between the two buildings. The initial enquiry presented a three car garage this presentation calls for a two car garage. This project has evolved from a planning perspective and has progressed through its design development.

Applicant's Introductory Comments:

This is a pre-date 1912 house, it is our intention to rehabilitate this house to last another one hundred years. This is essentially the same project presented last time with one of the buildings moved by inches as suggested by Planning. The owners wanted a three car garage but due to space restrictions that has now been reduced to a two car garage. The existing garage is only two feet from the property line, this building will become a lower one story studio space with a loft. The existing garden shed does not count towards FSR.

The exterior of the house is fairly eclectic, we decided to keep the exterior of the house in the same vernacular. We decided also to take the opportunity to make the house more contemporary on the inside. The changes to the main house include larger windows in the master bedroom, an elevator and relocating the main staircase to a more prominent position within the house. We plan to hold the house in place and re-do the basement to add more ceiling height and a media and games room for the family. A further reflection of the way we live today is the addition of a family room on the main floor. These interior changes create more living space for the family. There are two covered porches, one on the front and one on the side. There is a mud room at the back of the house with access to the garage.

With regards to access, there are two large street trees with a break in the trees. We are requesting driveway access through this space. We will retain the existing driveway along the side of the house, we believe this new access will better distribute the traffic pattern.

Landscape:

Further to comments at the previous presentation we are trying to green the driveway by adding grass pavers from the street to the house. There were concerns about the location of the hot tub, we have moved this further east so it is not in the viewing line from the neighbouring house. There is also a brick wall providing privacy and sound abatement. The owners want to add an in ground trampoline with screening from the street side with additional planting and netting.

We plan to retain the existing brick wall along the property edge and to stucco the sides of the wall leaving the top edge in brick. There is a precedent for stucco as a material as it appears on the exterior of the house. The addition of stucco on the brick wall will tie in with the house. We plan for a simple front gate with a metal frame with horizontal wood slats.

Tim Potter noted that with respect to the placement of the hot tub when you have a double fronting site the owner and developer need to make a choice about which frontage serves as more of a back yard than the other. The placement of the hot tub in this case fits in with the site layout.

Panel Commentary:

The changes made to the landscaping are great. Please consider retaining and moving the Japanese Maple rather than removing the tree.

There is support for the project and the idea of keeping the exterior of the house in same vernacular. The Panel is very happy this house is being retained. There was discussion about the number of roof surfaces and that the simplification of the roof lines to echo the primary roofing of the main dwelling could really help.

It was noted that the older homes were designed with more romance, this is reflected in the farmhouse quality of the residence. There was discussion about the brick wall surrounding part of the property and that this could be softened with landscaping between the brick wall and the street.

This development conforms with our ODP and strengthens a unique architectural and historical area. This is a beautiful house that needs help. There was support for the new entrance off Cedar Crescent. It was noted there is appreciation for the minimizing of street parking by having a two car garage as well as parking around the other side. There was support for the change to the roofline outside the master bedroom.

The comment was made that it would improve the property value and enhance the project if a window were added to the upper exterior wall or loft space of the accessory building.

There was conversation about this being a difficult lot and this being an important development that will put its stamp on the whole neighbourhood. When the landscaping matures and the house weathers this project will blend into and improve the neighbourhood.

Chair Summary:

There was unanimous support for this proposal at the previous Panel meeting. This project supports the conservation and restoration of a pre-1940's home. The changes in landscaping work well. It is the understanding of one of our landscape architects that the Japanese Maple could be successfully moved. The Panel likes to see the additional trees.

There is continuous support for this project and the modifications that improve the streetscape. It is recognized this is a difficult lot and the project is addressing this in a positive way. There was commentary on the roof gable and the complicated design of the shed roofs looking too fussy. We would like to see a simplification of the gable roof dormers. There was positive commentary on the increase in separation between the garage and the house and about adding a window to the garage space. The brick wall can be improved and softened by adding landscaping to either side. The house design does not look balanced but seems to work overall. The studio

space could be improved with addition of a window in the loft area which would also add value to the property. The house gives the impression of being a romantic farmhouse, the interior will be more modern to reflect the way we live today.

There is support for this project in that it preserves and protects the character and heritage of First Shaughnessy. This project supports the FS ODP and strengthens the unique architectural heritage of the neighbourhood. The new placement of the driveway preserves the private and public streetscape and the two car garage with the parking pad on the side minimizes street parking. This project will put a positive stamp on the whole neighbourhood, it will blend in well and improve the surrounding neighbourhood.

Adjournment: There being no further business the meeting was adjourned at 6:15 pm.