
Design rationale: 3691 West 18th Avenue

Streetscape Summary –

We have been retained to design a neighbourhood appropriate home for our clients, a couple with two school-age children. 3691 West 18th Avenue is a 49.5 foot wide lot in a streetscape of predominantly 33 foot wide lots. The subject site is flanked by three character homes and one non-character home.

It is relatively simple in this instance to look for contextual clues for producing a street facing elevation that is harmonious with its neighbours. However it has been a challenge to bridge the scale difference between our wider site and the narrower neighbour homes, and the fact that the neighbour homes have very little upper floor development. To illustrate how we have done this, we will first describe the contextual two homes on either side of the subject site.

3715 is a narrow character home on a 33' wide lot. Key massing, stylistic and façade development features of this home are: Dominant east-west roof ridge. Pair of bay windows flanking a central entrance on an otherwise flat main floor façade. Steep pitch dominant south gable set tight over paired window. Flat roofed canopy over main entry door. Stucco wall finish.

3705 is a narrow character home on a 33' wide lot. Key stylistic and façade development features of this home are: Completely flat main floor façade. This home features a central small hipped roof on the upper floor. Arched canopy over main entry door. Stucco wall finish.

3699 is a post 1940/non-character, renovated home on a 49.5' wide lot. Key stylistic and façade development features of this home are: Flat main floor façade. Central small hipped roof. Stucco wall finish.

3649 is a narrow character home on a 33' wide lot. Key massing, stylistic and façade development features of this home are: Dominant east-west roof ridge. Pair of bay windows flanking a central entrance on an otherwise flat main floor façade. Steep pitch dominant south gable set tight over paired window. Central small hipped roof over entrance. Stucco wall finish. Arch-topped windows.

Response – We have used massing and façade design elements common to the neighbouring homes as well as specific character sources from individual homes to ensure that our proposed design sits comfortably within the given streetscape. In particular we have broken up the upper massing of our wider home on a wider lot, with more upper floor development, to reflect a series of narrower elements that step in, and step back to add visual relief to the upper façade.

Specific Design Sources Incorporated From Required Contextual Homes –

- Main floor elevation designed at exact mid-point between adjacent neighbours 3705 & 3669.
- Subject lot is 49.5' wide while three neighbours are only 33' wide. However our façade matches exactly the width of the one other 49.5' wide lot neighbour.
- Dominant east-west main roof ridge and roof massing as per 3715, 3669, 3649.

- Flat main floor façade.
- Steep pitch dominant south gable set tight over paired window as per 3715, 3649.
- Central small hipped roof as per 3705, 3669, 3649.
- Central entrance as per 3705, 3715, 3669, 3649.
- Curved roof over entry porch as per 3705.
- Arched window entry door as per 3715, 3705.
- Pair of bay windows main floor as per 3715, 3649.
- Window mullion style with top half divided lights as per 3715, 3705, 3749.
- Stucco wall finish as per 3715, 3705, 3669, (3649 likely stucco under vinyl siding).
- Window arrangements in 2's and 3's as per 3705, 3715, 3669, 3649.
- Broad wood fascias and window trims as per 3715, 3705, 3649.
- Asphalt shingle roof as per 3705, 3715, 3669, 3649.
- Decorative corbels as per 3715, 3705.
- Wrought iron railing at entry as per 3715, 3705, 3649.

Conclusion -

The design for this new home has been carefully crafted to sit appropriately among its neighbours. We have painstakingly worked the form, massing, details and character references from, and into the prevailing streetscape. Our clients and we are confident that this home will be a welcome addition to the 3800 block of West 18th Avenue.

Thank you,
Peter Rose Architect AIBC

Peter Rose Architecture + Interiors Inc.