

# CULTURAL HERITAGE IMPACT ASSESSMENT (Revised)

## 129 KING STREET WEST AND 209 HIBERNIA STREET

Cobourg, Ontario

June 25, 2021



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## **1.0 Introduction to Development Site**

### **1.1 Purpose of Report**

The owners of 129 King St. W. and 209 Hibernia St., who also own the former Cobourg West Collegiate Institute immediately to the west, now known as the William Academy, wish to construct a student residence on the subject properties. This would require the removal of the two existing buildings on the site.

Because the properties are located within the Commercial Core Heritage Conservation District, a heritage permit is required in order to remove or alter any buildings within the District or erect any new buildings.

Martindale Planning Services in association with Barry Bryan Associates was retained to undertake a Cultural Heritage Impact Assessment with respect to the proposed demolition and new construction aspects of the project.

### **1.2 Description of Property**

129 King St. W. includes an L-shaped parcel fronting on King St. W., upon which are contained a 1-storey brick building (the Mattress Store), along with a two-storey brick dwelling immediately behind the store. The site is flat and devoid of vegetation. Behind the façade of the Mattress Store lie a 1 ½ storey brick building and a 1 storey frame building, now incorporated into the store. The portion of the property east of the structure is a paved parking lot.

209 Hibernia St. is a two storey building with vacant commercial space on the ground floor and a residential unit on the second floor.

A location map for the property is shown as Figure 1 of this report and a site plan for the proposed building is included in Figure 8 (Proposed Development Drawings). Photographic documentation of the subject property, including adjacent heritage resources, is provided in Figure 5. All of the immediately surrounding properties, with the exception of four small lots at the northeast corner of Hibernia St. and Albert St., are located within the Commercial Core Heritage Conservation District and are therefore designated under Part V of the Ontario Heritage Act.

### **1.3 Surrounding Land Uses**

To the north, east and west of the sites are retail and office uses fronting onto King St. W. The Cobourg Police Station is located at the southeast corner of King St. and Hibernia St. across the street from 209 Hibernia St. Adjacent to and southwest of the Mattress Store is the William Academy, a private school which has been in operation since 2017, following the closing and sale of the former high school.

Albert St. between Hibernia St. and Durham St., one block to the south of King St., was developed primarily in the late 1800s and early 1900s with single-detached dwellings, most of which remain.

Hibernia St. features two commercial buildings at the corner of King St. and residential structures between there and Albert St.

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#### **1.4 Description of Cultural Heritage Resources (Heritage Context)**

The one storey building housing the Mattress Store (129 King St. W.) dates back to approximately 1927, when it was built as an automobile dealership and repair garage, and later converted in the 1960's to a furniture store. All traces of the original design have been covered over and the only visible reminder is the brick arches along the west wall which served as the entrances to the service bays when it was used as a garage.

The two storey brick building behind the store (also 129 King St. W.) includes a vacant commercial unit on the ground floor and two apartments above. Although a blacksmiths shop operated on the site as early as the 1860s, it appears that the present structure was built much later than that.

To the west of the subject properties is the William Academy, formerly the Cobourg West C.I., which includes a number of classrooms, two gymnasias, a library, a cafeteria, a music room and office space. It was built in a number of stages: the westerly and oldest portion having been constructed in 1902, the central portion in 1939, and the easterly and newest portion in 1955. The western façade, 2 ½ storeys high and constructed of red brick with a stone foundation, features an imposing façade with its heritage architectural embellishments intact. The central portion, a 3 storey brown brick structure, is less ornate but still notable as an expression of its time, with prominent front steps leading up to the entrance doors which are surrounded by concrete framing. Large bay windows are featured on each side of the entrance. The easterly portion is typical of the modern architectural style of the 50s, composed mainly of brown brick, and lacking any ornamentation or heritage attributes.

Cobourg West C.I. was closed in June 2015, and sold to 255534 Ontario Inc., in May 2017.

A nearby heritage resource is the 2 ½ storey yellow brick building located at the southwest corner of King St. W. and Hibernia (no. 123 King St. W.) This Second Empire structure, identified on the 1956 Fire Insurance Plan as the "King Street Apartments", is occupied by businesses on the ground floor with two levels of apartments on top. Since the ground floor has been modernized with aluminum signage, the only heritage features remaining are the brick walls, original windows and mansard roof with two dormer windows.

#### **1.5 Owner's Contact Information**

The owner of the subject properties is 2555334 Ontario Inc. Jeff Weng, Director of the William Academy, can be reached at 135 King Street West, Cobourg K9A 4X1, or through his e-mail address [wengcanada@outlook.com].



## 2.0 Background Research and Analysis

### 2.1 Brief History of Cobourg

The land occupied by present-day Cobourg was previously the territory of the Anishinaabe peoples (the Mississaugas).

European settlers first started arriving in the area around Cobourg in the 1780's. The town, originally several smaller villages, including Amherst and Hardscrabble, was founded in 1798 by United Empire Loyalists and was later named Hamilton. Following the War of 1812, a number of influential men moved to Upper Canada with a vision of growth and prosperity, working to create a leading centre of commerce and developing roads, the harbour, and connections to the interior to facilitate trade. The town was renamed Cobourg in 1818 in recognition of the marriage of Princess Charlotte Augusta of Wales to Prince Leopold of Saxe-Coburg-Saalfeld, and on July 1st, 1837 was officially incorporated.

By the 1830s Cobourg had become a regional centre due to its harbour on Lake Ontario, followed by the town's zenith as a political, religious, economic, and social centre in the period from the 1840s to the 1860s, when Cobourg had become one of the largest towns in the province and its future seemed bright, possibly even as the Upper Canada capital. A mania of growth led to the community overextending itself in investments and infrastructure, including the ill-fated Cobourg and Peterborough Railway and building the new town hall. (The hall, called Victoria Hall and officially opened in 1860 by the Prince of Wales, was declared a national historic site in 1959.) An economic depression in the 1860s and early 1870s then led to a drop in population and prospects.

However, the development of the harbour, the short-lived railway and the resulting trade in iron ore with the U.S. that it promoted led to many Americans discovering the delights of summering in Cobourg. From 1874, Cobourg rose to become a very popular and fashionable summer resort and was for many years the most popular resort for American military men and veterans, who stayed in the six summer hotels and hundreds of cottages and houses rented or built, including some very large mansions. In addition, from 1907 to 1952, a ferry service connected Cobourg and Rochester, New York, allowing Americans to reach Cobourg more readily. Men of Canada (1896) describes Cobourg's appeal to American visitors:

*A factor which speaks volumes in favor of Cobourg is that southern visitors who came here fifteen or twenty years ago, and for the first time enjoyed the pure and invigorating ozone of this locality, have returned every year since...while Lake Ontario, stretching to the southward, affords a tempting opportunity for boating and sailing, its merry, rippling waters, dancing in sun or moonlight, being usually speckled with craft of all kinds.*

Though visitors came annually from all over the United States, this started to decline by the 1920s. During WWI Cobourg was one of the highest-contributing towns to the war effort and then during the post-WWII boom, several large industries located in Cobourg, including the No. 26 Ordnance Depot, Canadian General Electric, and General Foods. From the 1870s to the 1950s the population remained stable at approximately 5000 permanent residents, but by the middle of the 20th century, social change and economic expansion after World War II resulted in the population more than tripling to over 18,000 residents.

After several decades of coal and oil shipments in and out of the harbour, a decline in demand for coal and other changes led to an ambitious plan to rethink and redevelop Cobourg's waterfront into a boating and recreational centre. Throughout the late 1980s and early 1990s, the town invested heavily in purchasing property along the waterfront and beautifying the area. A boardwalk was developed to connect the harbour and large sandy beach while further pathways were created to encompass Victoria Park and the historic downtown. Because of this renewal and revitalization, many community activities now revolve in and around these spaces.

The Town of Cobourg is now the largest municipality in Northumberland County, an upper tier level of municipal government that includes seven municipalities.

## **2.2 History of the Site (Previous Owners)**

The previous owners of the site are identified on the Title Searches (Appendices 'A' and 'B' to this report). A description of each owner and the date of purchase follows.

### **2.2.1 Owners of 129 King St. W.**

#### **Nathan Williams - June 21, 1819**

The subject property of Lot 18 Conc. A and B, was vacant land surrounded by many of Cobourg's first settlers in 1799: Elias Jones had acquired land to the east (Lot 19), Nathaniel Herrimen to the west (Lot 17) and to the north, above the original baseline, Moses Martin. An early map of Cobourg landowners indicates that this particular property was, in 1811, still vacant. It appears that Nathan Williams did not receive the patent from the Crown until June 21, 1819, which consisted of two acres partly cleared. Williams owned other properties within the town limits and in 1808 purchased from N. Herriman 90 acres of Lot 17, Broken Front A, which is just west of the subject property..

#### **Francis Trudeau - Sept. 23, 1820**

Williams transferred the property to Francis Trudeau, a Montreal merchant, on Sept. 23, 1820. In addition to this parcel, Trudeau acquired all of the holdings of John Monjeau, a storekeeper on King St. The other lands Trudeau acquired were located in the downtown area and other lands in Cobourg. He also owned all the land south of King St. from the small creek to Ontario St. (Lot 17, Conc. A and B) and 50 acres north of Elgin St. and west of Division St. It is likely that Trudeau had substantial funds to invest in land and he may have acquired Monjeau's assets at a very good price, as it appears Monjeau had become bankrupt about this time.

#### **Francis Antoine La Rocque - May 28, 1824**

La Roque (1772 – 1856), another Montreal merchant, acquired the subject property from Trudeau on Sept. 23, 1824 and about the same time purchased other lands in Cobourg. He quickly set about subdividing his downtown lands and is acknowledged as creating Cobourg's first plan of subdivision. Prior to this, lots came in varied shapes and sizes and this plan allowed for a more clearly defined layout for town lots.

An arrangement was made for James Gray Bethune to become his local agent. All the land south of King St. between Hibernia and Ontario streets was later purchased by Ebenezer Perry through James G.

Bethune. La Roque accomplished a great deal from the time he purchased the subject property and other lands in May 1824, until the time of their sales, in Oct. 1824.

### **James Gray Bethune - Oct. 10, 1824**

On Oct. 10, 1824 James Gray Bethune (1793 -1841), a Kingston merchant, received the title to Lot 18, Conc. A and B. Bethune was a driving force in the development of Cobourg and areas of Hamilton Township. He was married in 1830, into a wealthy family, to Martha Covert (1799 - 1843), daughter of Colonel John Covert and sister of Henry Covert. (see the write-up on Angus Bethune, below). In 1817 one of Bethunes' early acquisitions was part of Lot 20 that included the first water-powered dam and mill site located in Cobourg, constructed about 1803.

Elias Jones Jr. had established this site on the creek and by the time Bethune acquired it together with Robert Henry, a Montreal merchant and his business partner, it was an area of significant industry. Bethune was a prominent person in Cobourg and Hamilton Township before his financial demise. During this period he was heavily involved in the development of Cobourg.

He held many prominent positions including the first Postmaster of Hamilton Township, Lieutenant-Colonel of the 2nd Regiment of Northumberland; a founding member of the Cobourg Harbour Co. by which means he sold shares in the company to local residents in order to build a "safe and commodious harbour" and eventually a wharf. He also collected tolls on goods arriving in the harbour; was a member of the Cobourg Railroad Co.; and together with others, he was involved in the construction of a bridge across the Trent River. Originally an agent for the Bank of Upper Canada he became, in 1832, the cashier for the Cobourg Branch.

By 1833 Bethune was facing financial problems primarily due to his unconventional lending practices at the bank and his stock companies, including the Cobourg Harbour Co., which was close to collapse and was unable to pay off the stockholders. He was forced to resign from the bank just one year after starting the position. In 1833 most of his real estate was disposed of by public sale to cover his debts and obligations.

Robert Henry was married to Christine Bethune, sister of James Bethune, and covered some of Bethune's debts during this period. Bethune became bankrupt in 1834. In 1836 he spent time in debtor's prison, as he could not cover his debts. Upon his release he and his wife Martha moved to Rochester N.Y. By this time his reputation had been ruined and he was penniless. A lawsuit began against Bethune with the main plaintiff being the Bank of Upper Canada and included several other plaintiffs, demanding payment. The case was eventually settled by arbitration in Aug. 1842 and most of the plaintiffs acquired Bethune's remaining properties in lieu of cash payments. John Covert, James' father in law, was one of the plaintiffs.

### **Ebenezer Perry - Nov. 17, 1824**

Ebenezer Perry (1787 - 1876) was married to Alphaia Randolph (1790 -1814). On Nov. 17, 1824 Ebenezer Perry acquired the land south of King St., (in Lot 18, Conc. A and B between Hibernia and Ontario streets) from J.G. Bethune. In 1826 Perry purchased Lot 16, Conc. A and B from Eluid Nickerson. Perry was also a significant figure in Cobourg and involved in many of the same ventures as Bethune.

In 1831 Perry advertised in the Cobourg Star for the purchase of timber for the harbour construction, and the sale of clover seed and cider. During the same year, as a member of the board for the Northumberland Agricultural Society, he held a ploughing match and cattle show on his lands. He was also on the committee of the Cobourg and Amherst Villages Fire Company created in 1832.

As a member of a joint stock company formed in the fall of 1832, Perry was on the building committee (as was Bethune) to construct and operate a steamship that would run from Niagara to Prescott. The purpose of "The Cobourg" was to primarily serve Cobourg merchants with the transportation of goods between Cobourg, Genesee, Kingston and Prescott; many Cobourg residents invested in this venture. Unfortunately, most of the stock was held by Toronto residents, and in a vote it was determined that they would take possession of the boat and decide its routes.

Perry was also involved in the Cobourg Railroad Co. that ran into financial problems and was dissolved in 1836 with debt.

In the chain of title for this property it is not clear what has occurred with E. Perry and the transfer of his property, but it appears that after the trial of Bethune, which was settled in 1842, the property was transferred to the J. Bethune Estate. (James had died in Rochester in 1841). Angus Bethune, brother of James, then obtained title to the property. In 1848 Perry was listed as operating a dry goods store in Cobourg entitled "E. Perry and Co."

#### **Angus Bethune - Dec. 21, 1844**

Angus Bethune (1783 - 1858) was the brother of James Gray Bethune. Angus had a distinguished career with the North West Company, joining the company in the fur trade at a young age and being first stationed in Manitoba. Later he headed to B.C. and assisted with the establishment of a post for the N.W.C.. He became the head of trade with China, which was interested in acquiring furs from North America. When the N.W.C. merged with the Hudson's Bay Company in 1821, he was promoted to the role of Chief factor in several locations. After his retirement he became a director of the Bank of Upper Canada.

Angus handled the affairs of his brother James after his death in 1841. It was a complicated process and the lawsuit against James had taken several years to come to an end; by this time James had passed away. James lost his remaining real estate assets in the final resolution of the court in 1842. Part of these real estate holdings included Lot 18, Cons. A and B. A Quit Claim was issued on Dec. 21 1844 between Angus Bethune and Henry Covert.

#### **Henry Covert - Dec. 21, 1844**

Henry Covert (1812 – 1893) was the sister of Martha Covert and son of Colonel John Covert, one of the plaintiffs in the case against Bethune. John passed away before the case was settled and his son Henry handled the estate's affairs. It seems that John had invested heavily in the various ventures that his son-in-law James was involved with. It appears that the subject property was transferred to Henry Covert to cover the debts John Covert had incurred due to the financial mishandling by James Bethune, as determined by the results of the lawsuit against James Bethune. Henry and his wife Mary Isabel are buried in St. Peter's Anglican Cemetery in Cobourg.

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**Francis Montague Handley - Dec. 10, 1867**

Francis Montague Handley (1840 - 1908) was born in New York City, U.S. His parents were from England; his mother was Helen Anne Bouchier (1813 -1891) and his father was William. William Handley owned property in Cobourg. After the death of William, Helen married Willis Hall (1801 - 1868), a New York lawyer and politician.

Francis married Adelaide Fransica Lawrence (1847 - 1881) in Bristol, England in Oct. 1867. He was a noted sculptor of marble and completed many of his works while living in Rome. After his wife's death Francis resided in the U.S. with his daughter Hattie, primarily in Milwaukee. It is assumed that following his death in 1908, Francis was buried together with family members in the family plot in the Cimitero Comunale Cemetery in Rome, Italy.

The Sandford Fleming Map of 1848 shows the property of Lot 1, Block H as belonging to William Handley, on the west side of Hibernia St. from King St. south to Albert St. There are no structures located on this parcel on this map, although the Congregational Chapel is identified to the west on Lot 2. Lot 1 had a wider frontage than the remaining lots 2,3,4,5 and it appears that it was divided in half in a north to south direction and became known as the east half and west half of Lot #1.

The Hannaford and Lloyd Map of Cobourg from 1858 indicates structures on the property located near King St. and further lot division and realignment in an east-west direction. On Dec. 10, 1867 Montague Handley is listed on the chain of title as transferring the property to William Forrest. It appears that M. Handley held a mortgage or loan on the property for a time prior to the actual sale to William Forrest (Dec. 1866, according to Cobourg abstract books). This instrument is unreadable.

Montague Handley is listed on the chain of title as transferring the property to William Forrest on Dec. 10, 1867.

No archival records have been located for Montague Handley.

**William Forrest and Jane Thomson Forrest - Dec. 10, 1867**

William Forrest (1828 - 1887) was married to Jane Thomson (1833- 1911) and had four children; the eldest was George Thomson Forrest. Lovell's directory of 1871 lists William as being a saddler on King St. Later directories and census returns list him as a harnessmaker or harness manufacturer on King St. In the 1881 Census William, age 60, is identified as a saddler and Jane, age 50, is listed alongside her husband as a grocer, both on King St. This census also includes their son George as a saddler, age 23. By 1886 Jane had evolved her grocery business into a confectionery business and George had taken over his father's harness shop. Both shops were located on the north side of King St. and one can assume that the family resided in a home on the south side of King St. at this address.

William and Jane were of Scottish ancestry and belonged to the Presbyterians.church. They are buried in the Cobourg Union Cemetery.

**Helen Hull and M. Handley - May 1, 1872**

This instrument is unreadable and as such it is difficult to gain any relevant information. No archival records have been located for Helen Hull.

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**George Thomson Forrest - Oct. 16, 1900**

George Thomson Forrest (1857 - 1938) was married to Hannah Elizabeth Forrest and was the eldest son of William and Jane Forrest. He followed in his father's footsteps as a harness maker and they worked together until William passed away.

George inherited the property through his mother Jane on Oct. 16, 1909 for \$1.00, Love and Affection. The property remained in the Forrest family for over fifty years.

George is buried in the Cobourg Union Cemetery. On Mar. 9, 1920 the property was transferred to Charles Homer Swaddling for \$1800. He is identified on the parcel register as a soldier.

**Charles Homer Swaddling - March 9, 1920**

Charles Homer Swaddling was born in London England in 1888. He appears to have worked alongside his father George in his garage business, located near the Armouries (the present site of the Police Station). Later the garage business was relocated to King St. to a "building next to the Congregational Church" and may have at first leased the property from G.T. Forrest. George Forrest was also the Superintendent of the church Sunday School.

Charles Swaddling was a member of the Cobourg Heavy Battery Unit for three years before he applied for military service with the Canadian Overseas Expeditionary Force during WW I. His attestation papers dated Sept. 22, 1914 indicate he was 25 years of age, unmarried, with his occupation listed as a chauffeur and being fit for service.

Charles met his future wife, Ethel Dush, in Kent England, and were married just one month later. They returned to Cobourg to live. Their only child died shortly after birth. Charles eventually became an electrician.

**William Joseph McDonnell - May 6, 1927**

William Joseph McDonnell (1888-1956) was married to Mabel Clark (1888-1970). William's occupation was a millhand as a young man. He is identified as a garage proprietor and as having a car dealership as early as 1927 at this location. William appears to be the owner responsible for making major changes to the building to allow for the sale of cars. The front of the building was improved and contained his new show room while the rear was primarily devoted to the garage aspect of his business. The arches into the service bays on the west facade of the structure are still evident.

On May 6, 1927, W. McDonnell purchased the subject property from C. Swaddling for the sum of \$2,000.00. He is identified in the transaction as an Automobile Dealer.

**Agnes Bookless Robertson and Jane Thomson Robertson - April 1, 1931**

Agnes Robertson and Jane Robertson were sisters, they never married. Their mother Margaret (Thomson) Robertson (1823 -1890) was married to William Robertson (1817- 1868) and was the sister of Jane (Thomson) Forrest. In the 1871 Cobourg Census the family is listed: Margaret is identified as a widow and grocer at this time living with her five children, including Jane, a seamstress aged twenty and Agnes aged fourteen. They were of Scottish descent and of the Presbyterian faith. Margaret left the property to three of her daughters, Agnes, Jane and Georgina when she passed away in 1890.



Georgina appears to have sold her share in the property to her sisters about this time. In the 1891 Cobourg Census both Agnes and Jane (a seamstress) are listed as living in Cobourg. All are buried in the Robertson plot of the Cobourg Union Cemetery.

On April 1, 1931 Jane and Agnes, who were living in Toronto at the time, sold this parcel of part Lot 18 to William Joseph McDonnell for \$4,500.00.

#### **Trustees of the King Street United Church, Cobourg - April 1, 1934**

The King St. United Church was the former Congregational Church located to the west of the subject property. After church union in 1925 it continued to serve the local community. As early as 1899, the parish church had a Ladies Aid Society, later referred to as the Ladies Missionary Society of the Cobourg Congregational Church.

Their primary purpose was to raise funds through activities to help those in need within the community and abroad. This group became known as the Ladies Orange Benevolent Association. It was an auxiliary of the Orange Order, a group dedicated to goodwill and charity, which began originally as a group loyal to the crown and the preservation of the Protestant religion. After WW I there was a slow decline in Orange membership across the country. The Maple Leaf Cobourg Branch # 351 continued to be active in raising funds within the community until 1962. Many Cobourg residents remember the weekly dances they held to raise funds for their charity activities.

In 1934 the title transferred to The Trustees of the Ladies Orange Benevolent Association (L.O.B.A.) for \$ 2500, \$1250 of which was paid in cash.

#### **W. Lyle Willson - Nov. 23, 1945**

On Nov. 23, 1945 William J. McDonnell transferred the title to W. Lyle Willson. Lyle acquired the dealership and garage from McDonnell and continued to operate a dealership from this site for 23 years. The name was changed to Lyle Motor Sales following the transaction.

Willson operated the business until Dec. 2, 1968 when it was sold to James and Isabel Pankhurst for \$12,500.

#### **Cobourg District Collegiate Institute Board - Aug. 28, 1962**

On Aug. 28, 1962, the Trustees of the L.O.B.A. transferred title to the Cobourg District Collegiate Institute Board for \$25,000.00. The board was purchasing property to expand the footprint of the school as student numbers increased.

#### **James and Isabel Pankhurst - Dec. 2, 1968**

In 1968 James and Isabel Pankhurst purchased the subject property in order to start a furniture business on the site. They converted the building into a store, bricking in the service bays on the west elevation and improving the building. In the 1973 Directory the business was identified as "Bradley Furniture Company". The Pankhurst's lived on Havelock St.; James was the President and Isabel the Secretary. The company was advertised in the 1992 Directory as being "Cobourg's Big Discount Furniture Store". They operated the store for about 25 years.

On June 1, 1993 Isabel Pankhurst sold the property to Kenneth V. Lee Services Inc., owner of “Sleep Made Simple” - a mattress, bedroom furniture and accessories store.

**Kenneth Lee Services Inc. to 255534 Ontario Inc. – May 31, 2017**

On May 31, 2017 title of the property was transferred to 255534 Ontario Inc., owners of the William Academy, for \$274,000. The William Academy is located in the former Cobourg Collegiate Institute (west), an historic building which retains many of its original heritage attributes. The private school attracts students from around the world with their strong academic programs and sports, music and volunteer activities. The academy offers co-educational classes for grades 7 -12 and offers boarding options for students.

**2.2.2 Owners of 209 Hibernia St.**

**Nathan Williams - June 21, 1819**

The subject property of Lot 18 Conc. A and B, was in 1799, vacant land surrounded by many of Cobourg's first settlers. Elias Jones had acquired land to the east (Lot 19), Nathaniel Herrimen to the west (Lot 17) and to the north, above the original baseline, Moses Martin. An early map of Cobourg landowners indicates that this particular property was, in 1811, still vacant. It appears that Nathan Williams did not receive the patent from the Crown until June 21, 1819, which consisted of two acres partly cleared. Williams owned other properties within the town limits and in 1808 purchased from N. Herriman 90 acres of Lot 17, broken front A, which is just west of the subject property.

**Francis Trudeau - Sept. 23, 1820**

Williams transferred the property to Francis Trudeau, a Montreal merchant born in 1778, on Sept. 23, 1820. In addition to this parcel, Trudeau acquired all of the holdings of John Monjeau, a storekeeper on King St. The other lands Trudeau acquired were located in the downtown area and other lands in Cobourg. He also owned all the land south of King St. from the small creek to Ontario St. (Lot 17, Conc. A and B) and 50 acres north of Elgin St. and west of Division St. It is likely that Trudeau had substantial funds to invest in land and he may have acquired Monjeau's assets at a very good price, as it appears Monjeau had become bankrupt about this time.

**Francis Antoine La Rocque - May 28, 1824**

Francois Antoine La Rocque (1772 - 1856), another Montreal merchant, was married in 1797 to Marguerite Vincent in Chambly, Quebec. La Rocque acquired the subject property from Trudeau on Sept. 23, 1824 and about the same time purchased other lands in Cobourg. He quickly set about subdividing his downtown lands and is acknowledged as creating Cobourg's first plan of subdivision. Prior to this, lots came in varied shapes and sizes and this plan allowed for a more clearly defined layout for town lots. An arrangement was made for James Gray Bethune to become his local agent. All the land south of King St. between Hibernia and Ontario streets was later purchased by Ebineezer Perry through James G. Bethune. La Roque accomplished a great deal from the time he purchased the subject property and other lands in May 1824, until the time of their sales, in Oct. 1824.

### **James Gray Bethune - Oct. 10, 1824**

On Oct. 10, 1824 James Gray Bethune (1793 -1841), a Kingston merchant, received the title to Lot 18, Conc. A and B. Bethune was a driving force in the development of Cobourg and areas of Hamilton Township. He was married in 1830, into a wealthy family, to Martha Covert (1799 - 1843) and daughter of Colonel John Covert and sister of Henry Covert.

In 1817 one of Bethune's early acquisitions was part of Lot 20 that included the first water-powered dam and mill site located in Cobourg, constructed about 1803. Elias Jones Jr. had established this site on the creek and by the time Bethune acquired it together with Robert Henry, a Montreal merchant and his business partner, it was an area of significant industry.

Bethune was a prominent person in Cobourg and Hamilton Township before his financial demise. During this period he was heavily involved in the development of Cobourg. He held many prominent positions including the first Postmaster of Hamilton Township, Lieutenant- Colonel of the 2nd Regiment of Northumberland; a founding member of the Cobourg Harbour Co. (in which capacity he sold shares in the company to local residents in order to build a "safe and commodious harbour" and eventual wharf, and collected tolls on goods arriving in the harbour); a member of the Cobourg Railroad Co.; and, together with others, he was involved in the construction of a bridge across the Trent River.

Originally an agent for the Bank of Upper Canada he became, in 1832, the cashier for the Cobourg Branch.

By 1833 Bethune was facing financial problems primarily due to his unconventional lending practices at the bank and his stock companies including the Cobourg Harbour Co., which was close to collapse and unable to pay off stockholders. He was forced to resign from the bank just one year after starting the position. In 1833 most of his real estate was disposed of by public sale to cover his debts and obligations.

Robert Henry was married to Christine Bethune, sister of James Bethune; he covered some of Bethune's debts during this period. Bethune became bankrupt in 1834. In 1836 Bethune spent time in debtor's prison, as he could not cover his debts. Upon his release he and his wife Martha moved to Rochester N.Y.

By this time his reputation had been ruined and he was penniless. A lawsuit began against Bethune with the main plaintiff being the Bank of Upper Canada, and included several other plaintiffs demanding payment. The case was eventually settled by arbitration in August 1842 and most of the plaintiffs acquired Bethune's remaining properties in lieu of cash payments. John Covert, James' father in law, was one of the plaintiffs.

### **Ebenezer Perry - Nov. 17, 1824**

Ebenezer Perry (1787 - 1876) was married to Alpha Randolph (1790 -1814). On Nov. 17, 1824 Ebenezer Perry acquired the land south of King St., Lot 18, Conc. A and B between Hibernia and Ontario streets from J.G. Bethune. In 1816 Perry purchased from Eluid Nickerson Lot 16, Conc. A and B.

Perry was also a significant figure in Cobourg and involved in many of the same ventures as Bethune. In 1831 Perry advertised in the Cobourg Star for the purchase of timber, for the harbour construction, and the sale of clover seed and cider. In May 1831, as a member of the board for the Northumberland Agricultural Society, he held a ploughing match and cattle show on his lands. He was also on the committee of the Cobourg and Amherst Villages Fire Company created in 1832.

As a member of a joint stock company formed in the fall of 1832, Perry was on the building committee (as was Bethune) to construct and operate a steamship that would run from Niagara to Prescott. The purpose of "The Cobourg" was to primarily serve Cobourg merchants with the transportation of goods between Cobourg, Genesee, Kingston and Prescott, and many Cobourg residents invested in this venture.

Unfortunately, most of the stock was held by Toronto residents and in a vote it was determined that they would take possession of the boat and decide its routes. Perry was also involved in the Cobourg Railroad Co. that ran into financial problems and was dissolved in 1836 with debt.

In the chain of title for this property it is not clear what occurred with E. Perry and the transfer of his property, but it appears that after the trial of Bethune, which was settled in 1842, the property was transferred to the J. Bethune Estate. James had died in Rochester in 1841. Angus Bethune, brother of James, gained title of the property. In 1848 Perry was listed as operating a dry goods store in Cobourg "E. Perry and Co."

#### **Angus Bethune - Dec. 21, 1844**

Angus Bethune (1783 - 1858) was the brother of James Gray Bethune. Angus had many achievements. He joined the North West Company in the fur trade at a young age and at first was stationed in Manitoba. Later he headed to B.C. and assisted with the establishment of a post for the N.W.C.. He became the company's head of trade with China, which was interested in acquiring furs. When the N.W.C. merged with the Hudson's Bay Company in 1821, he was promoted to the role of Chief factor in several locations.

When he retired he became a director of the Bank of Upper Canada.

Angus handled the affairs of his brother James after his death in 1841. It was a complicated process and the lawsuit against James had taken several years to come to an end and by this time James had passed away. James lost his remaining real estate assets in the final resolution by the court in 1842. Part of these real estate holdings included Lot 18, Cons. A and B. A Quit Claim was issued on Dec. 21 1844 between Angus Bethune and Henry Covert.

#### **Henry Covert - Dec. 21, 1844**

Henry Covert (1812 - 1893) was the sister of Martha Covert and son of Colonel John Covert, one of the plaintiffs in the case against James Bethune. The Covert family immigrated about 1823 from Wales. John Covert passed away before the case was settled and his son Henry handled the estate's affairs. It seems that John had invested heavily in the various ventures that his son-in-law James Bethune was involved with. Instrument #7480 is unreadable in places. It appears that the subject property was transferred to Henry Covert to cover the debts John Covert had incurred due to the financial mishandling by James Bethune, as determined by the results of the lawsuit against James Bethune.

Henry and his wife Mary Isabel are buried at St. Peter's Anglican Cemetery in Cobourg.

**Francois (Francis) Montague Handley - Dec. 10, 1867**

Francis Montague Handley (1840 - 1908) was born in New York City, U.S. His parents were from England; mother was Helen Anne Bouchier (1813 -1891) and his father was William. Helen's first marriage was to William Handley and the only son and heir born into this union was Francois Montague Handley. William Handley owned property in Cobourg. After the death of William, Helen married Willis Hall (1801 - 1868), a New York lawyer and politician.

Francis married Adelaide Fransica Lawrence (1847 - 1881) in Bristol, England in Oct. 1867. He was a noted sculptor of marble and completed many of his works while living in Rome. After his wife's death Francis resided in the U.S. with his daughter Hattie, primarily in Milwaukee. It is assumed that following his death in 1908, Francis was buried together with family members in the family plot in the Cimitero Comunale Cemetery in Rome, Italy.

The Sandford Fleming Map of 1848 shows the property of Lot 1, Block H on the west side of Hibernia St. from King St. south to Albert St. as belonging to W. Handley.

There are no structures located on this parcel on this map, although the Congregational Chapel is identified to the west on Lot 2. Lot 1 had a wider frontage than the remaining lots 2,3,4,5; it appears that it was divided in half in a north to south direction and became known as the east and west halves of Lot 1.

The Hannaford and Lloyd Map of Cobourg from 1858 indicates structures on the property located near King St. and further lot division and realignment in an east west direction. On Feb. 18, 1868 Montague Handley is listed on the chain of title as transferring part of this property to Thomas Welsh. This instrument is unreadable.

**Thomas Welsh - Feb. 18, 1868**

Thomas Welsh (1832-1888) was married to Catherine O'Leary (1832 - 1885) on July 23, 1857 in Cobourg and together they had nine children. Both Thomas and Catherine were born in Ireland and were Roman Catholic; they had 8 children. They were buried in St. Peter's Roman Catholic Cemetery.

In the 1861, 1871 and 1881 Canadian Census Thomas is identified as a blacksmith.

This site has a long history of use as a blacksmith shop, originally operated by Thomas Welsh in 1868, John Pengally in 1889, and John Guy and his son Stewart in 1933. Goad's Insurance Plan of 1946 illustrates a brick veneered structure identified as a Blacksmith Shop on the site including a timber frame garage at the rear of the lot.

Thomas Welsh sold part of his property to Margaret Robertson on April 13, 1876 for \$800.00 and a second parcel was sold on March 20, 1888 for \$350.00. On Mar. 20, 1889 the executors of the estate of Thomas Welsh sold a third parcel to John Pengelly, a blacksmith, for \$200.00.

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**Margaret Robertson - April 13, 1876 and Mar. 20, 1888**

Margaret Thomson Robertson (1823 - 1890) was of Scottish descent and of the Presbyterian faith. She married William Robertson (1817 - 1868) and was the sister of Jane Thomson Forrest. In the 1871 Canadian Census Margaret is identified as a widow and grocer at this time living with her five children, including Jane, a seamstress aged twenty and Agnes aged fourteen. Margaret left the property to three of her daughters, Agnes, Jane and Georgina when she passed away in 1890.

Georgina appears to have sold her share in the property to her sisters about this time. In the 1891 Cobourg Census both Agnes and Jane (a seamstress) are listed as living in Cobourg. All are buried in the Robertson family plot of the Cobourg Union Cemetery.

**John Pengelly - Mar. 20, 1889**

John Pengelly (1829 -1898) was born in England and of the Anglican faith; he was a blacksmith, as was his father. His first marriage produced at least three children, William H., John Thomas and a daughter (unknown name). On June 15, 1877 John was married a second time to Sarah Ann Eyre (1845 - 1922) in Cobourg. John was 43 and Sarah was 33. This was also Sarah's second marriage, her maiden name was Coulter, she had one child with her first husband, a daughter Mary who was born in 1865. The Canadian Census of 1881 lists John, age 47, a blacksmith as living with his wife Ann (Sarah) age 35; a son from John's first marriage William H. age 22 a blacksmith; Norman age 1, son of Ann and John; and Mary Eyre, daughter of Ann, age 16 a tailoress. John died at the age of 69 and was buried at St. Peter's Anglican Cemetery in Cobourg. The remaining family members are buried here also. It is interesting to note that many of the Pengellys are identified on their headstones as Pengilly.

John Pengelly purchased the blacksmith shop property from the Thomas Welsh estate for \$200.00 on Mar. 20, 1889. It is not certain who the property was passed on to after his death in 1898.

**Agnes Bookless Robertson and Jane Thomson Robertson - April 1, 1931**

Agnes Robertson and Jane Robertson were sisters that never married. Their mother Margaret (Thomson) Robertson (1823 -1890) was married to William Robertson (1817- 1868) and the sister of Jane (Thomson) Forrest. In the 1871 Cobourg Census the family is listed. Margaret is identified as a widow and grocer at this time, living with her five children, including Jane, a seamstress aged twenty and Agnes aged fourteen. They are of Scottish descent and of the Presbyterian faith. Margaret left the property to three of her daughters, Agnes, Jane and Georgina when she passed away in 1890. Georgina appears to have sold her share in the property to her sisters about this time. In the 1891 Cobourg Census both Agnes and Jane (a seamstress) are listed as living in Cobourg. In Morrey's Directory of 1903 "Miss A. Robertson, grocery" is listed. All are buried in the Robertson plot of the Cobourg Union Cemetery.

On April 1, 1931 Agnes Bookless Robertson and Jane Thompson Robertson transferred title to William Joseph McDonnell for \$4,500.00.

**William Joseph McDonnell - Nov. 16, 1933**

William Joseph McDonnell (1888-1956) was married to Mabel Clark (1888-1970). William's occupation was a millhand as a young man.



He is identified as a garage proprietor and as having a car dealership as early as 1927 at 126 King St. William appears to be the owner responsible for making major changes to the building at 126 King St. to allow for the sale of cars. The front of the building was improved and contained his new show room while the rear was primarily devoted to the garage aspect of his business. The arches into the service bays on the west facade of the structure are still evident. Goad's Fire Insurance Plan of 1946 indicates the way in which the building was divided. McDonnell acquired the property at 209 Hibernia St. in 1931 as he expanded his business. William and Mabel McDonnell are buried at St. Michael's Roman Catholic Cemetery in Cobourg.

William McDonnell sold this property to John Guy for \$250.00 on Nov. 16, 1933.

### **John Joseph Guy**

John Guy (1879 - 1953) was born in Canada of Irish descent. He was married to Elizabeth Deviney (1881 - 1965) in 1915 at St. Michael's Church, Cobourg. They had one child, Stewart Guy who inherited the property after his father's death. John is listed as a blacksmith in the indenture of 1933. In the Canadian Census of 1891 John who is 15 years old is listed as a cloth steamer living with his father, Richard, a blacksmith. It appears that John learned the trade of blacksmithing from his father and in 1901 he is listed as a factory hand and in 1911 he is listed as a blacksmith. In the census of 1921 a John. J. Guy is listed as a patient in the Whitby Insane Asylum.

In the Voter's List of 1945 John is listed as a blacksmith living at 134 Tremaine St., Cobourg with his wife Elizabeth and son Stewart. John and Elizabeth are buried at St. Michael's Roman Catholic Cemetery in Cobourg.

John purchased the subject property from William J. McDonnell in Nov. 1933 for \$250.00. The Goad's Fire Insurance Plan of 1946 indicates the blacksmith shop at the front of the property with a timber frame garage at the rear.

Following John's death on May 9, 1953, the property came into the possession of his wife Elizabeth Guy. On July 25, 1958 Elizabeth transferred title to Stewart Guy, as stated in John's will, for \$1.00.

### **Stewart Guy - July 25, 1958**

Stewart Guy (1918 - 2003) was born in Cobourg and was the only child of John and Elizabeth Guy. He was married to Margaret Holland (1921 - 1996) on April 27, 1946.

They did not have any children. It appears that Stewart worked with his father in the blacksmith trade from a young age and then branched out into the occupation of tinsmith. According to the Voter's List of 1945 Stewart was employed as a Radium Technician living with his parents at 134 Tremaine St., Cobourg. In later years, according to various Canadian Voters Lists after 1957, Stewart is listed as a clerk. Stewart passed away in Port Hope and is buried at the Cobourg Union Cemetery alongside his wife, Margaret.

"The lands being conveyed were devised to the Grantee (Stewart Guy) under the will of the late John Joseph Guy" on Aug. 26, 1953 (instrument number 18377). The title was granted to Stewart for \$1.00 and he is identified as a tinsmith in this document.

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On June 13, 1958 the property was sold to Kragt Poelstra (Tine Kragt) for \$2,000.00.

**Kragt Poelstra - July 25, 1958**

Kragt Poelestra (1913 -1991) was actually Tine Kragt (maiden name) and was married to William Poelstra (1912 -1995). They were born in Holland and immigrated to Canada about 1952. Both are buried in the Cobourg Union Cemetery. An advertisement in the Colborne Chronicle, dated Feb. 27, 1964, described him as "Wm. Poelestra of 209 Hibernia St., Cobourg, Plastering, Stucco Work and Repair".

It appears that in 1964 the family ran into financial problems and a redemption certificate was issued by the Corporation of the Town of Cobourg. Members of the family continue to live in the Cobourg area. On July 10, 1964 a Tax Arrears Certificate was issued for unpaid taxes, penalties and interest amounting to \$752.13 for the property described in Instrument # 26178.

On Aug. 27, 1964 a Redemption Certificate was redeemed by Victoria and Grey Trust Com., Peterborough under the provisions of the Dept. of Municipal Affairs Act for the property described in Instrument # 26178.

**Jan. 8, 1967 – Durwin Realty Ltd.**

On Jan. 8, 1967 Gertrude L. Duff sold the property to Durwin Realty Limited for \$2.00 plus \$16,500.00 in "other monies paid in cash".

**July 7, 1971 – Richard Van Dusen**

Richard Van Dusen acquired the property from Durwin Realty Limited on July 7, 1971. Van Dusen and his wife did not occupy the property at 209 Hibernia St.; they lived on Pebble Beach Drive in Cobourg. Richard operated a construction and plumbing business, Richard Van Dusen Construction.

Richard W. Van Dusen sold the property at 209 Hibernia St. to Darryn Colin Shutt for \$75,000.00 on April 3, 1979.

**April 3, 1979 – Darryn Colin Shutt**

Darryn Colin Shutt (born 1965) purchased 209 Hibernia St. on this date. He and his wife Janet lived in and ran their business on the main level of the building at 209 Hibernia St. The upper level of the building was a separate apartment unit, which they rented out. He currently owns and operates Cornerstone Tile in Cobourg.

**May 16, 2002 – Scott William Glover**

Scott William Glover (born 1969) purchased the property for \$129,500.00 on May 16, 2002. Scott owned Glover and Company, a realty management company.

Scott W. Glover transferred the property to Richard and Karen Stinson, joint tenants, on April 5, 2005 for \$202,000.00.

**April 1, 2005 – Richard Guy Stinson**

Richard Guy Stinson (born 1952) and his wife Karen Stinson (born 1960) purchased 209 Hibernia St. on April 5, 2005 for \$202,000. Richard was employed for many years, in several different progressive positions, with the Corporation of the Town of Cobourg. In 1986 he was the Deputy Clerk and Secretary of the Cobourg Planning Board. Richard served as the Director of Administrative and Community Services from 1988 - 1997 and in 1998 became the Director of Finance and Legislative Services.

**Rool Home and Mortgage Company – June 25, 2010**

Rool Home and Mortgage Company acquired title to the property on June 25, 2010 for \$260,000.00.

**2555334 Ontario Inc. - June 30, 2017**

On June 30, 2017 title of the property transferred to 255334 Ontario Inc., operating as the William Academy, for \$285,000.00.

## **3.0 Building Condition**

### **3.1 Description of Buildings**

#### **3.1.1 129 King Street West**

The existing mixed-use building is L-shaped with the front facing King Street and extending to the south. It is a combination of commercial store (mattress store) with residential sections in second floor portions of the building. One residential section is at the back of the north part of the building. One residential section is at the south part of the building. Both sections have pitched asphalt shingle roofs. The remaining roof is flat built-up roofing. The building is a combination of various additions over the years.

Exterior materials include painted face brick, vertical wood siding and stucco. The mattress store on the ground floor has large windows and a glazed aluminum entrance door facing King Street. The west part of the mattress store is the showroom, while the east part is for storage. The residential portion is above the storage area for the mattress store. It is currently unoccupied and is in poor condition. There are holes in the drywall bulkhead above the stair. One of the bedrooms has large holes in the plaster wall where existing rubble and insulation are now exposed. Another bedroom has paint peeling off walls and uneven ceiling tiles. The bathroom is in poor condition with water damage and stains on walls and bathroom fixtures.

The south wing of the building is a combination of unoccupied commercial space on the ground floor and an unoccupied residential section on the second floor. There was no access to the ground floor, but the second floor includes damaged uneven wood floors, and marked drywall/plaster walls. The bedroom has worn painted wood floor and marked plaster walls. The kitchen and bathroom are in poor condition with abandoned appliances and uncleaned fixtures. Kitchen walls include wallpaper and paint. Windows are wooden single glazed.

Overall, the ground floor commercial spaces are in fair shape, but the second floor residential spaces are in poor condition. The building has no heritage architectural features worth saving.

#### **3.1.2 209 Hibernia Street**

The existing mixed-use building is two storey with commercial space on the ground floor and residential space on the second floor.

Exterior materials include stucco on concrete block on the first floor and vertical metal siding on wood framing backup on the second floor. The east elevation facing Hibernia Street has large windows on the ground floor with single access doors to the ground floor and to stairs to the second floor. The second floor windows are also large for the unoccupied residential portion of the building. The north elevation has a pressure treated wood frame porch with access from the second floor. The south and west elevations are a combination of individual windows on each floor. The existing roof is flat built-up roofing with metal flashing.

The ground floor vacant commercial space was not accessible, but we viewed the second floor residential space. It includes wood floors, plaster walls and textured ceilings. The kitchen has ceramic tile flooring and painted walls and ceiling. Bedrooms include a combination of wood flooring, sheet flooring and area rugs. The existing space is in fair condition. Windows are single glazed and insulation would not be up to current building code standards.

Overall, the building does not have any special architectural characteristics or heritage value.

## **4.0 Evaluation of the Heritage Significance of the Property**

### **4.1 129 King St. W.**

This property has been a fixture in downtown Cobourg for many years. It appears to have been originally occupied by a dwelling owned by William and Jane Forest, who lived there in the 1880s while they operated a harness shop and a confectionery store on the north side of King St. Around 1927 William McDonnell built a car dealership and garage which became known as Lyle Motor Sales about 1945. In 1968 James and Isabel Pankhurst converted the building to a furniture store called “Bradley Furniture Company” which they operated for 25 years. Finally, in 1993 it was bought by Kenneth Lee who runs a mattress store called “Sleep Made Simple” on the premises.

Architecturally, the only remaining heritage attributes are the brick arches along the west side of the building which served as the entrances to the service bays while the building was used as a garage. The façade has been covered by vinyl siding and has no aesthetic appeal from King St.

Similarly, the two-storey dwelling located directly behind the mattress store has no architecturally significant heritage features.

### **4.2 209 Hibernia St.**

Similar to 129 King St. W., this property has a long history. One of the first owners, Ebenezer Perry, was a prominent figure in the business affairs of the town for many years. A later owner, Thomas Welsh, started a blacksmith shop on the property in 1868. William Poelestra operated a plastering and stucco business from the premises in 1964; it was subsequently used for a construction office and later a tiling business, with the second floor being rented out as an apartment.

Architecturally, the building has no particular heritage attributes.



## **5.0 Statement of Significance**

Ontario Regulation 9/06 sets out the criteria for designation of properties under Part IV of the Ontario Heritage Act. (As indicated earlier in the report, both 129 King St. W. and 209 Hibernia St. are already designated under Part V of the Act.)

We have evaluated all of the heritage buildings to be demolished, i.e. nos. 125, 127 and 129 King St. W. and nos. 209, 209A and 209B Hibernia St.) in the context of the Regulation and would conclude as follows:

1. The properties have no particular design or physical value. The only heritage attribute remaining at 129 King St. W. is the presence of the brick arches along the westerly facade, formerly the entrances to the service bays for Lyle Motor Sales. These are not noticeable from King Street. Nos. 125 and 127 King St. W. and nos. 209, 209A and 209B Hibernia St. have no design or physical value.
2. Insofar as historical and associative value are concerned, no. 129 King St. W. has very limited historical value in view of its age (circa 1927) and its previous use as an automobile dealership between 1927 and 1968. No traces of that use are visible from King Street.
3. The properties have very limited contextual value and do not represent a landmark, either individually or collectively.

## **6.0 Description of the Proposed Development**

The proposed development is composed of two buildings. Building A along King Street is three storeys which includes a commercial ground floor and two upper floors for residential dorm rooms for the William Academy. Building B, closer to Hibernia Street, is four floors with a commercial ground floor and residence dorms on the three upper floors. This building would be linked on the second and third floors to the respective floors of the existing William Academy building (formerly Cobourg West Collegiate Institute).

Proposed materials include face brick to match the materials of the existing school. Window openings on the ground floors are large to promote its commercial use. Windows on the upper floors are individual vertical window openings to suit each dorm room. Parking spaces are added at ground level below Building B.

The proposed new brick will match the existing brick of the William Academy, and the rectangular massing and flat roof are similar to existing. However, the exterior design of Building A does not relate to other buildings along King Street and could be improved, by following the design guidelines set out in the Commercial Core Heritage District Plan.

123 King Street West, Cobourg, is designated under Part V of the Ontario Heritage Act. It is an Italianate style building constructed between 1850 and 1900 and includes roof cornices common to the style. We recommend that the exterior of the new proposed building next to this heritage building, relate in scale, massing and materials, to compliment this and other historical buildings along King Street West.

## **7.0 Evaluation of Heritage Impact of Proposed Development**

In our opinion, the proposal to construct a student residence on the site will not have an adverse impact on the existing buildings to be demolished. Although they have an interesting history, none of them are considered to have any heritage significance. As pointed out in section 5.0 of this report, the only heritage attribute exemplified by the building housing the Mattress Factory (129 King St. W.) is the brick arches that reveal the original openings/entrances to the service bays when it was used as a garage. On the other hand, the proposed residence will serve as an important component in the continuance and evolution of the former Cobourg West high school into a private academic institution. When one considers how many public buildings in Ontario with similar heritage attributes have fallen victim to the wrecking ball over the past few decades, credit must be given to the owners for their far-sighted decision to preserve and re-purpose this cultural heritage resource.

Architecturally, the proposed elevations of the two buildings take their cue from the most recent addition (c. 1950s) to the former high school, designed in a modernistic style with brick as the predominant building material. We are not in a position to comment in detail on the architectural attributes of the residence as we have only reviewed the preliminary building elevations at this stage but would recommend that the architect consult with Town staff and the Heritage Committee with a view to improving the exterior design of Building 'A', in order to be more compatible with the architectural character of King Street.

Insofar as the impact of the proposed development on the character of the heritage district is concerned, we do not feel that it will undermine or detract from that character. Heritage districts are intended to evolve and make room for contemporary architecture where it is compatible with the prevailing massing, height, bulk and character of surrounding buildings. In this respect, the building closest to King St. respects the prevailing three-storey height of its neighbours, while the four-storey building set back from the main street represents a "step-back" situation which will not overwhelm the building form of King St.

More specifically, it is our view that the proposed new buildings and related demolitions will not:

- remove any significant heritage attributes;
- create any shadows that change the viability of a heritage attribute;
- obstruct any significant views or vistas;
- change the land use of the subject properties in a way that would detract from the properties' cultural heritage value. The existing commercial and institutional uses in fact will be maintained.

## **8.0 Potential Alternatives and Mitigation Strategies**

The only alternative to demolishing the existing structures on the site would be to build a much smaller residence, which would not likely be feasible economically and would leave virtually no space available for parking. The proposed development will have to conform to the District guidelines in terms of architectural character. It is considered a case of compatible infill, it does not exceed the general heights or densities of properties in the district, and it will have to adhere to the design guidelines of the Commercial Core district.

It may, however, be appropriate to commemorate the history of the site with a plaque or equivalent feature noting the past uses of the property and the contribution to the town made by one or more of the previous owners of the site such as Ebenezer Perry and James Bethune.

## **9.0 Recommended Conservation Strategy**

Firstly, it is recommended that a plaque or equivalent feature noting the past uses of the property, including the former Cobourg West high school, and the contribution made to the Town by one or more of the previous owners of the site be installed in front of Building 'A'.

A temporary preservation plan should be prepared, as a condition of site plan approval, in order to ensure that there is no damage done to the adjacent heritage resource at 123 King St. W. during construction.

## 10.0 Conclusions and Recommendations

The proposed student residence will enable the William Academy to increase its enrollment significantly, allowing it to attract students from around the world. It will undoubtedly extend the life of the institution and thereby preserve one of the town's many significant heritage buildings, which has seen remarkably few alterations either to the exterior or the interior over its lifetime.

Accordingly, we would recommend that the municipality issue a heritage permit for (a) the demolition of 129 King St. W. and 209 Hibernia St., and (b) the construction of the proposed student residence for the William Academy.

Respectfully submitted,



*Robert A. Martindale, MCIP, RPP, CAHP*  
**Martindale Planning Services**



*D.L. Bryan, P. Eng., OAA, MRAIC, CAHP*  
**Barry Bryan Associates**



## **APPENDICES**

## APPENDIX A - CHAIN OF TITLE FOR 129 KING STREET WEST

### TITLE SEARCH RECORD (CHAIN OF TITLE)

**Municipal Address:** 129 King Street West, Town of Cobourg, County of Northumberland

**Legal Description:** Pt. Lot 1 Block H Pl. Caddy (Formerly Lot 18 Cons. A & B Township of Hamilton) Town of Cobourg as in NC214141; PIN:51092-0110{LT}

**Date of Search:** January 26, 2021

Instrument No.	Date	Grantor	Grantee
Patent	2 June 1819	Crown	WILLIAMS, Nathan
ON758	23 Sept 1820	WILLIAMS, Nathan	TRUDEAU, Francis
ON1125	28 May 1824	TRUDEAU, Francis	La ROCQUE, Francis A.
ON1163	10 Oct 1824	La ROCQUE, Francis A.	BETHUNE, James G.
ON1172	17 Nov 1824	BETHUNE, James G.	PERRY, Ebenezer
ON7480 (Quit Claim)	21 Dec 1844	BETHUNE, Angus	COVERT, Henry
Unreadable	10 Dec 1867	HANDLEY, Montague	FORREST, William
Unreadable	1 May 1872	HALL, Helen; HANDLEY, M.	FORREST, Jane
CG9289	9 Mar 1920	FORREST, George Thomson	SWADDLING, Charles Homer
Instrument No.	Date	Grantor	Grantee
CG11129	6 May 1927	SWADDLING, Charles Homer	McDONNELL, William Joseph
CG12022(2ndly)	1 Apr 1931	ROBERTSON, Agnes Bookless & Jane Thomson	McDONNELL, William Joseph

CG12572	1 Apr 1934	TRUSTEES OF THE KING STREET UNITED CHURCH COBOURG	TRUSTEES OF THE L.O.B.A.-LADIES ORANGE PRES- BYTERIAN ASSOCIATION
CG13681(board change)	4 Jan 1941	TRUSTEES OF THE L.O.B.A. NO. 351 OF COBOURG	TRUSTEES OF THE L.O.B.A NO. 351 OF COBOURG
CB14796	23 Nov 1945	McDONNELL, William Joseph	WILLSON, W. Lyle
CB34807(2ndly)	28 Aug 1962	TRUSTEES OF THE L.O.B.A. NO. 351 OF COBOURG	COBOURG DISTRICT COLLEGIATE INSTITUTE BOARD
CB45200	6 Dec 1966	WILLSON, W. Lyle	WILLSON, Myrtle
CB47712	27 Nov 1967	WILLSON, Myrtle	WILLSON, W. Lyle
CB50807	2 Dec 1968	WILLSON, William Lyle	PANKHURST, James David & Isabel
<b>Instrument No.</b>	<b>Date</b>	<b>Grantor</b>	<b>Grantee</b>
CB122245 (½ interest grant)	21 Feb 1984	PANKHURST, James David	PANKHURST, Isabel
NC214141	1 June 1993	PANKHURST, Isabel	KENNETH V. LEE SERVICES INC.
ND150141	31 May 2017	KENNETH V. LEE SERVICES INCORPORATED	2555334 ONTARIO INC.

## APPENDIX B - CHAIN OF TITLE FOR 209 HIBERNIA STREET

### TITLE SEARCH RECORD (CHAIN OF TITLE)

**Municipal Address:** 209 Hibernia Street, Town of Cobourg, County of Northumberland

**Legal Description:** Pt. Lot 1 Block H Pl. Caddy (Formerly Lot 18 Cons. A & B Township of Hamilton) Town of Cobourg, being Part 1 Pl. 39R-2430; PIN:51092-0111(LT)

**Date of Search:** March 1, 2021

Instrument No.	Date	Grantor	Grantee
Patent	2 June 1819	Crown	WILLIAMS, Nathan
ON758	23 Sept 1820	WILLIAMS, Nathan	TRUDEAU, Francis
ON1125	28 May 1824	TRUDEAU, Francis	La ROCQUE, Francis A.
ON1163	10 Oct 1824	La ROCQUE, Francis A.	BETHUNE, James G.
ON1172	17 Nov 1824	BETHUNE, James G.	PERRY, Ebenezer
ON7480(Quit Claim)	21 Dec 1844	BETHUNE, Angus	COVERT, Henry
Unreadable	18 Feb 1868	HANDLEY, Montague	WELSH, Thomas
CG648	13 Apr 1876	WELSH, Thomas	ROBERTSON, Margaret
CG3305	20 Mar 1888	WELSH, Thomas	ROBERTSON, Margaret
Instrument No.	Date	Grantor	Grantee
CG3430	20 Mar 1889	WELSH, Thomas-ESTATE	PENGELLY, John
CG12022(3rdly)	1 Apr 1931	ROBERTSON, Agnes Bookless & Jane Thompson	McDONNELL, William Joseph

CG12490	16 Nov 1933	McDONNELL, William J.	GUY, John
CB18377	1 Sept 1953	GUY, Elizabeth	GUY, Stewart
CB26178	25 July 1958	GUY, Stewart	POELSTRA, Krajt
CB38990(Tax Arrears Cert.)	10 July 1964	THE CORPORATION OF THE TOWN OF COBOURG	As to Tax Arrears on these lands
CB39307(Re- demption Cert.	27 Aug 1964	THE CORPORATION OF THE TOWN OF COBOURG	VICTORIA & GREY TRUST COMPANY
CB44359(Fore- closure)-Mtg. No. CB38101	19 Aug 1966	DUFF, Gertrude L. (Plaintiff)	POELSTRA, Krajt Tine; ROYAL BANK OF CANADA(Defen- dants)
CB45430	8 Jan 1967	DUFF, Gertrude L.	DURWIN REALTY LIMITED
<b>Instrument No.</b>	<b>Date</b>	<b>Grantor</b>	<b>Grantee</b>
CB59631	7 July 1971	DURWIN REALTY LIMITED	VAN DUSEN, Richard W.
CB137359	3 Apr 1979	VAN DUSEN, Richard W.	SHUTT, Darryn Colin
NC314814	16 May 2002	SHUTT, Darryn Colin	GLOVER, Scott William
NC357929	1 Apr 2005	GLOVER, Scott William	STINSON, Richard Guy & Karen
ND48222	25 June 2010	STINSON, Karen & Richard Guy	ROOL HOME MORTGAGE CORP.
ND152085	30 June 2017	ROOL HOME MORTGAGE CORP.	2555334 ONTARIO INC.

## **APPENDIX C - LIST OF REFERENCES**

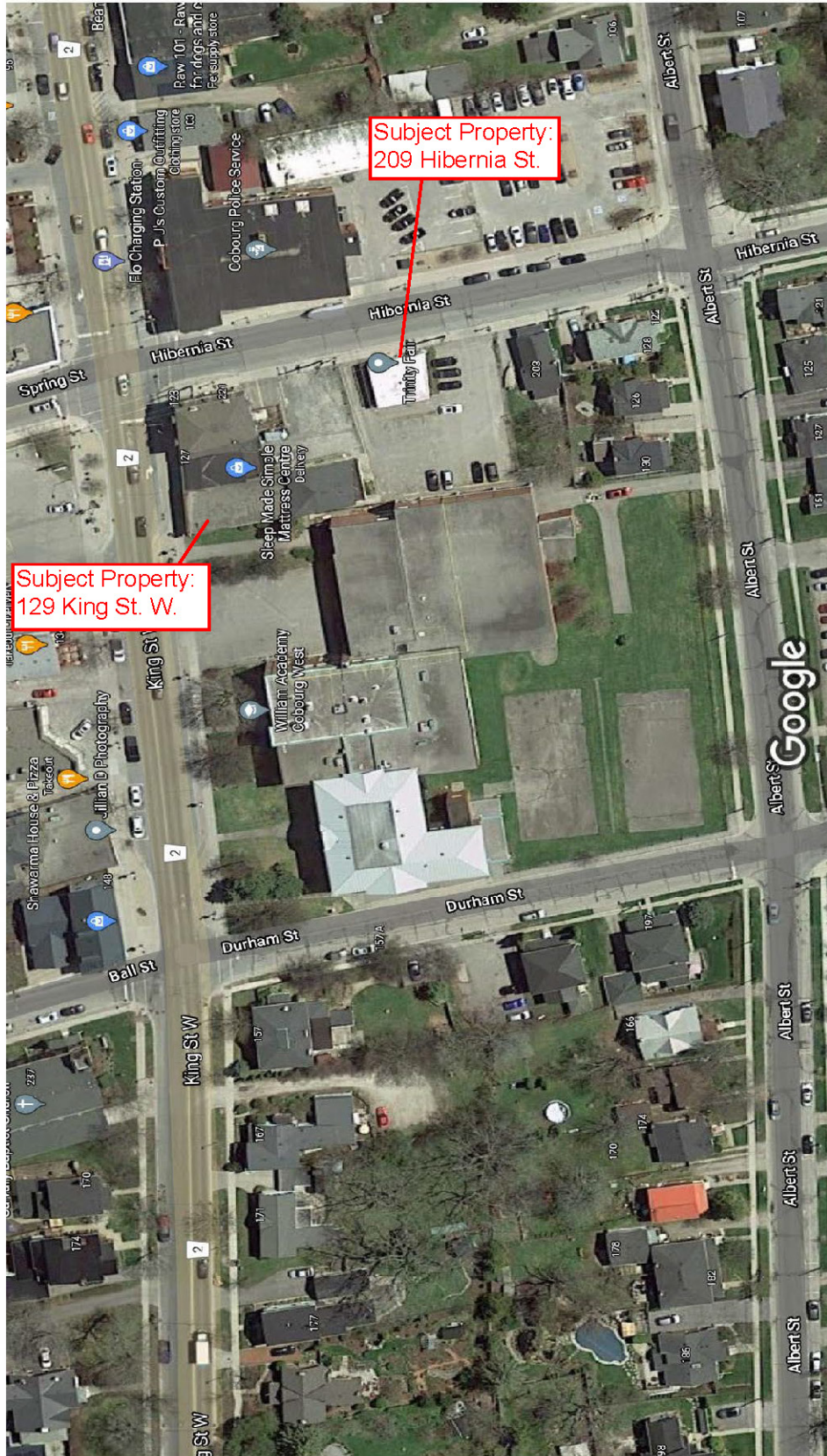
Ontario Heritage Act  
Town of Cobourg Official Plan, 2018  
Town of Cobourg Heritage Master Plan, 2016  
Cobourg's Cultural Master Plan, 2019  
Commercial Core Heritage Conservation District Plan  
Library and Archives Canada  
Archives of Ontario  
Northumberland County Archives and Museum (maps and documents)  
"Early Cobourg", Percy L. Climo  
"Cobourg 1798 - 1948", Edwin C. Guillet, 1948  
Cobourg Public Library  
Ancestry.com  
Family search.com  
Find A Grave.com

## **FIGURES**



## 1 – Location Map

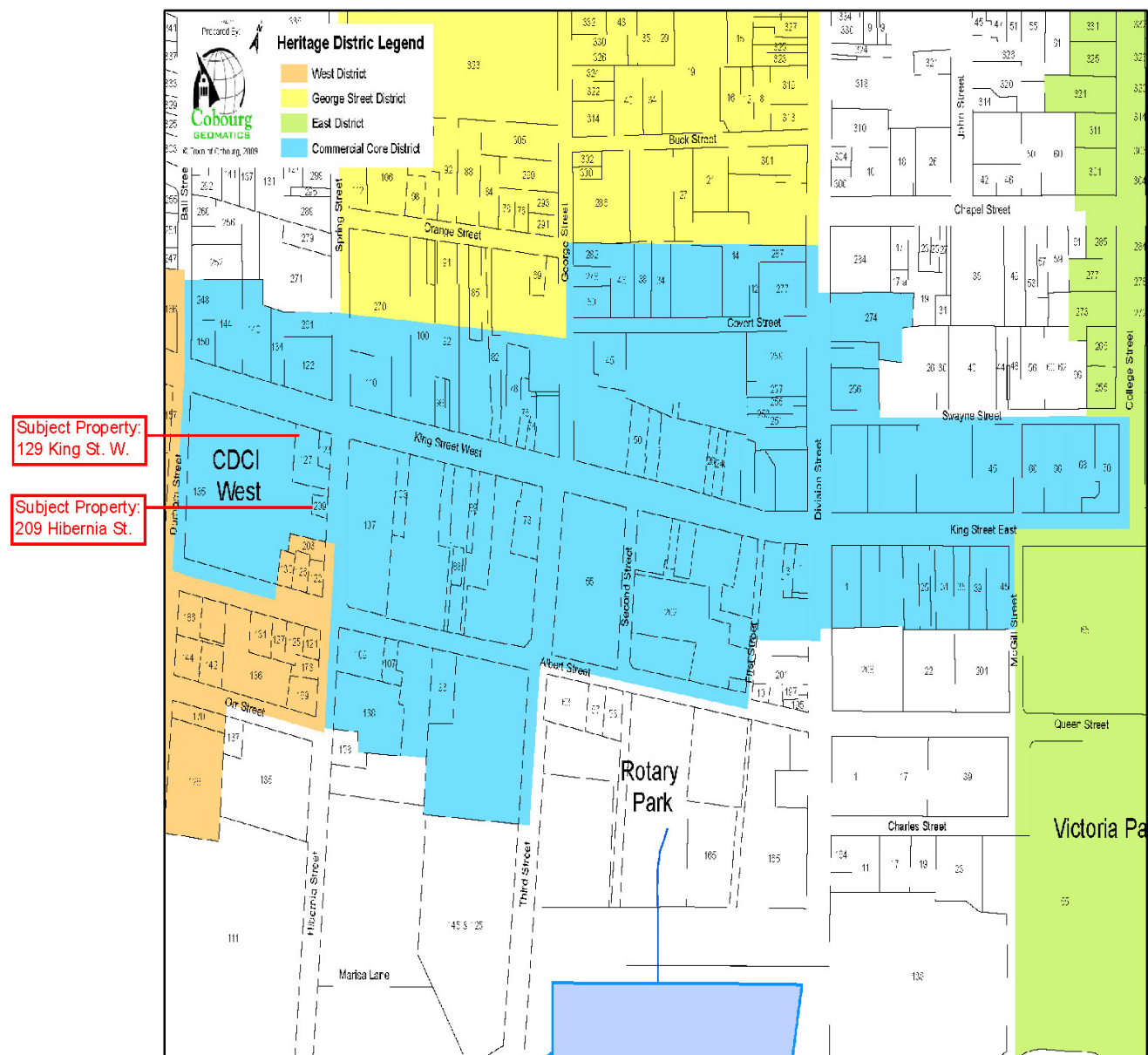
Google Maps



Imagery ©2021 Maxar Technologies, Map data ©2021

20 m

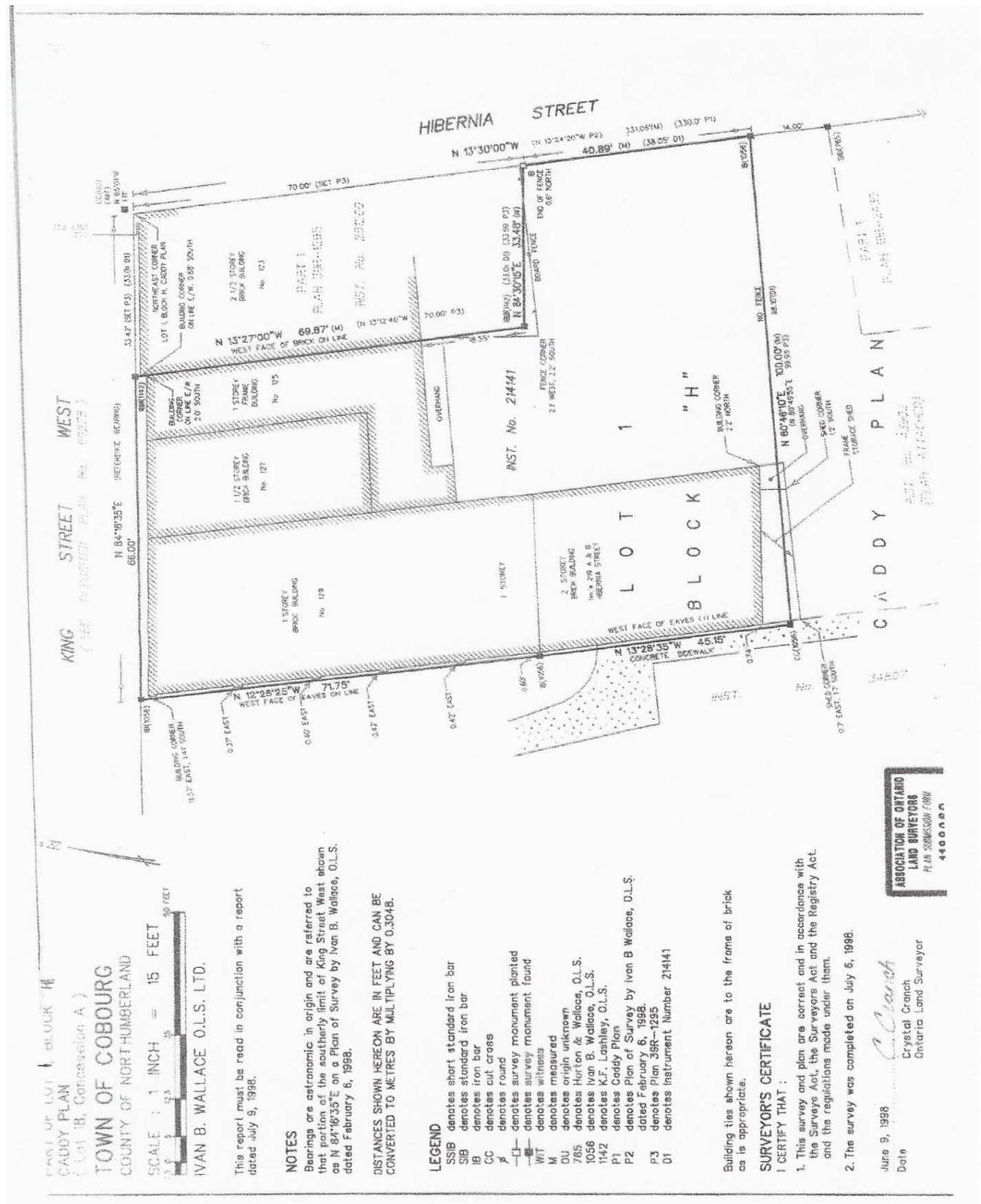
2 – Heritage Conservation Districts





### 3 – Surveys

129 King Street West



PLAN AND FIELD NOTES OF SURVEY OF  
PART OF LOT 1, BLOCK H  
CADDY PLAN  
(LOT 18, CONCESSION A)  
TOWN OF COBOURG  
COUNTY OF NORTHUMBERLAND  
SCALE: 1 INCH = 20 FEET  
IVAN B. WALLACE, O.L.S. - 1987

CAUTION:  
THIS PLAN IS NOT A PLAN OF  
SUBDIVISION WITHIN THE  
MEANING OF THE PLANNING  
ACT

PLAN 39R-2430

RECEIVED AND DEPOSITED  
Date April 22, 1987 *Ivan B. Wallace*  
and Registrar for the  
Registry Act  
Northumberland West  
(NS 59)

I require this plan to be deposited  
under the Registry Act  
Date 22 APRIL 1987  
*Ivan B. Wallace*  
Ivan B. Wallace  
Ontario Land Surveyor

SCHEDULE

Part	Description	Inst. No.	Area
1	Part of Lot 1, Block H, Caddy Plan	55431	1.0203 Acre

**PROPERTY OF THE  
REGISTRY OFFICE**

NOTES

1. Bearings are as indicated in sketch and are referred to the  
East end of Part 1, Plan 39R-1295 shown as  
N 75° 21' W

LEGEND

—○—	Survey monument found
—□—	Survey monument set
—x—	Standard iron bar
—e—	Iron bar
—c—	Old cross
—m—	Measured
—w—	Witness
—p—	Plan 39R-1295
—s—	Set

SURVEYOR'S CERTIFICATE

I CERTIFY THAT

1. This survey and plan are correct and in accordance  
with the Survey Act and The Registry Act and the  
Regulations thereunder.

2. The survey was completed on April 20, 1987.

Date 22 APRIL 1987  
*Ivan B. Wallace*  
Ivan B. Wallace  
Ontario Land Surveyor

HORTON, WALLACE & DAVIES LTD.  
ONTARIO LAND SURVEYORS  
814 KENNEDY RD. SCARBOROUGH  
STREET OFFICE IN BELLEVILLE, KENTVILLE, BANTERS, ONTARIO



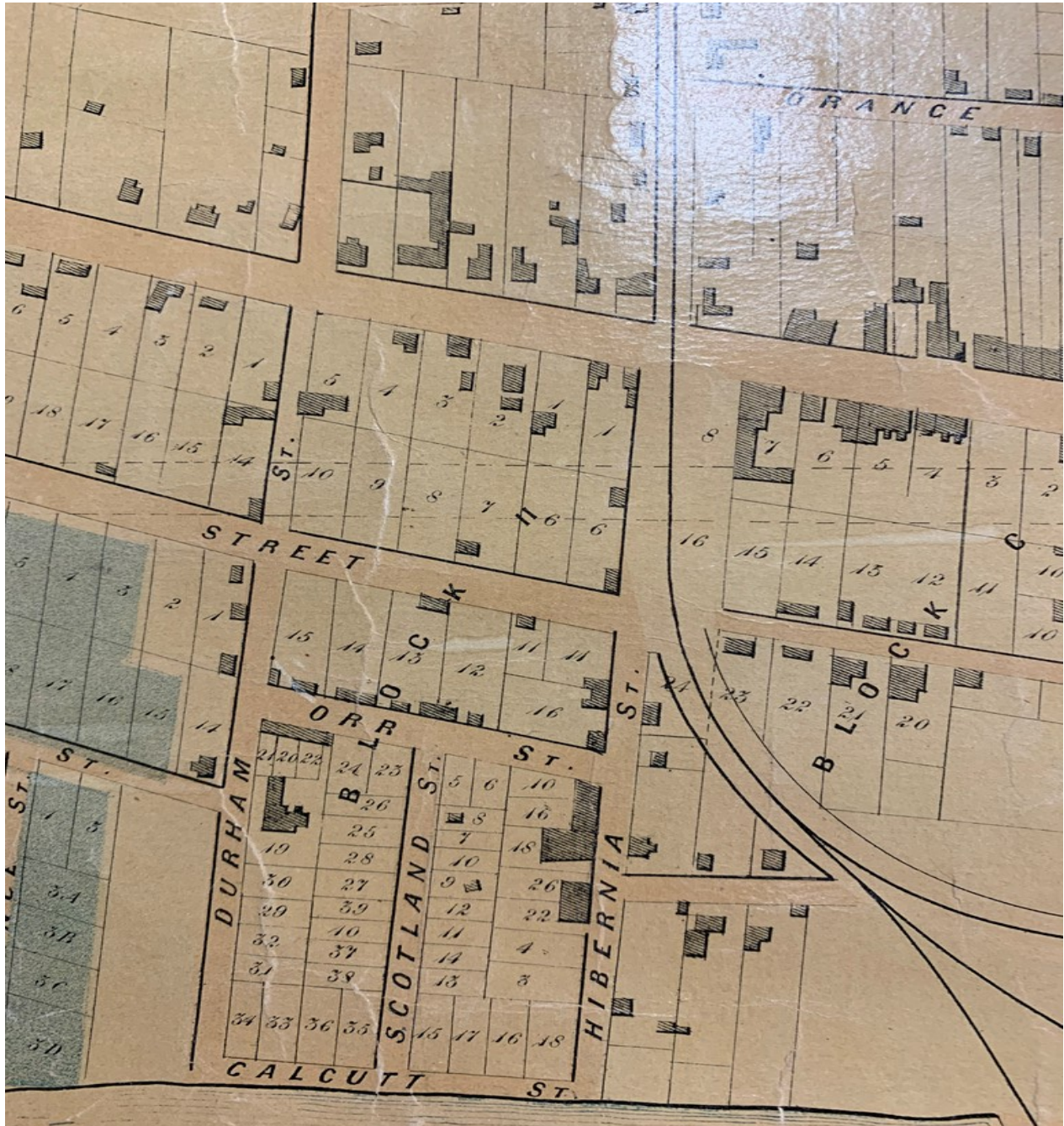
4 – Historical Images

1848 Map of Cobourg

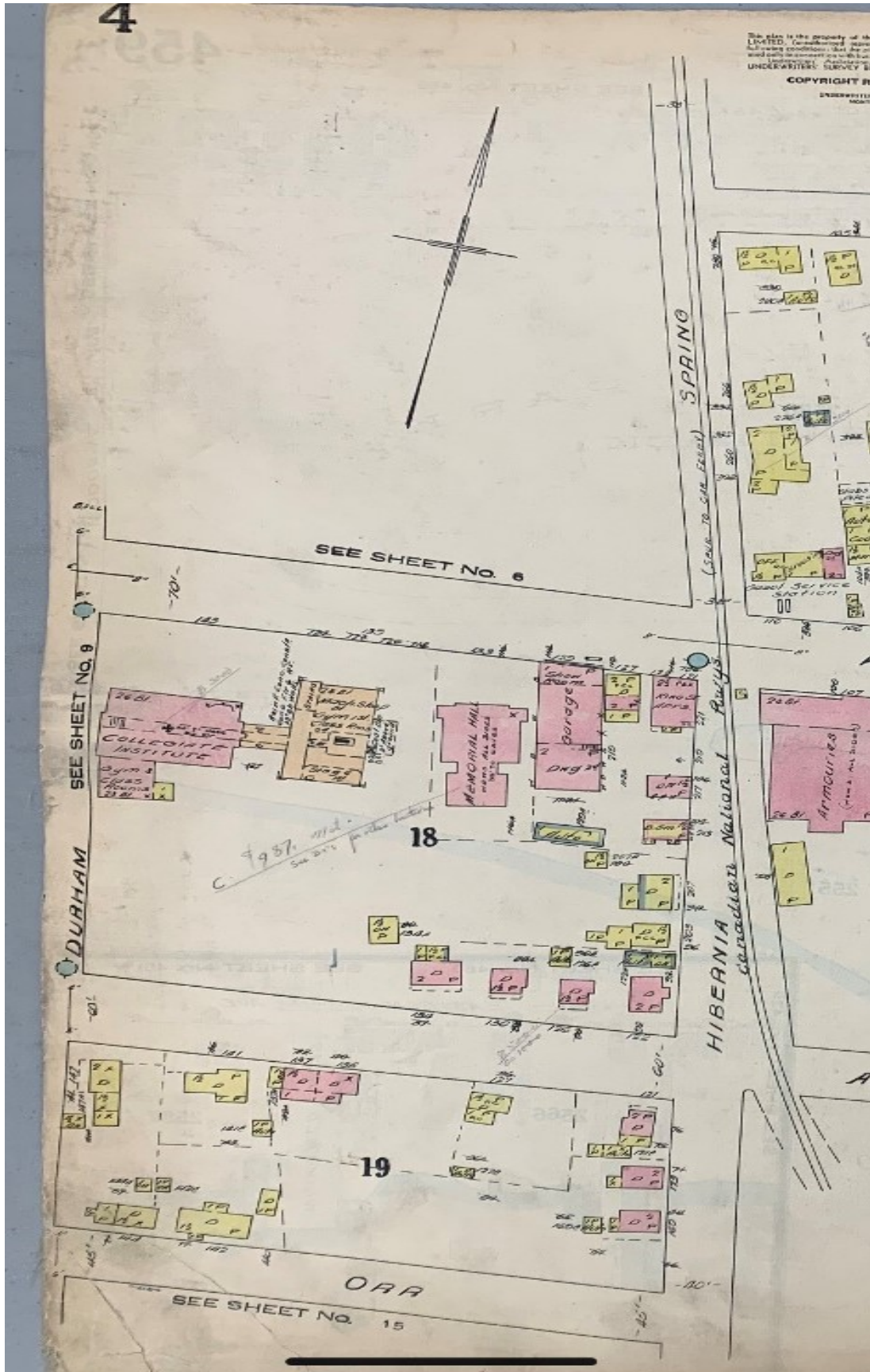




1858 Map of Cobourg



# 1956 Fire Insurance Plan





Birdseye View of Cobourg, 1874





5 – Surrounding Photos: William Academy and Adjacent Buildings









## 6 – Exterior Photos: 129 King Street West



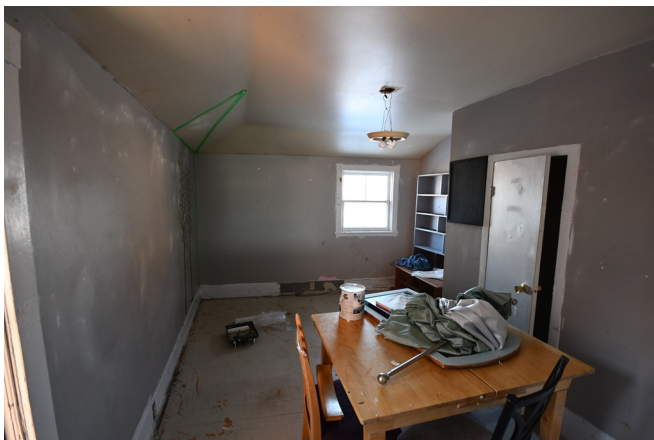


6A – Interior Photos: North Wing: 129 King Street West





6B – Interior Photos: South Wing: 129 King Street West





## 7 – Exterior Photos: 209 Hibernia Street



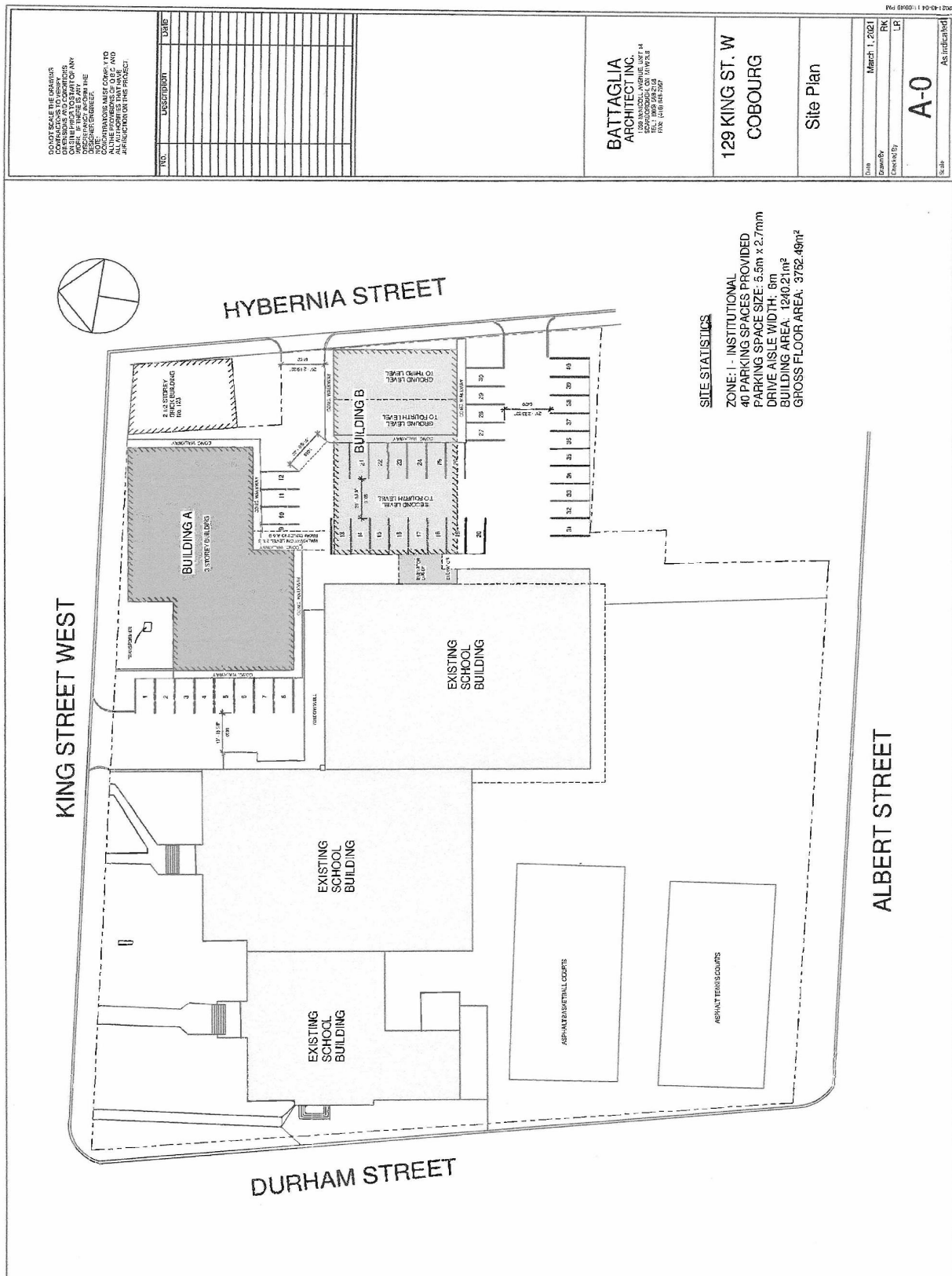


7A – Interior Photos: 209 Hibernia Street





## 8 – Proposed Development Drawings



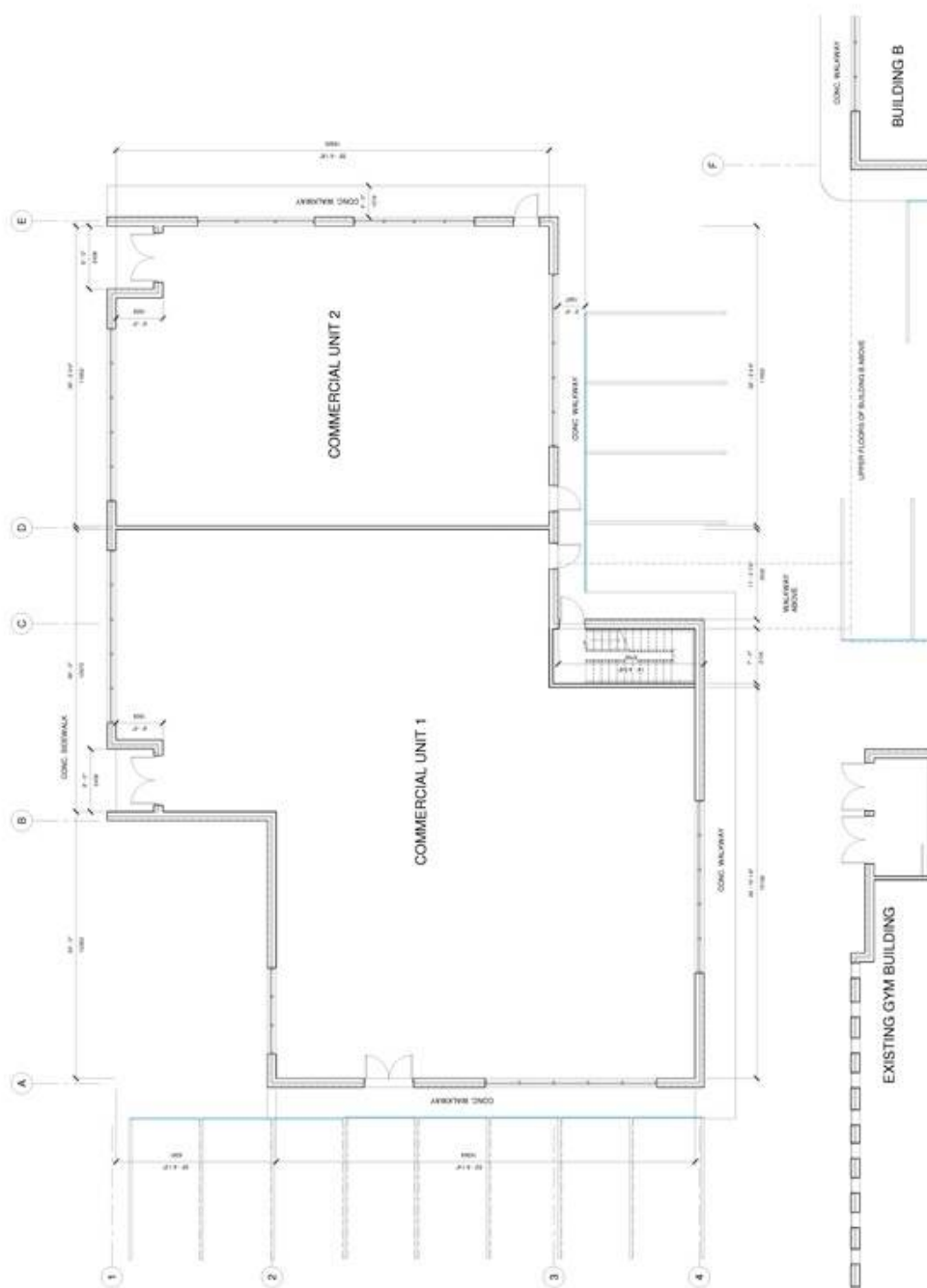


[illegible]

129 KING ST. W  
COBOURG

First Floor Plan  
Building A

Date	March 1, 2021
Owner By	JHK
Checked By	LR
A-1A	
Scale	3/16" = 1'-0"



Level 1 Building A  
Suite 101

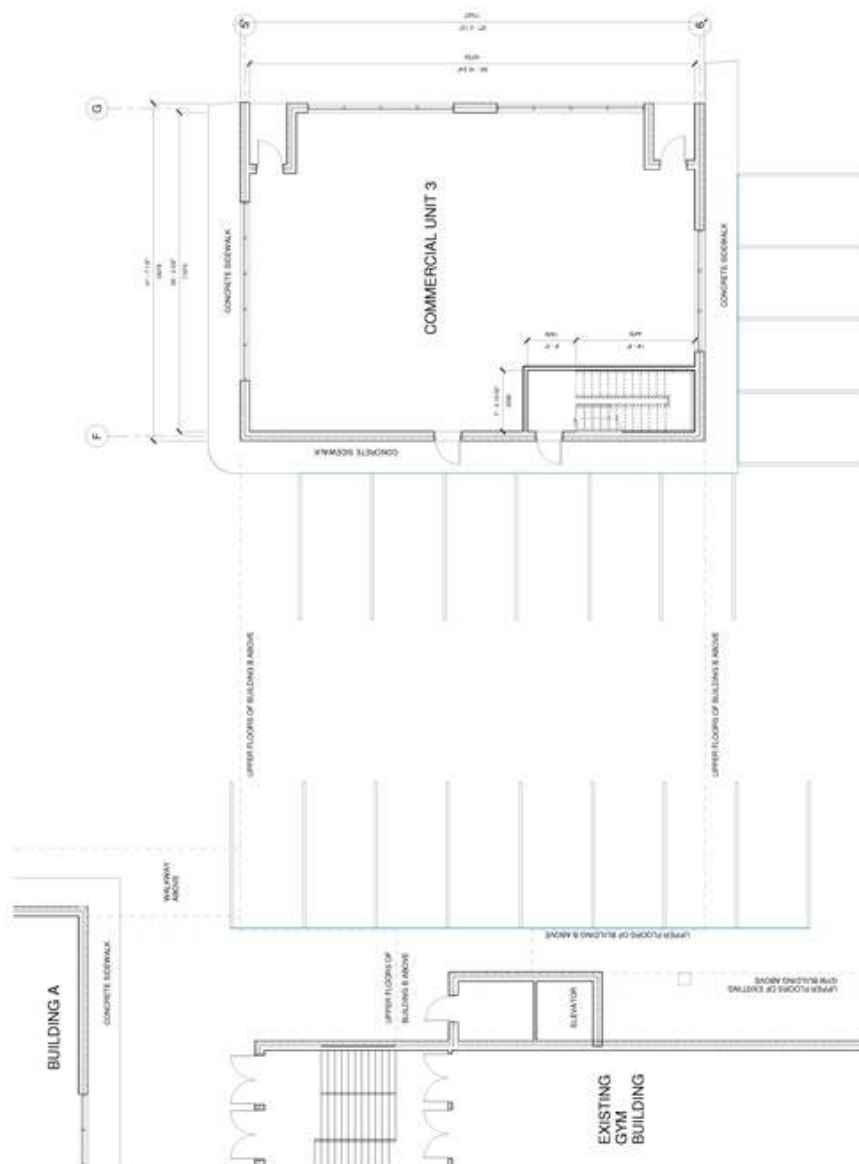
[illegible]

**BATTAGLIA  
ARCHITECT INC.**  
1050 MANICOLL AVENUE, UNIT 18  
SCARBOROUGH, ON M1H 2L8  
TEL: (416) 291-2198  
FAX: (416) 948-7067

129 KING ST. W  
COBOURG

First Floor Plan  
Building B

Date	March 1, 2021
Drawn By	RHK
Checked By	LR
<b>A-1B</b>	
Scale	3/16" = 1'-0"



Level 1 Building B  
5.100 - 1.02

[illegible]

129 KING ST. W  
COBOURG

Second Floor Plan  
Building A

Date	March 1, 2021
Created By	RLK
Checked By	LR

time	$3.16 \times 10^7$
------	--------------------





[illegible]

Size 3'10" x 1'0"

[illegible] $3'16'' = 1'0''$



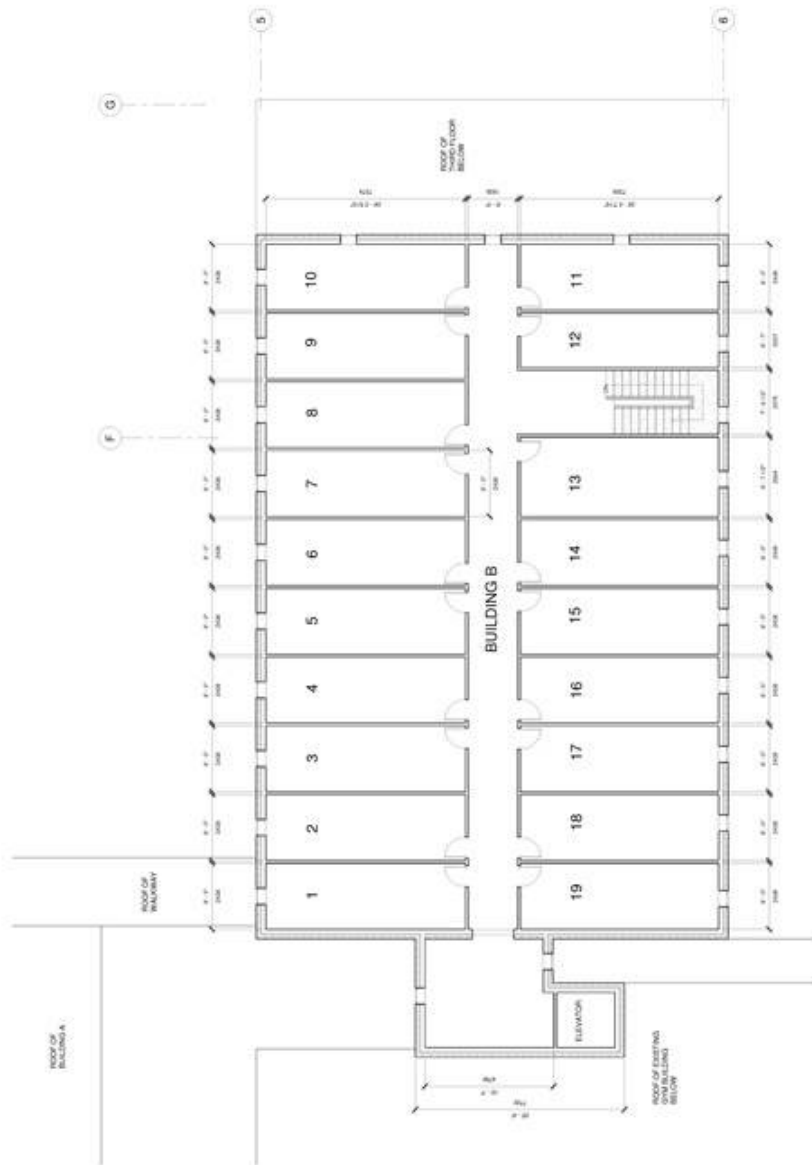
[illegible]

129 KING ST. W.  
COBOURG

Fourth Floor Plan  
Building B

Date	March 1, 2021
Drawn By	RIK
Checked By	LR

A-4B

Scale  $3/16" = 1'-0"$ 

Level 4 Training 9



[illegible]

**BATTAGLIA  
ARCHITECT INC.**  
1300 MINNELL AVENUE, SUITE 14  
SCARBOROUGH, ON M1B 2L8  
TEL: (416) 595-2749  
FAX: (416) 848-7947

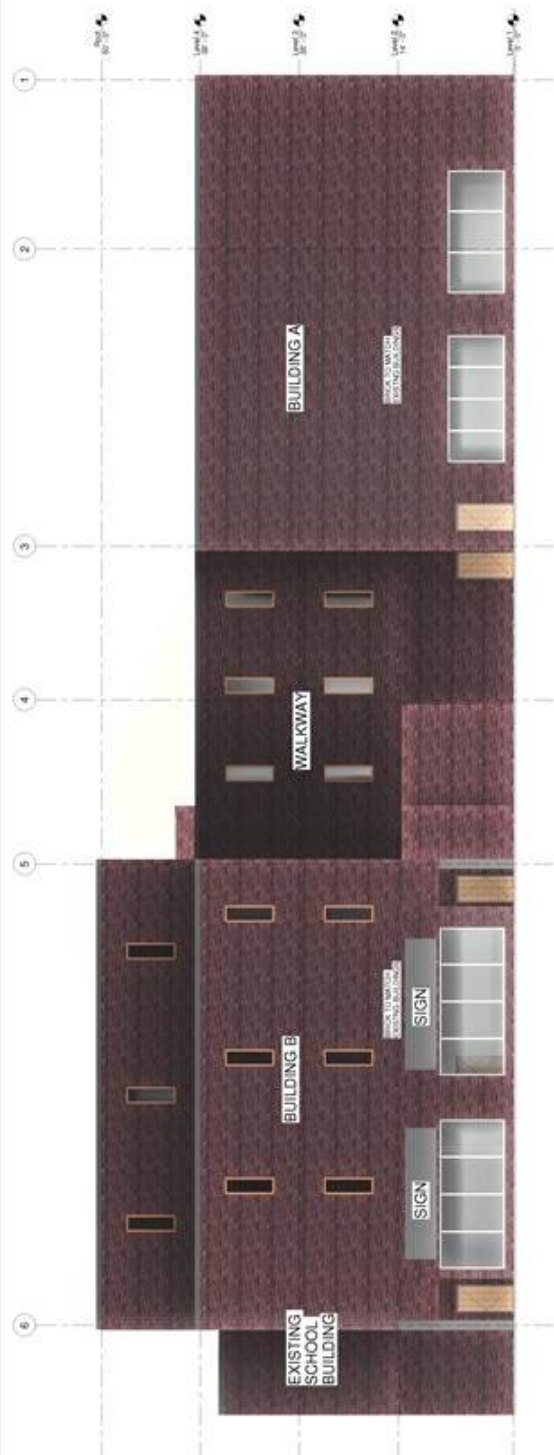
129 KING ST. W  
COBOURG

### Side Elevations

Date	March 1, 2021
Drawn By	RHK
Checked By	LJA

A-6

316° ± 1.0°



East Tide (Location: Alpha Street)



1. Most Side Elevation (Dachau Street)...