

Report to London Advisory Committee on Heritage

To: Chair and Members
London Advisory Committee on Heritage
From: John M. Fleming
Managing Director, Planning and City Planner
Subject: Demolition Request & Heritage Alteration Permit Application
By: 2436069 Ontario Ltd.
504 English Street, Old East Heritage Conservation District
Meeting on: Wednesday March 14, 2018

Recommendation

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application made under Section 42 of the *Ontario Heritage Act* to demolish the existing building and to erect a new building on the property located at 504 English Street, within the Old East Heritage Conservation District, **BE PERMITTED** as proposed in the drawings attached as Appendix D, subject to the following terms and conditions:

- (a) The Heritage Planner be circulated on the applicant's Building Permit application drawings to verify compliance with the submitted design prior to issuance of the Building Permit;
- (b) The property owner demonstrate to the satisfaction of the Heritage Planner that sufficient quantity and quality of brick may be salvaged from the existing building for reuse to clad the proposed building as shown in Appendix D;
- (c) The property owner be requested to salvage any elements of the existing building that may be suitable for reuse;
- (d) The property owner be encouraged to use colours from the Old East Heritage Conservation District palette; and,
- (e) Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

Executive Summary

Summary of Request

The Demolition Request and Heritage Alteration Permit application are seeking a permit from Municipal Council to demolish the existing building and to erect a new building on the property located at 504 English Street, within the Old East Heritage Conservation District, in accordance with Section 42 of the *Ontario Heritage Act*.

Purpose and the Effect of Recommended Action

The purpose and effect of the recommended action is to permit the demolition of the existing building located at 504 English Street and permit the erection of a replacement building as proposed, with terms and conditions to ensure compatibility with the Old East Heritage Conservation District.

Rationale of Recommended Action

The existing building at 504 English Street is D-Ranked by the *Old East Heritage Conservation District Plan* and therefore a suitable candidate for consideration of demolition and redevelopment. The proposed replacement building complies with the policies and guidelines of the *Old East Heritage Conservation District Plan* and should be permitted with terms and conditions.

Analysis

1.0 Background

1.1 Property Location

The property at 504 English Street is located on the east side of English Street, between Lorne Avenue and Queens Avenue (Appendix A). The property is across the street from the former Lorne Avenue Public School (723 Lorne Avenue).

1.2 Cultural Heritage Status

The property at 504 English Street is located within the Old East Heritage Conservation District, which was designated under Part V of the *Ontario Heritage Act* on September 10, 2006. The property at 504 English Street is a D-Ranked property by the *Old East Heritage Conservation District Plan*.

1.3 Description

The existing building located at 504 English Street is a single storey building (Appendix B). It has a deeper setback than other properties on this block of English Street, with a setback of approximately 6.9m (22.6') from the property line. The existing building has a square footprint, with a front addition and a rear addition. The existing building has a hipped roof with a central gable; the front addition has a shed roof and the rear addition has a hipped roof. All of the roofs are clad in asphalt shingles. The building is clad with buff brick, with quoins at the corners of the building. Brick detailing can also be found around the original segmented arch window openings, as well as in the gable. An arched, louvered vent is located in the gable, where the wood bargeboard is decorated with teeth and a pendant (sometimes referred to as a drop finial).

The building takes the form of an Ontario Cottage: single storey, hipped roof with central gable dormer, and centre hall plan. This type was once common in Southern Ontario, however it is becoming increasingly rare. The unsympathetic front addition has compromised the integrity of identifying this building as an Ontario Cottage.

The detached out building is one and three-quarters stories in height with a gambrel roof. The building appears to have been constructed with concrete blocks and features half-timbering in the gambrel end.

1.4 Historical Research

Located within land owned by Noble English, the residential area of the Old East Heritage Conservation District was developed from the 1860s into the 1930s. The former Town of London East was annexed by the City of London in 1885. The first survey of the English estate for development was completed in 1856 and included the first five blocks from Adelaide Street North to Elizabeth Street, between Dundas Street and Elias Street. Following the death of Noble English in 1872, his family continued to survey the family's estate into lots for development.

The subject property is located at Lot 18, Block V, Registered Plan 86 (April 1886). The property at 504 English Street appears to be the only property on the block which retains its original dimensions: 55' (16.7m) frontage and 158' (48.1m) in depth. Block V was established in the 1872 survey of the eastern part of the Noble English estate (Registered Plan 304, 1872). The *Map of the City of London and Suburbs (1878)* (a supplemental map to the *Illustrated Historical Atlas of the County of Middlesex*) does not note any property divisions, buildings, or ownership of Block V. No development is noted in this area in the *Bird's Eye View of London (1872)*; development is noted in this vicinity on the *Bird's Eye View of London (1893)*, however it does not provide any clarity or detail. Neither *Bird's Eye View* nor the *Illustrated Historical Atlas* contain consistently reliable references as both maps were produced on a subscription-basis, but can be considered generally indicative.

Available information suggests the buildings at 504 English Street may date to the 1870s or 1880s. This is consistent with the style and finishes of the existing building, as well as the general development of the Old East Heritage Conservation District. The above information related to the subdivision of the English estate suggests a construction date after 1886. Further research suggests indicates that the building was constructed in about 1876.

The 1875 City Directory is the first which contains a street directory in addition to an alphabetical list of names and business directory, as well as including London East, New Brighton, and Petersville in addition to the City of London. The 1875 City Directory records all lots on the east side of English Street and north of the Noble English estate (470-472 English Street) as “vacant” (see Appendix C for City Directory information). In his work compiling a “London East Street Directory – 1877,” Dan Brock has identified George Pratley, freehold labourer, as owner of the property which is now 504 English Street in 1877. The 1881-1882 City Directory lists George Pratley, labourer, as residing near the southeast corner of Timothy (now Lorne Avenue) and English Street, London East (corresponding with the location of 504 English Street). The 1886 City Directory, the first year following the annexation of London East, lists George Pratley, milkdealer, as the occupant of 504 English street. The building at 504 English Street is the only building on the east side of this block of English Street, other lots are marked as “private grounds” or “vacant lots.” The building’s existence prior to the registration of Registered Plan 86 may be the origin of the property’s unchanged dimensions.

This information conflicts with the land registry information on file for the property. A review of the land registry information indicates that the property remained in the ownership of the English family until 1890, when it was sold to Janet/Jeanette Ewart for \$800. Subsequent to this, the land register information appears to correspond with the City Directory information noting some owners were not occupants. The property was sold multiple times throughout the twentieth century. The longest owner/occupant appears to be two generations of the Crispin family, from 1922 until the 1960s.

2.0 Legislative/Policy Framework

2.1 Provincial Policy Statement

Heritage conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement* (2014) promotes the wise use and management of cultural heritage resources and directs that “significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

“Significant” means “resources that have been determined to have cultural heritage value or interest for the important contributions they make to our understanding of the history or a place, an event or a people” (*PPS* 2014). “Built heritage resource” means “a building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers’ (*PPS* 2014). “Conserved” means “the identification, protection, management and use of built heritage resources, cultural heritage landscapes, and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments” (*PPS* 2014).

2.2 Ontario Heritage Act

In requests for demolition and/or erection of a building located on a property located within a Heritage Conservation District, the *Ontario Heritage Act* enables municipalities to give the applicant:

- a) The permit applied for;
- b) Notice that the council is refusing the application for the permit; or,
- c) The permit applied for, with terms and conditions attached (Section 42(4), *Ontario Heritage Act*).

Municipal Council must respond within 90 days after receipt of a demolition request and/or Heritage Alteration Permit application (Section 42(4), *Ontario Heritage Act*). Consultation with the municipality’s municipal heritage committee (the London Advisory Committee on Heritage) is required (Section 42(4.1), *Ontario Heritage Act*). It is the Municipal Council’s policy to consider demolition requests for heritage listed and designated properties with a public participation meeting held at the Planning & Environment Committee, with notice sent to property owners within 120m of the subject property. Non-decision within 90-days, the refusal, or terms and conditions on the approval of a demolition request may be appealed to the Ontario Municipal Board (OMB)/Local Planning Appeal Tribunal (LPAT).

Additionally, a permit (Heritage Alteration Permit) is required to make alterations to a property within a Heritage Conservation District. Per Section 41.1(5.e) of the *Ontario Heritage Act*, the Old East Heritage Conservation District Plan has defined new buildings as requiring Heritage Alteration Permit approval. Given the substantial nature of new buildings within a Heritage Conservation District, these Heritage Alteration Permit applications meet the Conditions for Referral defined within the Delegated Authority By-law (By-law No. C.P.-1502-129), thus requiring consultation with the London Advisory Committee on Heritage (LACH) and a decision by Municipal Council.

2.3 Official Plan/The London Plan

Consistent with the *PPS*, there is an underlying preference by the *Official Plan* (1989 as amended) and *The London Plan* (approved 2016) policies that cultural heritage resources be conserved and protected, and that the removal of these resources is the least desirable course of action and should be discouraged.

Chapter 13, Heritage, of the *Official Plan* includes objectives which support the “protection, enhancement, restoration, maintenance, and utilization of buildings, structures, areas, or sites within London which are considered to be of cultural heritage value or interest to the community” (Section 13.1.i, *Official Plan*). Section 13.3.6 of the *Official Plan*, speaking generally to Heritage Conservation Districts, states that “the character of the District shall be maintained by encouraging the retention of existing structures and landscape features.” The policies of our *Official Plan* discourage the demolition of existing buildings within our Heritage Conservation Districts.

2.4 Old East Heritage Conservation District Plan & Guidelines

The Old East Heritage Conservation District was designated by By-law No. L.S.P.3383-111 and came into force and effect on September 10, 2006. The *Old East Heritage Conservation District Plan & Guidelines* provides policies and guidelines to help manage change for the nearly 1,000 properties located within its boundaries.

While the first goal of the *Old East Heritage Conservation District Plan & Guidelines* is to “encourage the retention and adaptation of heritage buildings rather than the demolition and replacement of those buildings,” properties within the Old East Heritage Conservation District are rated on a scale of A-D; A-rated properties being the architectural and historical gems of the Old East Heritage Conservation District, and D-rated properties being those that have limited or no contributions to the heritage character of the Old East Heritage Conservation District. The *Old East Heritage Conservation District Plan* states, “it is recognized that there are situations where demolition may be necessary such as partial destruction due to fire or other catastrophic events, severe structural instability, and occasionally redevelopment that is in keeping with appropriate city policies” (Section 6.5, *Old East Heritage Conservation District Plan*).

Recognizing that change will occur, the *Old East Heritage Conservation District Plan & Guidelines* also provides policies and guidelines to ensure that new development is compatible with its heritage character. Section 4.4 of the *Old East Heritage Conservation District Plan* provides the following direction for new buildings:

- *Match setback, footprint, size, and massing patterns of the neighbourhood, particularly to the immediately adjacent neighbours;*
- *Respond to unique conditions or location, such as corner properties;*
- *Use roof shapes and major design elements that are complementary to surrounding building and heritage patterns;*
- *Use materials and colours that represent the texture palette of the heritage area;*
- *Where appropriate, incorporate some of the details that were standard design elements in the principal facades of the properties in Old East London. Such details as transoms and sidelights at doors and windows, covered porches, divided light windows and decorative details to articulate plain and flat surfaces, add character that complement the original appearance of the neighbourhood, and add value to the individual property;*
- *Front drive garages are strongly discouraged. Garages should be detached and located in the rear yard wherever possible.*

3.0 Demolition Request & Heritage Alteration Permit Application

3.1 Demolition Request

A demolition request for the existing building at 504 English Street was received on March 1, 2018 in concert with a Heritage Alteration Permit application for a proposed building. Per Section 42(4) of the *Ontario Heritage Act*, the 90-day timeline for the demolition request and Heritage Alteration Permit application will expire on May 30, 2018.

3.2 Heritage Alteration Permit application

Municipal Council has delegated approval of Heritage Alteration Permit applications that do not meet the “conditions for referral” defined in the Delegated Authority By-law (C.P.-1502-129) to the City Planner. As a proposed new building within a Heritage Conservation District, the Heritage Alteration Permit application for 504 English Street was determined to meet the “conditions for referral” thus requiring consultation with the London Advisory Committee on Heritage (LACH) before a decision on the Heritage Alteration Permit application by Municipal Council.

A Heritage Alteration Permit application was submitted by the property owner and received on March 1, 2018. The property owner has applied for a Heritage Alteration Permit to:

- Erect a new two storey building containing four units with the following details (see drawings in Appendix D):
 - Two storey building, approximately 6m (20') in height;
 - Rectangular footprint, approximately 11.4m (37') in width and 24.5m (80') in depth;
 - Hipped roof with a slope of 12:9 clad in asphalt shingles, with two front gables;
 - Wood pendant at the peaks of the two front gables (in the style of the pendant of the existing building);
 - Setback approximately 4m (13') from the west property line (to negotiate the difference in setback of adjacent buildings at 494 English Street and 506 English Street), 1.8m (5.9') from the north property line, 3.6m (11.8') from the south property line;
 - Slab on grade construction;
 - Buff brick salvaged from the existing building applied as a veneer as exterior cladding at the front of the building with shingle-style fiber cement board cladding at the rear and gables;
 - Three primary bays across the front façade, defined by pilasters, with five bays across the north and south facades also defined by pilasters;
 - Two of the front bays projecting slightly to give definition to the front façade, which are accentuated by gables in the hipped roof;
 - A front porch with concrete base and flat roof that is supported by brick piers. Given the proposed height of the porch, no guards (balustrade railing) is required. A concrete sidewalk leads to the front porch;
 - Dichromatic brickwork found on the porch piers, voussoirs and lintels of the windows;
 - Wooden brackets to accentuate the brick frieze and wood/fiber cement board fascia of the building;
 - Rectangular sash (hung) aluminium-clad wood windows with no fenestration (no grilles);
 - Painted solid wood entry door with sidelights and transom; and,
 - Sloped landscaping to provide level-entry to the front porch and front entry with a barrier-free entry located at the rear of the building to provide access to the two accessible, ground floor units.

A detached storage building, located at the rear of the property, is also proposed. It is not anticipated that this storage building will be visible from the street and therefore no Heritage Alteration Permit approval is required. Compatibility with the materials and finishes of the proposed building is encouraged.

A site visit was undertaken by the Heritage Planner on February 16, 2018, in advance of the submission of the demolition request and Heritage Alteration Permit application for 504 English Street.

4.0 Analysis

4.1 Demolition Request

In general, the demolition of buildings within any of London’s Heritage Conservation Districts is discouraged. However, as noted in Section 6.5 of the *Old East Heritage Conservation District Plan*, demolition may occasionally may be an appropriate consideration. As a D-rated property, 504 English Street is a suitable candidate for demolition.

As demonstrated by the images in Appendix B, the building located at 504 English Street has been subject to previous alterations that have compromised its integrity from a cultural heritage perspective. In particular, the front addition is not compatible with the heritage character of the Old East Heritage Conservation District and does not comply with the design guidelines of the *Old East Heritage Conservation District Plan*.

Historical research did not identify any significant historical associations of the property or its occupants (see Appendix C).

Given these considerations, the existing building at 504 English Street is a suitable candidate for demolition and replacement with a new building that is compatible with the Old East Heritage Conservation District. The Heritage Planner undertook photographic documentation of the property (see Appendix B). The property owner has proposed the salvage and reuse of the existing bricks in the proposed building. Additional salvage of doors, windows, and trim detail is recommended.

4.2 Heritage Alteration Permit

Section 4.4 of the *Old East Heritage Conservation District Plan* identifies policies for the residential area and new development within the residential area. These policies are intended to ensure the conservation of the heritage character of Old East Heritage Conservation District. Those policies were used in the analysis of the proposed new building at 504 English Street.

The proposed building appears to take Italianate stylistic references, as demonstrated in the proportions, slope of roof, segmented arch voids in the structure, brick pilaster and frieze, and brackets. There are clear references to existing cultural heritage resources in the Old East Heritage Conservation District, without a pastiche accumulation of individual architectural elements. The proposed building includes many of the vernacular qualities that characterize the Old East Heritage Conservation District, such as the porch, wood door with sidelights and transom, and dichromatic brick detailing.

Table 1: Analysis of the proposed building for 504 English Street using the policies of Section 4.4 (New Buildings) of the Old East Heritage Conservation District Plan.

Section 4.4: New Buildings	Analysis
Match setback, footprint, size, and massing patterns of the neighbourhood, particularly to the immediate adjacent neighbours.	<p>The proposed building negotiates the difference in the setback between the buildings at the adjacent properties at 506 English Street and 494 English Street (see Site Plan drawing in Appendix D).</p> <p>The proposed building has a larger footprint and size that adjacent buildings. However, it is on one of the larger lots on English Street with a frontage of 16.7m (55’) and a depth of 48.1m (158’) and can therefore accommodate a larger building.</p> <p>The proposed building contributes to the massing patterns within the surrounding area, as there is a compatible rhythm on the streetscape. There are a number of converted dwellings and semi-detached dwellings within the area. Articulation of the buildings massing through the pilasters and change in material between the brick and shingle siding add articulation to the building.</p>

Section 4.4: New Buildings	Analysis
Respond to unique conditions or location, such as corner properties.	The property will look onto a future park at the location of the former Lorne Avenue Public School (723 Lorne Avenue; to be demolished). This emphasizes the importance of ensuring that the proposed building is compatible with the heritage character of the Old East Heritage Conservation District and uses high-quality, heritage-appropriate materials and details.
Use roof shapes and major design elements that are complementary to surrounding buildings and heritage patterns.	The proposed building features a hipped roof with two gables, which are forms found in the Old East Heritage Conservation District. Additionally, the pitch of the roof (12:9) of the proposed building has been adjusted to maintain a traditional appearance without being too steep or too shallow.
Use materials and colours that represent the texture and palette of the heritage area.	<p>Brick salvaged from the existing building will be used for the proposed building. This ensures that the materials and colours will continue to represent the texture and palette of the Old East Heritage Conservation District. As the proposed building is larger than the existing building, areas less visible from the street will be clad in a fiber-cement shingle.</p> <p>Should insufficient quantity of brick be available for reuse, adjustments to the cladding of the north and south facades may be required in consultation with the Heritage Planner. Should reduction in the amount of brick veneer on the north and south facades be required, the reduction should be on a bay-by-bay basis to maintain a three-dimensional quality to the perceived massing of the proposed building. A single façade (e.g. front/west) of brick veneer should be discouraged. Should insufficient quality of brick be available for reuse, salvaged brick from other buildings may be considered in consultation with the Heritage Planner.</p> <p>The application of undivided sash (hung) style aluminium-clad wood windows is appropriate within the context of the Old East Heritage Conservation District.</p> <p>Detailing of the building, including pendants and brackets are constructed of wood with a painted finish which is consistent with the texture and palette of the Old East Heritage Conservation District.</p> <p>Use of colours from the Old East Heritage Conservation District palette is recommended.</p>
Where appropriate, incorporate some of the details that were standard elements in the principal facades of the properties in Old East London.	Both the existing building and surrounding properties inspired the design treatment of the proposed building at 504 English Street. This includes: flat-roof front porch and brick piers, dichromatic brickwork, brick pilasters, segmented arch window openings, (aluminium-clad) wood windows, painted wood entablature, painted or stained wooden front door with sidelights and transom, and painted wood brackets and pendant.
Front drive garages are strongly discouraged. Garages should be detached and located in the rear yard wherever possible.	No front drive garage or parking is proposed. Parking is appropriately located at the rear of the proposed building, and will be accessed via a driveway at the south edge of the property (along its current alignment). Front yard parking should be prohibited.

The proposed building for 504 English Street complies with the policies and guidelines of the *Old East Heritage Conservation District Plan & Guidelines*.

1.5 Accessibility

In addition to the compatibility of the proposed building at 504 English Street with the Old East Heritage Conservation District, the proposed building provides accessible and barrier-free access to accessible units. To meet the accessibility requirements, it is not possible to reuse the existing (original) front door as it is too narrow. It is recommended that the existing front door be salvaged and reused elsewhere.

While heritage conservation and accessibility are often put at odds, this proposed building demonstrates that compatibility between these two social goals can be achieved.

5.0 Conclusion

As a D-rated property within the Old East Heritage Conservation District, the existing building at 504 English Street is a suitable candidate for demolition and replacement. The design of the proposed building at 504 English Street, including its setback, footprint, size, massing patterns, and finishes and details are compliant with the goals and objectives of the *Old East HCD Plan* and should be approved.

Prepared by:	Kyle Gonyou, CAHP Heritage Planner
Submitted by:	Jim Yanchula, MCIP RPP Manager, Urban Regeneration
Recommended by:	John M. Fleming, MCIP, RPP Managing Director, Planning and City Planner

March 7, 2018
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Sources

Brock, Dan. *London East Street Directory – 1877*.
City of London. Property file: 504 English Street.
City Directory. Various years.
Old East Heritage Conservation District Plan & Guidelines.

Appendix A – Maps

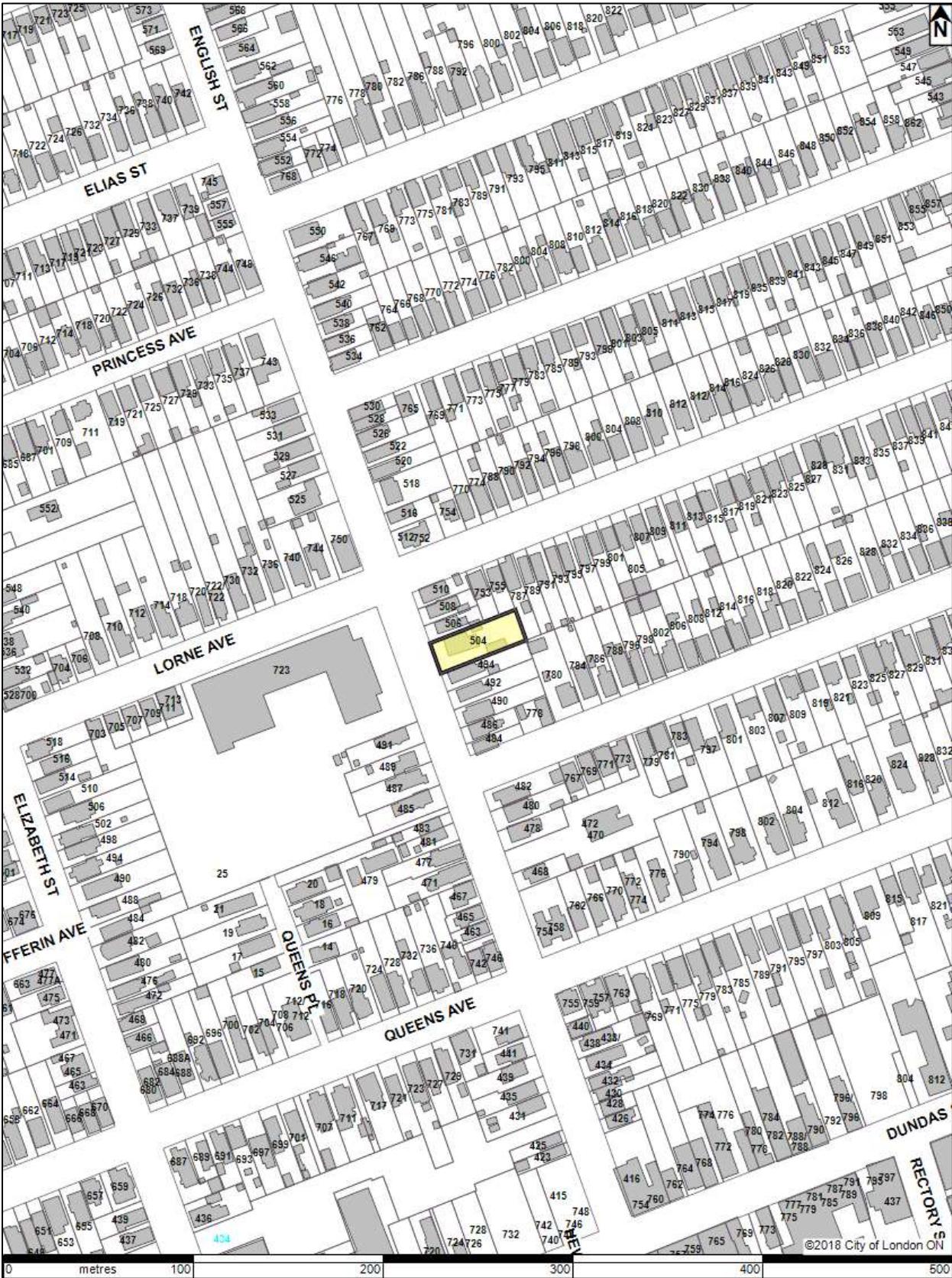


Figure 1: Property location of 504 English Street.

Appendix B – Images



Image 1: View of front (west) façade of the building located at 504 English Street.



Image 2: View of west and south facades of the building located at 504 English Street.



Image 3: Detail of pendant in gable of building located at 504 English Street.



Image 4: View of west façade of building showing front addition, original structure, and rear addition of the building located at 504 English Street, and detached out building.



Image 5: View of rear (east) façade of the building located at 504 English Street.



Image 6: Main (west) façade of the detached outbuilding located at 504 English Street.

Appendix C – City Directory Information

City Directory information for 504 English Street:

Year	Name	Source
1875	Vacant	City Directory
1877	George Pratley, labourer, f	Dan Brock
1881-1882	George Pratley, labourer	City Directory (Alphabetical)
1886	George Pratley, milkdealer	City Directory (Streets)
1887	George Pratley	City Directory (Streets)
1888-1889	Wm. Dye	City Directory (Streets)
1890	John Ferguson	City Directory (Streets)
1891	John Ferguson	City Directory (Streets)
1892	Miss Jeanette Ewart	City Directory (Streets)
1893	Miss Jeanette Ewart	City Directory (Streets)
1894	Miss Jeanette Ewart	City Directory (Streets)
1895	John Noble Miss M. Dyer, dressmaker	City Directory (Streets)
1896-1897	John Noble Miss Mabel Dyer, dressmaker	City Directory (Streets)
1897-1898	John Noble Miss Mabel Dyer, dressmaker	City Directory (Streets)
1898-1899	John Noble	City Directory (Streets)
1900	John Noble	City Directory (Streets)
1901	John Noble	City Directory (Streets)
1909-1910	John Noble, optician	City Directory (Streets)
1913	John Noble, optician	City Directory
1915	Vacant	City Directory (Streets)
1916	Robert Allen & Edith Knighton, military police	City Directory (Streets, Alphabetical)
1918	R. E. Koebel, trainman, CPR	City Directory
1919	Silas N. Ridley, manager, Standard Drug (664 Dundas Street)	City Directory (Streets, Alphabetical)
1920	Silas N. Ridley, manager, Standard Drug (664 Dundas Street)	City Directory (Streets, Alphabetical)
1922	Mrs. H. L. Murray	City Directory (Streets)
1923	George N. & Florence Crispin, Dennisteel	City Directory (Streets, Alphabetical)
1928	G. N. Crispin	City Directory
1933	G. N. Crispin	City Directory
1938	G. N. Crispin	City Directory
1943	G. N. Crispin	City Directory
1948	G. N. Crispin, W. G. Crispin	City Directory
1953	W. G. Crispin	City Directory
1955	W. George & Margaret Crispin, works at Hyman Tannery	City Directory (Streets, Alphabetical)
1958	W. G. Crispin	City Directory
1959	W. G. Crispin	City Directory
1960	W. G. Crispin	City Directory
1970	Earnest & Beatrice Sommerfeld, painting contractor	City Directory
1981	E. Sommerfeld, painting contractor	City Directory (Streets, Alphabetical)
1991	E. Sommerfeld, East Side Painting & Decorating	City Directory (Streets, Alphabetical)
2000	E. Sommerfeld (rear) D. Ho	City Directory
2010	E. Sommerfeld (rear) D. Titus	City Directory

Appendix D – Drawings

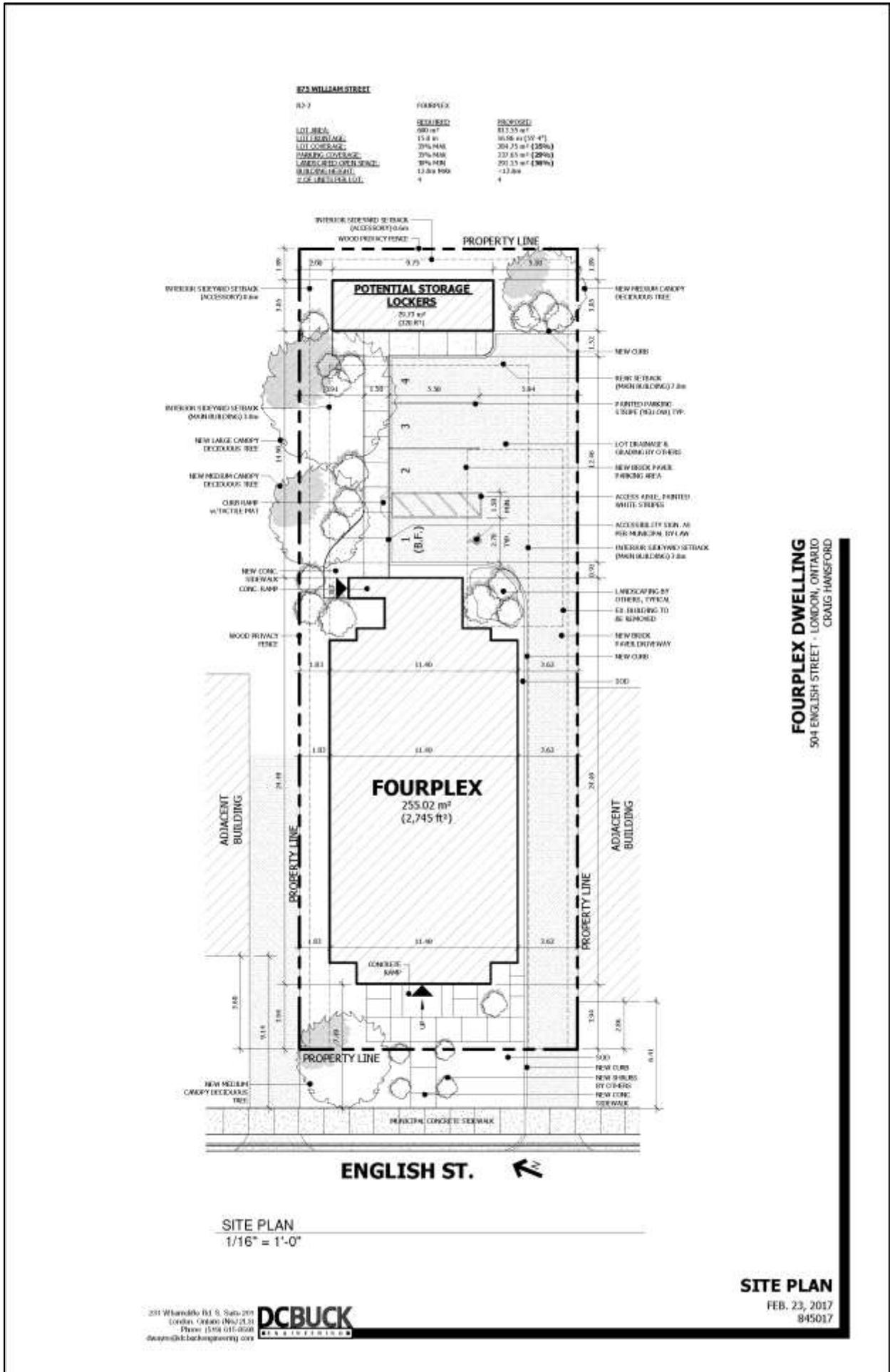


Figure 2: Site Plan for proposed building at 504 English Street.

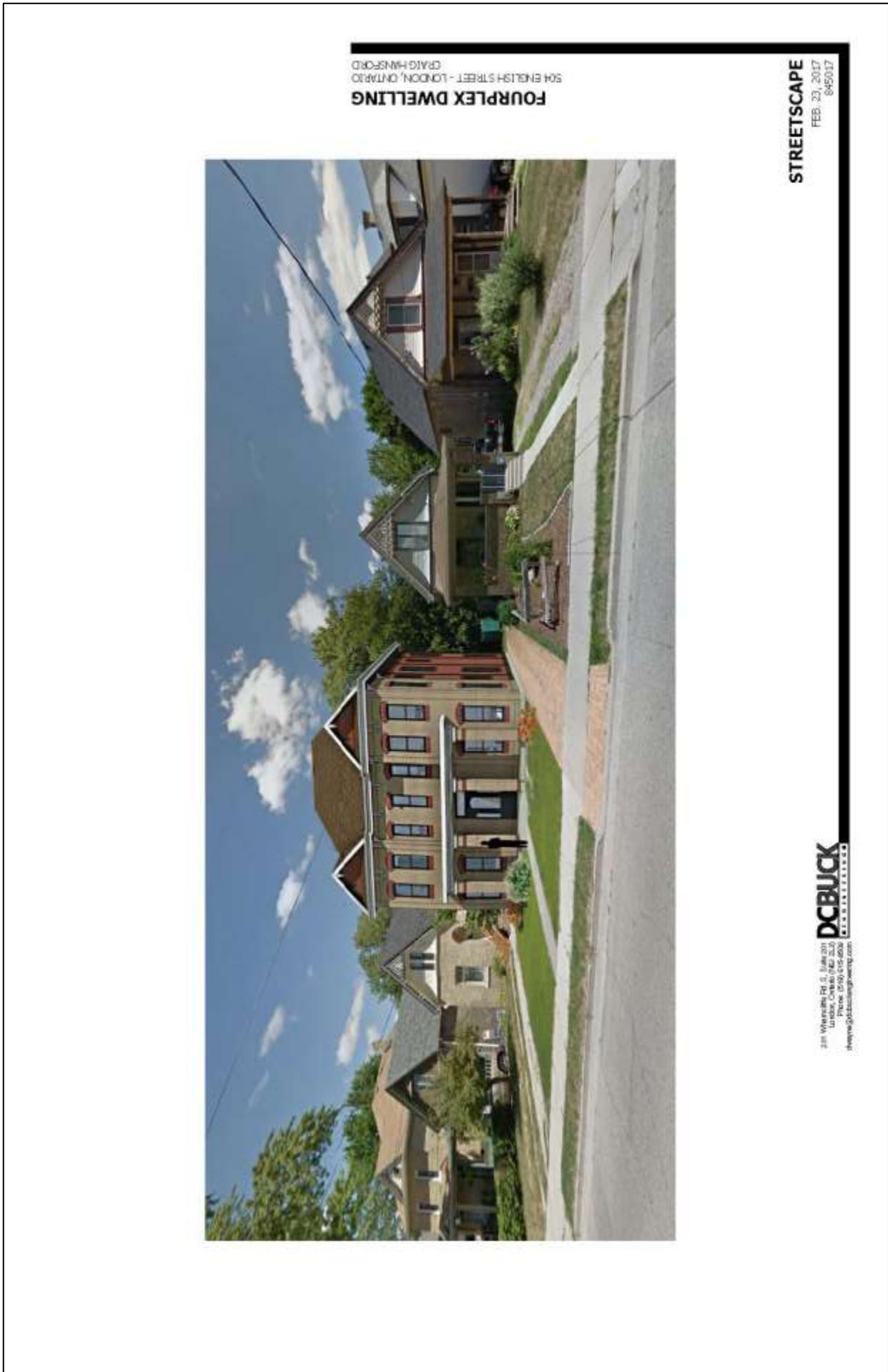


Figure 6: Streetscape perspective showing proposed building on the east side of English Street. Note: setback of proposed building negotiates the difference in setback between the buildings located at 506 English Street and 494 English Street.