



**HERITAGE BOARD AGENDA
NOTICE OF MEETING**

*Monday, May 27, 2019 at 12:00 p.m.
Parkdale Room, 2nd Floor, City Hall, (199 Queen Street)*

- 1. Call to Order**
- 2. Declaration of Conflicts**
- 3. Approval of Agenda** – Approval of Agenda for Monday, May 27, 2019
- 4. Adoption of Minutes** - Minutes of Heritage Board Meeting on Monday, April 29, 2019
- 5. Business arising from Minutes**
- 6. Reports:**
 1. Queen Square – Installation of container
 2. 15 Hillsborough Street – removal of accessory Building
- 7. Introduction of New Business**
- 8. Adjournment of Public Session**

**PLANNING AND HERITAGE COMMITTEE – HERITAGE BOARD MINUTES
29 APRIL 2019 12:00 PM
PARDKALE ROOM, CITY HALL**

Included Councillor Greg Rivard, Chair
Deputy Mayor Jason Coady
Councillor Alanna Jankov
Simon Moore, RM
Tara Maloney, RM

Greg Munn, RM
Wayne MacKinnon, RM
Alex Forbes, PHM
Todd Saunders, HO
Ellen Ganga, IA/AA

Regrets Aaron Stavert, RM

1. Call to Order

Councillor Greg Rivard called the meeting to order at 12:05 pm.

2. Declaration of Conflicts

Councillor Greg Rivard asked if there are any conflicts and there being none, moved to the approval of the agenda.

3. Approval of Agenda

Moved by Simon Moore, RM, and seconded by Tara Maloney, RM, that the agenda for Monday, April 29, 2019, be approved.

CARRIED

4. Adoption of Minutes

Moved by Greg Munn, RM, and seconded by Simon Moore, RM, that the minutes of the Monday, January 28, 2019 meeting be approved.

CARRIED

5. Business arising from Minutes

There was no business arising from the minutes.

6. 23 Victoria Park Roadway (PID #385973)

This is an application from Parks and Recreation to install a sculpture of a fox and a kit in the area of the park called the arboretum near 23 Victoria Park Roadway (PID #385973). Todd Saunders, HO, presented the application. See attached report.

The proposed location is close to dead man's pond. This was a sculpture that they have done for Canadian Heritage in Gatineau last year and are now giving each province their representative sculpture. The Parks and Recreation Department would like to locate it in the identified area in the park. In Quebec, it was initially clad in plant material but the Parks and Recreation Department is not proposing that it have vegetation. They are proposing that it be clad in different metal and be allowed to rust to the color of the fox.

The application includes:

- Installation of a sculpture in a clearing within the wooded area west of Victoria Park Roadway.
- The sculpture is a three dimensional, metal-clad wire frame in the form of an adult fox and kit.

- The adult fox measures approx. 11ft high and 4ft wide. The tail is 14ft long and has a width of between 1ft to 2.3ft.
- The kit which sits beside the adult measures 6ft high and 2ft wide.

This is being presented to the Heritage Board to determine whether the proposed location is appropriate to put a piece of sculpture. The application will then be sent to the Arts Advisory Board to then determine if it is an appropriate piece of art work. The board will not be judging on the artistic merit, but to determine an appropriate location for the structure. Staff reviewed existing Bylaws and guidelines but it does not really talk about permanent sculptures. Park plan suggests that this should be an ecological conservation area as opposed to the more passive recreations within the park. The proposed area is in the location where the salamander plant bed used to be located.

Comments/concerns noted:

- Board member asked what's in that location at the moment and if the salamander was damaged by vandalism when it was there. Staff mentioned that it is currently vacant and to staff's knowledge, the salamander did not suffer any damage and that it was just a planting bed.
- Board member commented that it may be a great project but will have to consider putting a permanent structure in this area of the park. Board member also asked who would be maintaining the artwork should it gets damaged, considering that this sculpture was done by an artist and who would pay for artist fees. Staff is not aware of artist fees. It was piece that's already done and would have already been paid, or may be a commissioned piece. Board member is also curious to see the contract of the sculpture being displayed to ensure that the City is not caught in any agreement or fees in the future. Staff indicated that this will be noted in this review and that the Arts Advisory Board should be aware should there be any contracts related to this sculpture. It was also noted by staff that this is the actual display, except that the City wants to change the material into a metal one because it will be very expensive to maintain as planted structure.
- The Board also clarified if the request to locate this piece along Victoria Park was a request for Parks and Recreation Department and staff clarified that this piece was given to the City and the department is seeking to locate it at Victoria Park. It was noted that putting the sculptural piece in this location doesn't support any of the historic characteristics of the park and it was recommends that a different location should be considered. The park itself is continually being added to and at some point, may get saturated and lose its historic qualities. A fox may also be better suited for Summerside having an existing fox industry there and that a sculpture of a crow for Charlottetown may even be better suited.
- Board members threw in possible locations such as the newly purchased land by the City beside Founders' Hall or the Beach Grove or Upton Park, or the walking trail along Beach Grove Road along the back of Beach Grove Homes. Another board member mentioned that he has seen the art pieces in Gatineau in 2018 for Canada 150 and he thought it would also be more appropriate to locate it near the Confederation Centre or the Province House. The trail at Beach Grove was favoured over any downtown location.

- Board member also asked if this has to go to a public consultation and staff indicated that it doesn't have to as it is not required under any of the bylaws or guidelines.
- Board member also commented that the new playground, the new Cultural Pavillion and the skateboard park are fairly recent and substantial additions which detract from the historic, natural qualities of the park.
- It was noted also added that these were from national events and may be considered a highly sensitive issue, so it would really be best to determine the right place for it to be located.
- Board members recommended that Parks and Recreation identify a better location to put the art structure.

Councillor Rivard asked for comments or questions; there being none, the following resolution was put forward:

Moved by Tara Maloney, RM and seconded by Councillor Alanna Jankov, that application to install a metal clad sculpture of a fox and a kit in the area in the park called the arboretum near 23 Victoria Park Roadway (PID #385973), be rejected..

CARRIED

7. 14 Weymouth Street (PID #725804)

This is an application to replace existing windows on the third floor of the property at 14 Weymouth Street (PID # 725804). The property is located in the Downtown Mixed Use Neighbourhood (DMUN) Zone and is a Designated Heritage Resource. Todd Saunders, HO, presented the application. See attached report.

The application includes:

- Replacement of all 18 third storey windows with new units to fit the existing openings.
- Windows proposed are Marvin (or similar), single-hung, one over one (50% split), aluminum-clad wooden windows with a sub-sill.

The windows were last replaced in 1996 and the proposed replacements to the third floor windows will have the same outline as the existing windows.

Comments/concerns noted:

- Board members asked if the request is just for the third floor windows and staff indicated that it is, for this current application. We may expect another application in the future if they would possibly want to replace the first or second floor windows.

Councillor Rivard asked for comments or questions; there being none, the following resolution was put forward:

Moved by Tara Maloney, RM and seconded by Greg Munn, RM, that application to replace the existing third floor windows for the property located at 14 Weymouth Street (PID #725804), be approved as presented.

CARRIED

Heritage Board

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8. Adjournment

Moved by Simon Moore, RM, and seconded by Tara Maloney, RM, that the meeting be adjourned.

The meeting was adjourned at 12: 26 PM.

Councillor Greg Rivard

| | | |
|---|---|---|
| TITLE: INSTALLATION OF A CONTAINER - DESIGNATED HERITAGE PROPERTY FILE: HERT-2019-27-MAY-6-1 QUEEN SQUARE – 165 RICHMOND STREET APPLICANT: PARKS CANADA | |  |
| MEETING DATE: May 27, 2019 | | Page 1 |
| DEPARTMENT: Planning & Heritage | ATTACHMENTS: A. Location Map B. Proposed Development Map C. Proposal Photo D. Historic Photo | |
| SITE INFORMATION: Ward No: 1 – Queens Square Property Use: Park/Cultural Heritage Recognition: Designated Heritage Resource located in the P/C zone of the 500 Lot Area. National Historic Site. Adjacent Heritage Properties: There are four properties adjacent to the development site which are found on the list of Designated Heritage Resources; <ul style="list-style-type: none"> • 175 Richmond Street- Coles Building • 197 Richmond Street - St. Paul’s Church Rectory • 94 Great George Street - Union Bank Building • 21 Church Street – St. Paul’s Church | | |

RECOMMENDATION:

The Planning & Heritage Department encourages Heritage Board to support the application to locate a temporary container on the site at 165 Richmond Street (PID #340430) to assist with building interpretation during the construction period associated with Province House renovations.

BACKGROUND:

Application

Parks Canada is applying to install a temporary exhibit container to provide information on the conservation work being carried out on Province House. It is proposed the container be located just outside the fenced construction zone and to the south of the Boar War monument.

Proposal

The applicant has provided the following:

You may recall we had a special exhibit container on the upper plaza at Confederation Centre for the past two summers. Last year it housed the Province House Virtual Reality program. This year we plan to expand the information provided about the conservation project and will rebrand it as the “Province House Conservation Station”.

Unfortunately it didn’t receive many visitors in that location last summer and we would like to move it to an area in front of the Coles Building on the Richmond St. side. We feel that there would be a better chance of reaching visitors in that area. It would also be closer to the building itself, allowing for better links to the project. We have proposed a specific location to the province and have received permission from them to locate it there.

Visitors would enter from either the east end of the container where there is a wheelchair ramp or from the front (south side). There would also be a crushed gravel path leading up to it from the asphalt walkway to Coles Building. The structure will be fed electrically with an underground line from inside the fence and accessed using a temporary gravel path. We are replacing 2 plywood panels in the fence with Plexiglas to allow viewing of a stone carver who will be doing work for the building.

The exhibit would be open to the public from July 1 to August 31 from 10 am to 6 pm daily. We would need to move it on location in mid-June however to ensure it is ready and it could be moved out again by mid-September.

THE APPLICATION INCLUDES:

- A 20’long x 8’ wide metal container with an awning that sticks out at the entrance. It is a bright red in colour and would have graphics on it indicating what it is.
- Sliding and hinged panel doors.
- The sign shown on the top of the container is no longer proposed.
- To be located on site from mid-June to mid-September.

PROPERTY HISTORY

Queen Square is the central square around which the city was originally laid out. Although it was a number of years before the grounds were developed the square has served as the central hub since its inception.

With the erection of a market house in 1813, the plan of having a park without buildings lost ground. The “framed and picketed” market, constructed by Samuel May Williams, was positioned in the exact centre of the square. The ideal of a park, however, was not forgotten. All thorough the 19th century, whenever a new public structure was to be erected, long and bitter debated took place on whether or not the square should be further filled with buildings. The 1813 Market House served until after 1823, when it was removed to the wharf at the foot of Queen Street to be used as a fish market. Its space on Queen Square was taken by a 16 sided market house, designed by John Plaw and erected by Isaac Smith, and Thomas Hodgson. The Round Market, as it was commonly called, was a picturesque addition to the square. The main enclosure was surrounded by a colonnade of the Tuscan order, and a cupola surmounted the roof. Charlottetown – The Life in Its Buildings – Irene Rogers

Before Province House was constructed, the Island's Legislature met in various homes and taverns. Finally, in 1837 Lieutenant Governor, Sir John Harvey, called for 5000 Pounds for a building to house the two branches of the legislature and offices. A public design competition was held that year but the project was delayed by the need for a building to house the Supreme Court as well. At last, in 1842, the Legislature voted for a further 5000 pounds and construction began the following year.

Local builder, Isaac Smith, who had won the public design competition, had no formal architectural training but he was responsible for many of the public buildings around Charlottetown in the period. Smith was also appointed foreman of the project. His brother, carpenter Henry Smith, as well as local trades people and labourers were hired to work on the huge structure making it a truly Island accomplishment. The Colonial Building was comparable to public buildings in other colonies making it a huge achievement and a source of pride to Islanders.

Province House was built in the Classical Revival style. The Classical Revival style was the result of further study of Greek original forms. Pattern books, such as those by architect and writer, Asher Benjamin, made the architectural vocabulary available to all builders. The style influenced Canadian architecture the most of any of the architectural styles. A more formal approach to the Classical Revival style was used for public buildings reminiscent of the temples of Greece and Rome. A great number of 19th Century public buildings were built in the Classical Revival style. Lieutenant Governor, Sir Henry Vere Huntley, laid the cornerstone of Province House in May

1843 among a celebration that included a speech, a band and a parade. The official opening of the building took place in January 1847, when the first session of the Legislature was held there. Interestingly, the Legislature still meets there to this day. One of the most important events that ever took place at Province House was the Charlottetown Conference of 1864 where delegates met to discuss the Confederation of Canada. The meeting was the first of a series of meetings that would ultimately lead to the Confederation of Canada in 1867 making Charlottetown the Cradle of Confederation.

Province House was made a National Historic Site in 1966 for its role as the Birthplace of Canada. The building had been altered a number of times throughout the years, however between 1979 and 1983 the building was restored to reflect the 1864 period. The building, which is located on historic Queen Square at the end of Great George Street, is a landmark in Charlottetown and an important building to the City, Province, and the Nation.

POLICY FRAMEWORK:

Bylaw Requirements

In accordance with Section 4.2.4.a (i) of the Heritage Preservation By-law, Heritage Board will review the compatibility of the proposed development in relation to the criteria listed in Section 5.1.1.h, 5.1.2 & Section 6. Section 5.1.2 is perhaps the more relevant section which addresses the compatibility of the proposed development in relation to the original site conditions and its impact on the streetscape.

Section 4.11.a of the Zoning & Development By-law states that *'a building permit may be issued for a temporary structure when a building or structure is accessory to construction in progress ...'* This proposal complies as *'the primary purpose of this is to provide information on the project and the conservation work being carried out on the building'*.

The Standards and Guidelines for the Conservation of Historic Places in Canada

<https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

Queen Square may best be considered a Cultural Landscape. The relevant standards recommend understanding land use and how it contributes to the heritage value of the cultural landscape. While not directly transferable to a temporary structure the standards do provide a general framework:

Standard 11

(a) Conserve the *heritage value* and *character-defining elements* when creating any new additions to an *historic place* or any related new construction. (b) Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.

In accordance with recommended guidelines for cultural landscapes, as noted in the Standards and Guidelines, it is recommended protecting and maintaining features that supports a land use by adopting non-destructive maintenance methods in daily, seasonal and cyclical tasks to extend the life expectancy. Obviously the restoration work currently underway is intended to extend the life of the building; however the exhibit container may provide continuity in the site interpretation which in turn may support the heritage character defining elements.

ANALYSIS:

Queen Square is a landmark in the community. The square has historically played an important part of the cultural life of Charlottetown's citizens. Its numerous attractions and historically significant monuments make it one of the most important sites on Prince Edward Island.

Although this application is technically an accessory building – it is temporary in nature. Given Province House is currently undergoing extensive renovations and the site is not presenting in its regular condition but is a construction zone, the evaluation criteria are somewhat more challenging to apply. The container proposed is intended to serve as a means to provide historic interpretation of the site while it is under construction therefore it may be considered to have some merit. The design of a container is clearly not intending to be anything other than what it is and is often found on a construction site. The graphic nature of the container indicates there is an exhibit or elements of interest. Consideration must also be given to its placement in relation to the proximity to the Boar War Monument.

CONCLUSION:

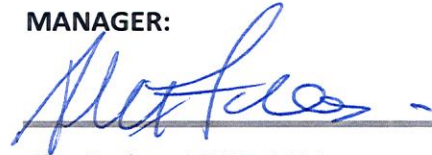
The Planning & Heritage Department recommends the application for a temporary exhibit container to be located in Queen Square be approved.

PRESENTER:



Todd Saunders, M.Arch
Heritage Officer

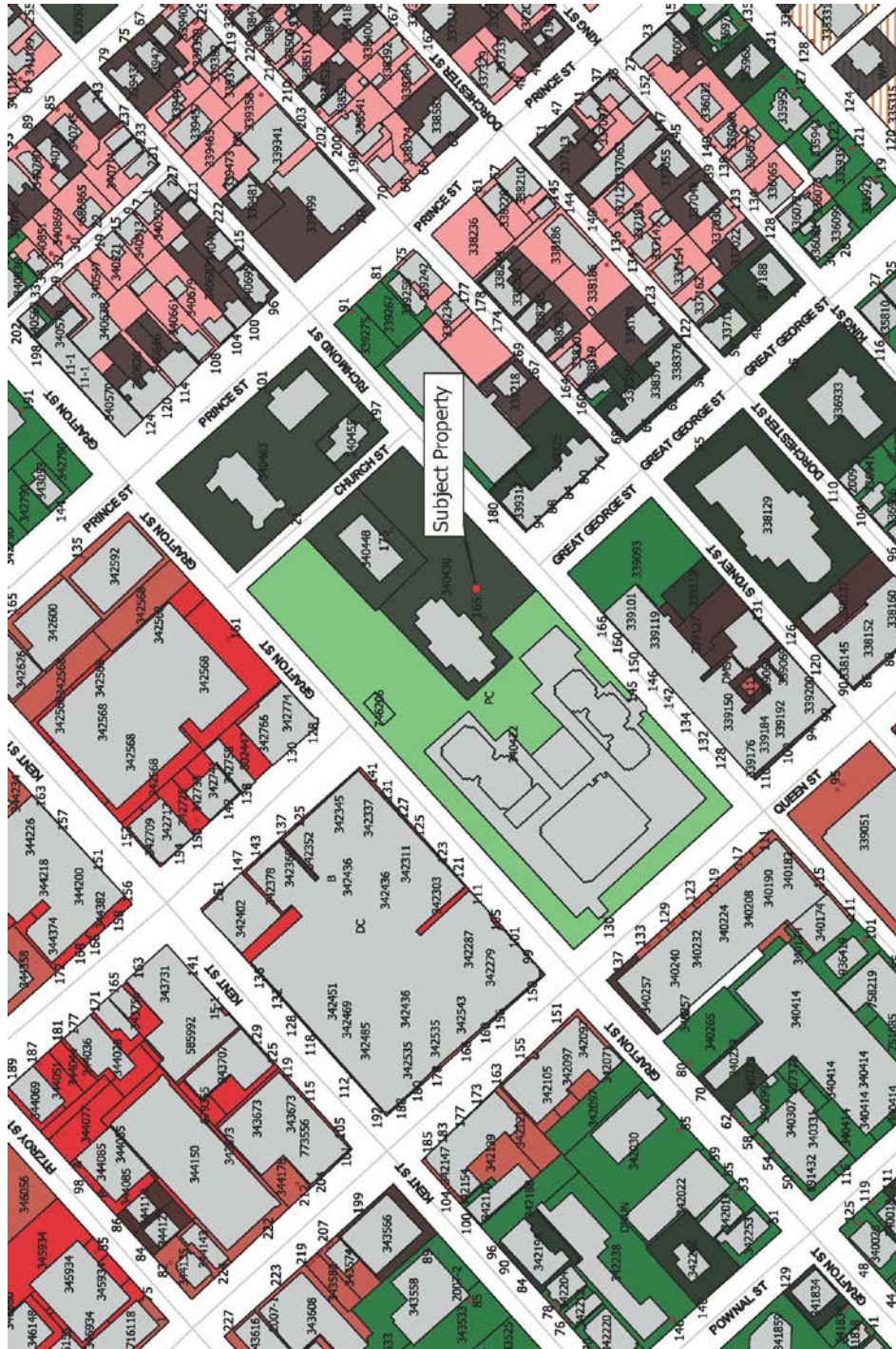
MANAGER:



Alex Forbes, MCIP, MBA
Manager of Planning & Heritage

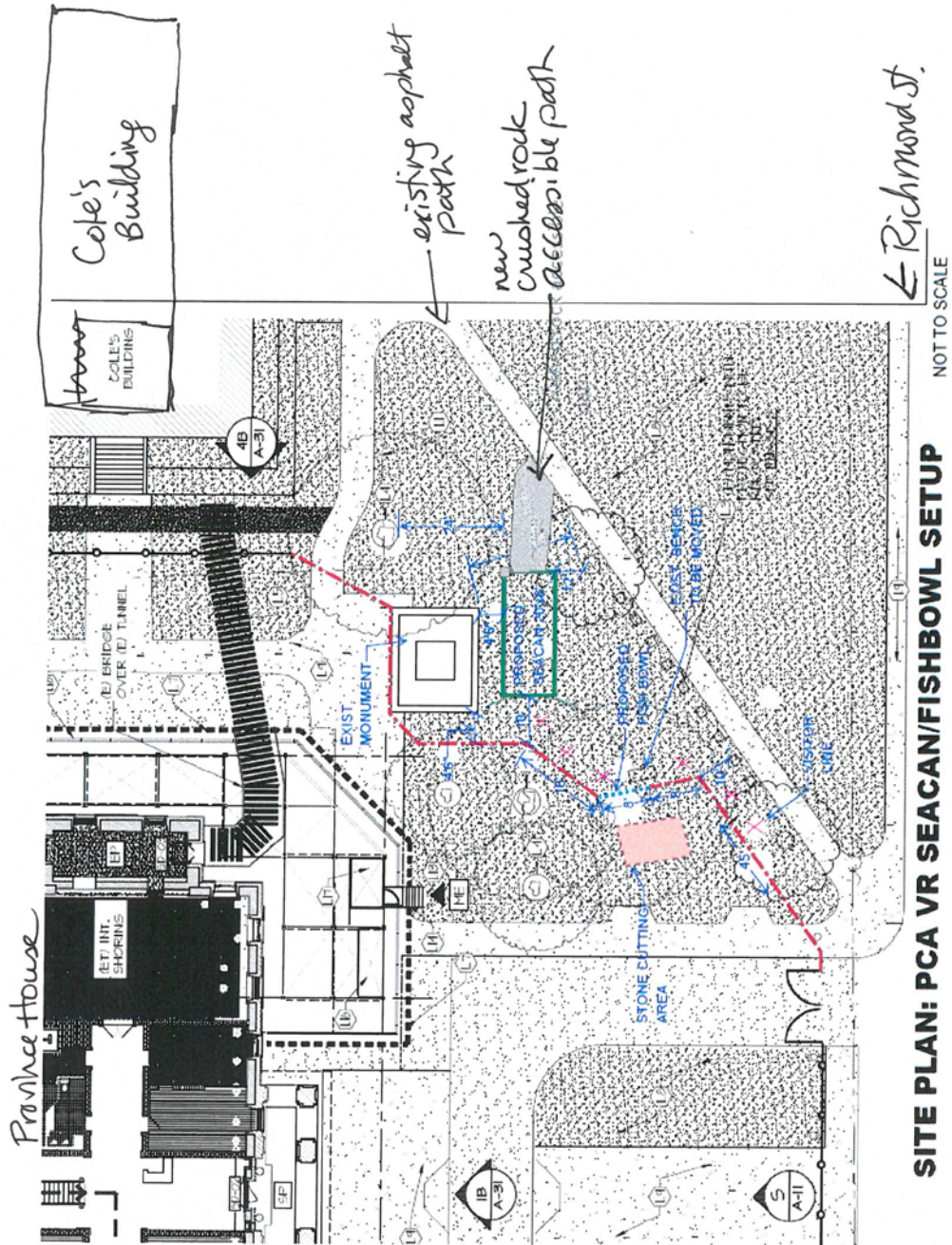
LOCATION MAP
Queen Square

ATTACHMENT A



PROPOSED DEVELOPMENT MAP

ATTACHMENT B




SITE PLAN: PCA VR SEACAN/FISHBOWL SETUP

HISTORIC PHOTO

ATTACHMENT D



| | |
|---|--|
| TITLE: REPLACEMENT OF ACCESSORY BUILDING FILE: HERT-2019-27-MAY-6-2 15 HILLSBOROUGH STREET OWNER: PAUL COLES |  |
| MEETING DATE: May 27, 2019 | Page 1 |
| DEPARTMENT: Planning & Heritage | ATTACHMENTS: A. Location Map B. Existing Site Plan C. Existing Site Plan Detail D. Proposed Site Plan E. Proposed Site Plan Detail F. Proposed Floor Plan G. Proposed Elevations |
| SITE INFORMATION: Ward No: 1 – Queens Square Property Use: Single-Detached Dwelling Heritage Recognition: Designated Heritage Resource located in the DMUN zone of the 500 Lot Area. Adjacent Heritage Properties: There are no properties adjacent to the development site which are found on the list of Designated Heritage Resources. | |
| PREVIOUS APPLICATIONS: <ul style="list-style-type: none"> • Council passed a resolution on May 13, 2019 to reduce the required side yard setback from 0.85 m (2.79 ft) to approximately 0.31 m (1.02 ft); and reduce the required rear yard setback from 0.48 m (1.57 ft) to approximately 0.30 m (0.98 ft), in order to demolish the existing accessory building (10 ft. x 15.6 ft.) and construct a new accessory building (approximately 10 ft. x 18 ft.) pending approval of Heritage Board. • A building permit was issued on March 29, 2019 to construct an addition and renovate the existing single-detached dwelling. • Council passed a resolution on September 10, 2018 to reject the request to revoke the Heritage Resource designation in order to allow for the demolition of the existing building. | |

RECOMMENDATION:

The Planning & Heritage Department encourages Heritage Board to approve the request to remove the existing garage (approximately 10 ft. x 15.6 ft.) in order to construct a new accessory

building (approximately 10 ft. x 18 ft.) on the property located at 15 Hillsborough Street (PID #336198).

BACKGROUND:

Application

The property owner, Paul Coles, is proposing to demolish the existing accessory building (10 ft x 15.6 ft) and construct a new accessory building (approximately 10 ft x 18 ft) on the property.

The application includes:

- A 18' long x 10' wood frame accessory building. The building is to be clad in wooden board and batten siding.
- Asphalt roof
- Three square windows are proposed; on facing Hillsborough Street above the garage doors and two on the north elevation.
- The overhead garage door is shown as a false split front with transom windows.

PROPERTY HISTORY

The principle building located on this site was not originally constructed on this property but is known to have at one time been located next door on the southwest corner of Hillsborough and King Street. Records show that it was constructed prior to 1850. The Zoning and Development Bylaw: Appendix A - List of Heritage Resources described it thusly: *Built prior to 1850 and moved from corner of street; likely log construction.*

It is not clear when 15 Hillsborough Street was built, but its log construction is consistent with some of Charlottetown's oldest properties. It does not appear in George Wright's Field Notes of 1833 - one of our earliest sources of information on Charlottetown's building stock - indicating that it may have been moved from another site or built just after his survey. It would not be the last time the house was moved because for much of its history the building was located on the south west corner of Hillsborough and King Street. It was moved to its current site at 15 Hillsborough Street in approximately 1921.

The first reference we have to the building comes from Irene Rogers' "Charlottetown: The Life In Its Buildings". She stated that Master Mariner, George Harris was a resident of the home in 1850 and the 8 October 1850 edition of the Royal Gazette was listed as her source. A house appears on

the south west corner of Hillsborough and King Streets in the 1863 map produced by the American cartographer, D. Jackson Lake and 15 years later, the building appears on the 1878 Panoramic View of Charlottetown. Unfortunately, we have no early photographic evidence of 15 Hillsborough Street that would show its early appearance, however, the owner has found that the centre dormer was a later addition.

According to a local resident, whose family lived in the house, it was owned by Master Mariner Captain John Gillis until at least 1916, when Frank N. Kays purchased the building and ran a corner store from the site. Kays would return to Lebanon in 1921, marry, and come back to the Island later in the year. Upon his return, he would have a foundation dug one lot down the street to the south at the 15 Hillsborough St. site and move the house onto it. In 1923, Kays would have the neighboring house and store at 19 Hillsborough Street built on the corner site. Once finished, he and his family would run the store and live in 19 Hillsborough Street A good example of a log house in Charlottetown, it is the oldest on a block that was settled early.

Early 2018 – March 12, 2018 The Property had been for sale since 2017 but a buyer was found who intended on converting the first floor of the building to retail and the second floor to residential. Unfortunately, the deal to purchase fell through. Prior to this, she had extensively consulted with the City of Charlottetown re: her plan for the property and Charlottetown City Council had passed the following resolution at the monthly meeting of Council held on March 12, 2018 *“That the request to amend the intent of the proposed Development Agreement as it applies to the building at 15 Hillsborough Street (PID #336198) from a small café (Eating & Drinking Establishment) to a retail store on the ground floor and a residential dwelling unit on the second floor be approved.”*

September 10, 2018 The property owner submitted an application on July 31, 2018 to revoke the Heritage designation of the property in order to demolish the existing building. Council passed the following resolution at the monthly meeting of Council held on September 10, 2018 *“that the request to amend ‘Appendix A – Resources Designated under Heritage Provisions’ of the Zoning and Development Bylaw by removing the property at 15 Hillsborough Street (PID #336198) from the table, in conjunction with a recommendation from the Heritage and Planning Boards, be rejected.”*

March 29, 2019 A Building & Development Permit application was submitted on November 5, 2018 to construct an addition (16’ x 25’) and renovate the existing single-detached dwelling. This

Permit was approved on March 29, 2019 subject to a variance needed for the proposed accessory building renovations.

POLICY FRAMEWORK:

Bylaw Requirements

In accordance with Section 4.2.4.a (i) & 7.1.1.a of the Heritage Preservation By-law. Heritage Board will review the compatibility of the proposed development in relation to the criteria listed in Section 6.

ANALYSIS:

The existing garage is believed to have no connection to the original log structure and appears to postdate the relocation of the principle building to the site in 1921.

This property and building has had significant history over the past three years. Staff has been working with the previous property owner, current property owner and prospective property owners in order to retain and renovate the existing building into a single-detached dwelling.

It is suggested that the proposed demolition and construction of an accessory building is in keeping with the general provisions for development as outlined in Section 6 of the Heritage Preservation Bylaw .

CONCLUSION:

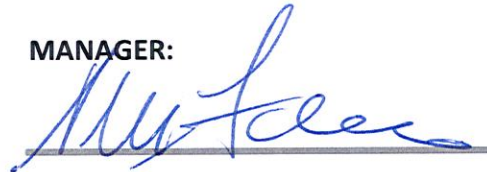
The Planning & Heritage Department recommends that the application to remove the existing garage and construct a new accessory building as presented be approved.

PRESENTER:



Todd Saunders, M.Arch
Heritage Officer

MANAGER:

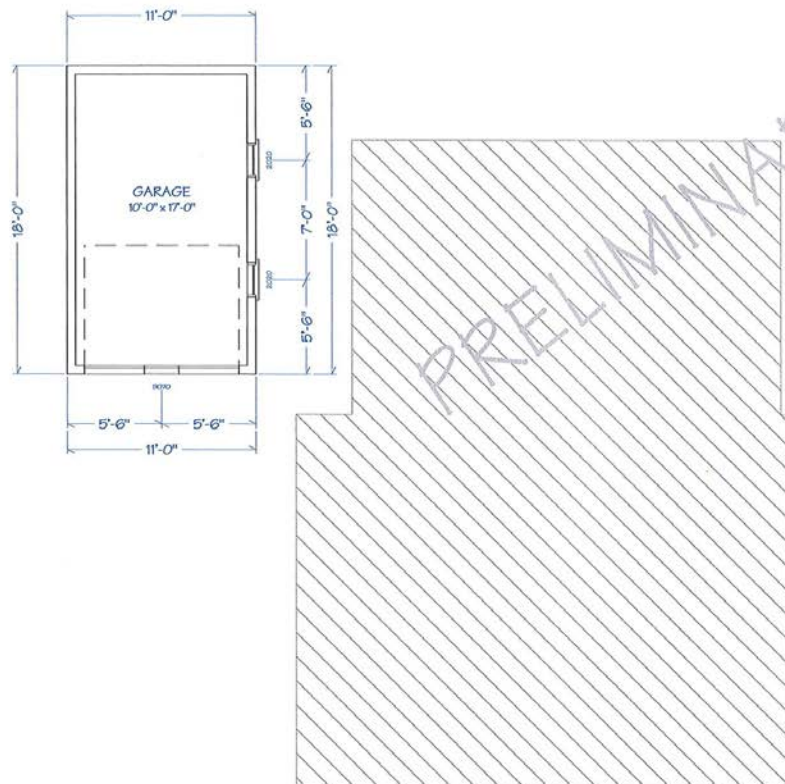
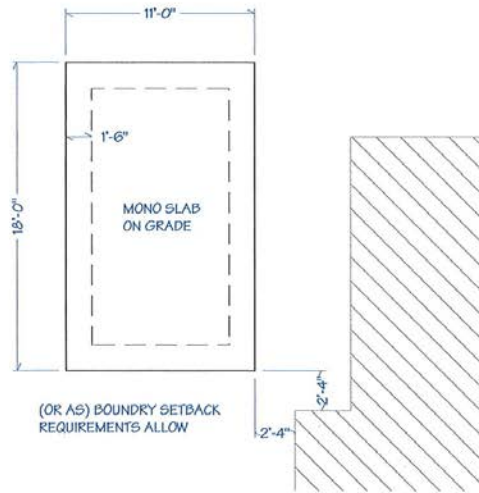


Alex Forbes, MCIP, MBA
Manager of Planning & Heritage



PROPOSED FLOOR PLAN

ATTACHMENT F

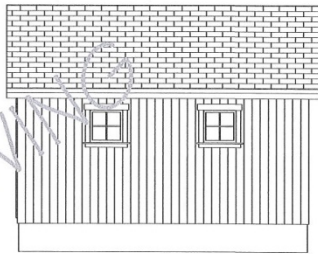


PROPOSED ELEVATIONS

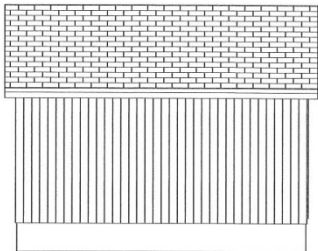
ATTACHMENT G



FRONT ELEV.



RIGHT ELEV.



-THESE SETS OF DRAWINGS ARE THE INTERPRETATION FOR THE HOME OWNER TO THE CONTRACTOR / BUILDER ANTICIPATED.

-OWNER & CONTRACTOR / BUILDER ARE RESPONSIBLE FOR THE DRAWINGS INCLUDING BUT NOT LIMITED TO THE FINISHES & SHALL CORRESPOND WITH THE NATIONAL BUILDING CODE OF CANADA, & GOVERNING MUNICIPALITY.

-"ORDER" WINDOW & DOOR SIZES WILL BE REVIEWED BY THE GENERAL CONTRACTOR, & SUPPLIER.

-SIZE & LOCATION OF ANY BASEMENT WINDOWS ARE THE RESPONSIBILITY OF THE HOME OWNER & CONTRACTOR / BUILDER.

-ALL EXTERIOR & INTERIOR DIMENSIONS, OPENINGS, & FINISHES TO BE VERIFIED BY OWNER & CONTRACTOR / BUILDER.

-STAIRWAY DIMENSIONS, OPENINGS, LANDINGS, & FINISHES ARE THE RESPONSIBILITY OF THE CONTRACTOR / BUILDER.

-ALL FOUNDATION SITE WORK, GRADING, & ELEVATIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR / BUILDER & GOVERNING CODES PERTAINING.

-ALL STRUCTURAL COMPONENTS OF THESE DRAWINGS (i.e. ROOF TRUSSES, FLOOR JOISTS, COLUMNS, BEAMS & HEADERS, etc.) ARE THE RESPONSIBILITY OF THE MANUFACTURER.

-ALL CONSTRUCTION METHODS & MATERIALS SHALL BE IN ACCORDANCE WITH THE BUILDING CODE OF CANADA AND OF NO RESPONSIBILITY OF THE ARCHITECT.

-ANY INQUIRIES SHALL BE ADDRESSED TO CHOICE DESIGN AT THE START OF CONSTRUCTION.

© 2018, CHOICE DESIGN, ALL RIGHTS RESERVED. THIS PLAN IS NOT TO BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF CHOICE DESIGN.

PROJECT: PAUL COLES - 15 HILLSBOROUGH STREET

DRAWING: GARAGE / STO. BUILDING

SCALE: 1/8" = 1'-0" (UNO) PLOT DATE: _____

REVISION: Oct. 10 '18 Oct. 2 '18

DRAWN BY: K. Pound, CET

